



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

**AGENDA
REGULAR MEETING
SHAFTER PLANNING COMMISSION
TUESDAY, APRIL 11, 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 Wiebe
INVOCATION:	Vice Chairman Frantz
ROLL CALL:	Chairman Sanchez Vice Chairman Frantz Commissioner Joshan Commissioner Piuser Commissioner Wiebe

APPROVAL OF AGENDA:

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: March 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. **Conditional Use Permit No. 23-135:** Planning Commission conduct a public hearing; and adopt Resolution No. 23-423, a Resolution of the Planning Commission of the City of Shafter approving Conditional Use Permit No. 23-135 to allow a 65-foot monopine wireless telecommunications and public utility facility located on Accessor's Parcel Number (APN) 028-251-09 with a reciprocal access and utilities easement located on APN 028-251-10. (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., April 6, 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
April 11, 2023**

**THE April 11, 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 April 11, 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, MARCH 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: Commissioner Joshan

INVOCATION: Commissioner Piuser

ROLL CALL:

PRESENT(In-Person): Chairman Sanchez, Vice Chairman Frantz, Commissioners Joshan and Piuser. **Absent:** Commissioner Wiebe. **Also present:** Planning Director Esselman and Deputy City Clerk Uribe.

APPROVAL OF AGENDA:

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

AYES: FRANTZ, JOSHAN, PIUSER, AND SANCHEZ.

NAYS: NONE.

ABSENT: WIEBE.

ABSTENTIONS: NONE.

MINUTES OF PREVIOUS MEETING:

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

MOVED (FRANTZ) AND SECONDED (PIUSER) COMMISSIONERS APPROVED THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 14, 2023 AS PRESENTED. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FRANTZ, JOSHAN, PIUSER, AND SANCHEZ.

NAYS: NONE.

ABSENT: 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. Revised Tentative Tract Map No. 7244 Extension of Time: 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 (FRANTZ) AND SECONDED (JOSHAN) COMMISSIONERS CONDUCTED A PUBLIC HEARING; AND ADOPTED 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. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FRANTZ, JOSHAN, PIUSER, AND SANCHEZ.

NAYS: NONE.

ABSENT: WIEBE.

ABSTENTIONS: NONE.

COMMISSIONER REPORTS: There were no Commissioner Reports.

ADJOURNMENT:

MOVED (FRANTZ) AND SECONDED (PIUSER) COMMISSIONERS ADJOURNED THE MEETING AT 6:08 P.M. MOTION CARRIED WITH NO OPPOSITION WITH COMMISSIONER WIEBE ABSENT.

John Sanchez, Chairman

ATTEST:

Vanessa Uribe, Deputy City Clerk

DATE: April 11, 2023
TO: Planning Commission
FROM: Planning Department
SUBJECT: Conditional Use Permit No. 23-135

RECOMMENDATION:

Planning Commission conduct a public hearing; and adopt Resolution No. 23-423, a Resolution of the Planning Commission of the City of Shafter approving Conditional Use Permit No. 23-135 to allow a 65-foot monopine wireless telecommunications and public utility facility located on Accessor's Parcel Number (APN) 028-251-09 with a reciprocal access and utilities easement located on APN 028-251-10.

APPLICANT

Assurance Development/Vertical Bridge
Attn: Melissa Keith
1499 Huntington Drive, Suite 305
South Pasadena, CA 91030

OWNER

Johnson Martin Thomas
161 East Lerdo Highway
Shafter, CA 93263

LOCATION: APNs 028-251-09 and -10. See **Exhibit 1**.

PROJECT DATA:

1. General Plan Designation: The current land use designation of the site is CPO (Commercial – Professional Office). The properties to the north, east, and west are also CPO. The properties across East Marengo Drive and to the south are designated MDR (Medium Density Residential).
2. Zoning: The site is zoned GC (General Commercial). The properties to the north, east, and west are also GC. The properties across East Marengo Drive and to the south are designated R-1 (Low Density Residential) and R-3 (Medium-High Density Residential).
3. Acreage: 0.04 total acres (1,560 square feet)

PROJECT ANALYSIS:

Assurance Development/Vertical Bridge, representing Johnson Martin Thomas, is requesting a Conditional Use Permit (CUP) to allow a 65-foot monopine (i.e., looks like a single pine tree) wireless telecommunications and public utility facility with a reciprocal access and utilities easement. Along with a 65-foot monopine pole, the project would include within the 8-foot-high fenced area:

- (12) 8-foot antennas
- (8) remote radio units
- (1) 2-foot microwave antenna

PUBLIC HEARING

- (1) GPS antenna
- Required cabling
- (2) ground-mounted radio cabinets on concrete pads
- cable ice bridge
- utility backboard and multi-meter utility service mounted on H-frame
- (1) fiber pull box
- expansion area for two additional pads to house future ground-mounted equipment

Outside the fenced area but within the property lines, the project also includes:

- 20-foot-wide non-exclusive access and utility easement
- transformer on concrete pad
- 12-foot-wide double-swing access gate
- gravel hardscape at southern property line
- 6-foot block wall at southern property line

Exhibit 2 shows project components within and outside the 8-foot-high fenced area.

The City reviewed the Shafter Municipal Code Title 17 (Zoning Ordinance) and determined that “communication and telecommunication facilities (not including radio and television)” are an allowed use within the GC District with approval of a CUP and compliance with development standards.

The permitting process allows the City to address design and development requirements associated with the facility, including aesthetics of the development. The applicant has proposed a monopine pole (i.e., looks like a single pine tree), but your Commission also has the option to require a plain pole design that does not look like a tree. See **Exhibit 3** for a photo-simulation of the monopine design.

CEQA:

This project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15332 (Class 32 – In-fill Development Projects) of the CEQA Guidelines because the project is consistent with the Shafter General Plan designation and occurs within City limits and on a site not greater than 5 acres, the site has no value as habitat, project approval would not result in any significant traffic, noise, air quality, or water quality effects, and the project can be served by all required utilities and public services.

FINDINGS:

1. The Planning Commission finds that the proposed use is permitted within the GC District, is consistent with the goals, policies, and objectives of the General Plan, and is consistent with the applicable development policies and standards of the City.

2. The Planning Commission finds the proposed use would not impair the integrity and character of the GC District in which the conditional use permit is to be established.
3. The Planning Commission finds that the project is suitable for the type and intensity of the use proposed for the conditional use permit.
4. The Planning Commission finds that there is adequate provision for water, sanitation, public utilities, and services to ensure public health and safety.
5. The proposed conditional use permit will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.
6. The Planning Commission finds that the proposed conditional use permit (CUP 23-135) is Categorically Exempt from CEQA and therefore, will not have a significant impact on the environment.
7. The attached Conditions of Approval are deemed necessary for the safety and welfare of the community.

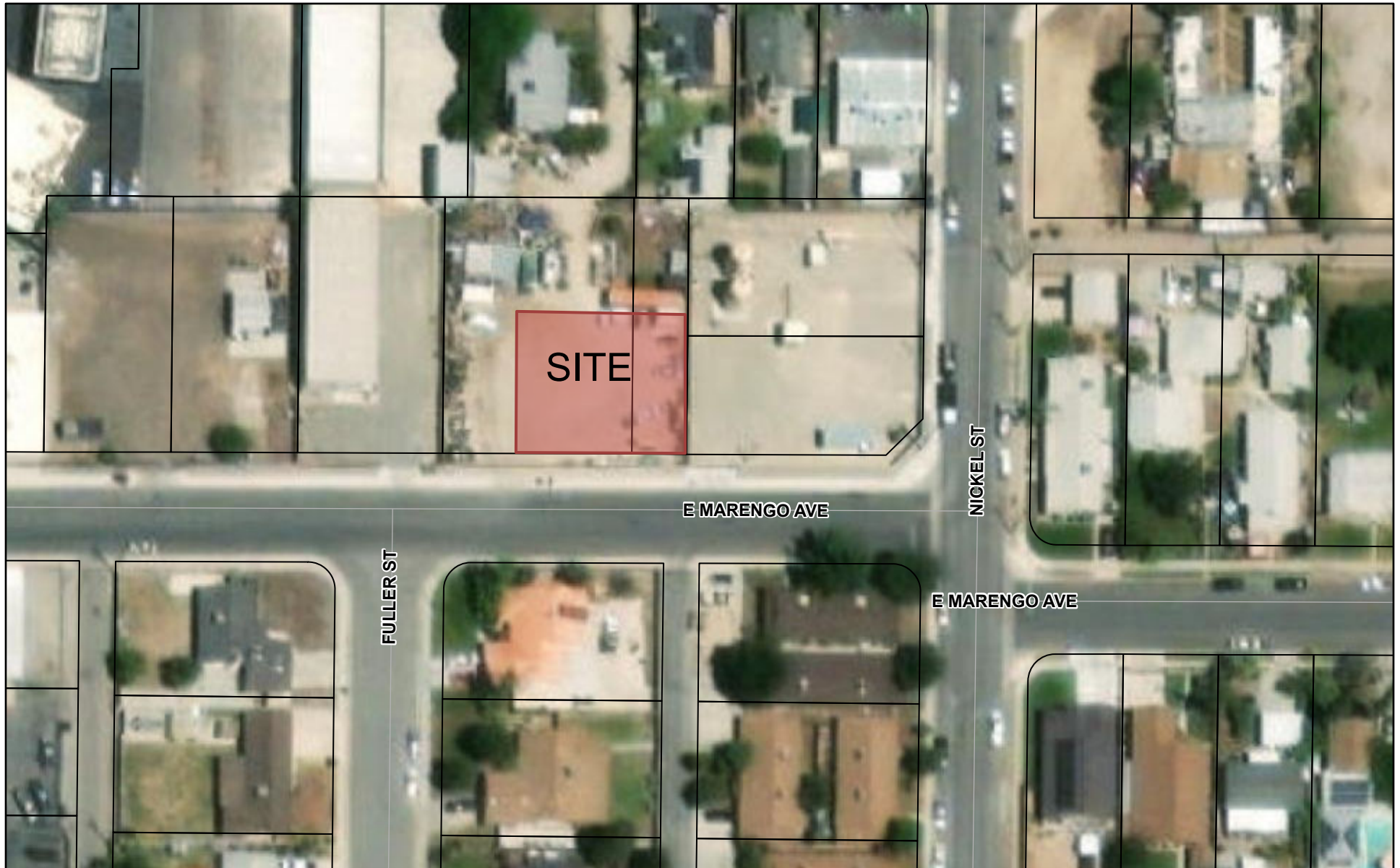
ATTACHMENTS

EXHIBIT

Vicinity Map	1
Site Development Plan	2
Monopine Photosimulation	3
Resolution No. 23-423	4

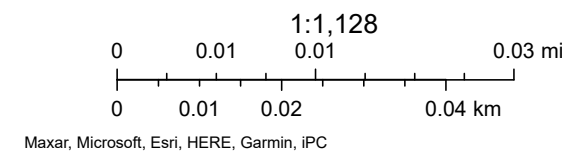
CUP 23-135 - Vicinity Map

Exhibit 1



3/20/2023, 10:54:57 AM

 Site



PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 65'-0" MONOPINE WITH (12) 8' ANTENNAS, (8) RRU'S, (1) 2" MICROWAVE, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (2) GROUND MOUNTED RADIO CABINETS ON A RAISED CONCRETE PAD, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE MOUNTED ON H-FRAME WITHIN A 26'x60' FENCED LEASE AREA. NO WATER OR SEWER SERVICE IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2022 CALIFORNIA BUILDING CODE
2. 2022 CALIFORNIA TITLE 24
3. 2022 CALIFORNIA FIRE CODE
3. 2022 CALIFORNIA ELECTRIC CODE
4. 2022 CALIFORNIA ENERGY CODE
5. 2022 CALIFORNIA MECHANICAL CODE
6. TIA/EIA-222-H OR LATEST EDITION
5. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
6. CITY/COUNTY ORDINANCES



US-CA-7282 SHAFTER

APN: 028-251-09
SHAFTER, CA 93263

65'-0" MONOPINE

TENANT SITE ID: SV14169A

APPROVAL BLOCK				
		APPROVED	APPROVED AS NOTED	DISAPPROVED REVISE
VERTICAL BRIDGE	DATE	☐	☐	☐
SITE ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐	☐
PERMITTING	DATE	☐	☐	☐
RF ENGINEERING	DATE	☐	☐	☐



VICINITY MAP
N.T.S.

DRAWING INDEX	
DRWG. #	TITLE
T-1	TITLE SHEET
LS-1	TITLE SHEET
LS-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED COMPOUND PLAN
A-3	EQUIPMENT AND ANTENNA PLAN
A-4	ELEVATIONS



LOCATION MAP
N.T.S.

PROJECT INFORMATION	
SITE NAME:	SHAFTER
SITE NUMBER:	US-CA-7282
TENANT SITE ID:	SV14169A
SITE ADDRESS:	APN: 028-251-09 SHAFTER, CA 93263
PARCEL #:	028-251-09
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	NEIGHBORHOOD COMMERCIAL
ZONING JURISDICTION:	CITY OF SHAFTER
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	MONOPINE
STRUCTURE HEIGHT:	65'-0"
CONSTRUCTION AREA:	1,560 SQ. FT.
GROUND ELEVATION:	342.59' (NAVD88)
LATITUDE (NAD 83):	35.499094° (35° 29' 56.74" N)
LONGITUDE (NAD 83):	-119.276647° (19° 16' 35.93" W)

EMERGENCY:
CALL 911



UNDERGROUND SERVICE ALERT
(800) 642-2444
WWW.CALIFORNIA811.ORG
CALL 2 TO 14 WORKING DAYS UTILITY NOTIFICATION
PRIOR TO CONSTRUCTION



PROJECT DIRECTORY	
PROPERTY OWNER:	MARTIN THOMAS JOH 161 E. LERDO HWY SHAFTER, CA 93263
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DR. #200 BOCA RATON, FL 33487
CONTACT:	ASSURANCE DEVELOPMENT 1499 HUNTINGTON DR. #305 SOUTH PASADENA, CA 91030 CONTACT: BILL LEWIS PHONE: 626.765.5079
POWER COMPANY:	PG&E
TELCO COMPANY:	AT&T

CLIENT

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

ASSURANCE
DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

1	REVISED PER PLANNING	APP	03/02/23
0	ISSUED FOR ZONING	APP	01/05/23
A	ISSUED FOR REVIEW	APP	12/18/22
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN:	APP
DESIGNED:	APP
CHECKED:	BL

PROJECT NUMBER: US-CA-7282

PROJECT TITLE:
**US-CA-7282
SV14169A
SHAFTER**
APN: 028-251-09
SHAFTER, CA 93263

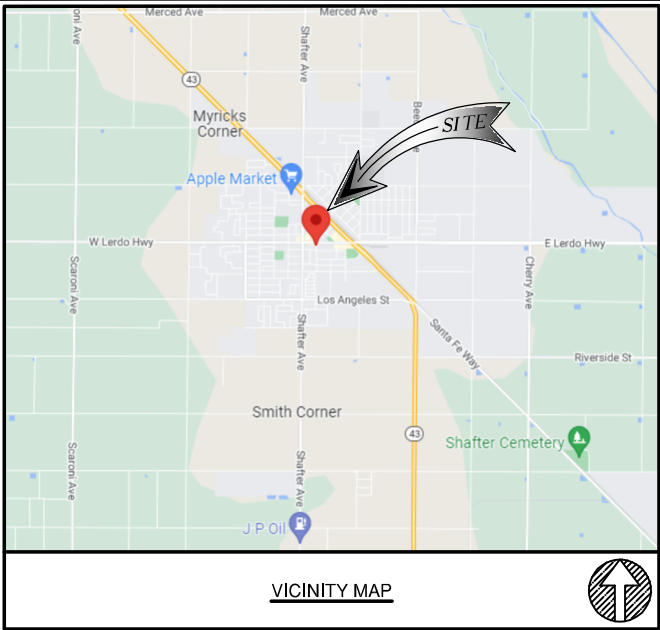
ENGINEER STAMP:

DRAWING TITLE:
TITLE SHEET

DRAWING SCALE: AS NOTED	ZD
DATE: XXXX	

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
T-1



APN
028-251-09, 028-251-10, KERN

RECORD OWNER
THOMAS CHARLES JOHNSON, MARTIN THOMAS JOHNSON AS JOINT TENANTS

TITLE REPORT
PRELIMINARY TITLE REPORT WAS PREPARED BY IRON CREST NATIONAL TITLE COMPANY WITH FILE NO. TWR-123750-C WITH EFFECTIVE DATE SEPTEMBER 7, 2022.

BASIS OF ELEVATIONS: (NAVD 1988)

SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88. CALIFORNIA ZONE 5.

FLOOD ZONE

SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06029C1775E EFFECTIVE DATE 09/26/2008

LEGAL DESCRIPTION

TRACT 1 (ACCESS AND UTILITY PARCEL)

PARCEL 1: THAT PORTION OF LOT 8 IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED FEBRUARY 11, 1913, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT WHICH POINT IS THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE ROAD ADJOINING SAID LOT ON THE NORTH AS SAID ROAD IS SHOWN ON MAP HEREINABOVE REFERRED TO; THENCE SOUTH AND ALONG THE EAST LINE OF SAID LOT 270.75 FEET TO THE NORTH LINE OF THE PROPOSED ROAD 60 FEET IN WIDTH RUNNING EAST AND WEST, THE NORTH LINE OF WHICH ROAD IS 270.75 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID PROPOSED ROAD, 160 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID PROPOSED ROAD, 50 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT TO A POINT 130 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 50 FEET AND THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 140.75 FEET, MORE OR LESS, TO POINT OF BEGINNING.

EXCEPT THE EAST 30 FEET.

PARCEL 3: THAT PORTION OF LOT 8 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED FEBRUARY 11, 1913 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT WHICH POINT IS THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE ROAD ADJOINING SAID LOT ON NORTH AS SAID ROAD IS SHOWN ON MAP HEREINABOVE REFERRED TO; THENCE SOUTH AND ALONG THE EAST LINE OF SAID LOT 270.75 FEET, TO NORTH LINE OF A PROPOSED ROAD 60 FEET IN WIDTH RUNNING EAST AND WEST; THE NORTH LINE OF WHICH ROAD IS 270.75 FEET SOUTH OF NORTH LINE OF SAID LOT; THENCE WEST ALONG NORTH LINE OF SAID PROPOSED ROAD, 210 FEET TO TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING WEST ALONG NORTH LINE OF SAID PROPOSED ROAD, 84.53 FEET; THENCE NORTH AND PARALLEL WITH EAST LINE OF SAID LOT TO A POINT 130 FEET SOUTH OF NORTH LINE OF SAID LOT; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 84.53 FEET; AND THENCE SOUTH AND PARALLEL WITH EAST LINE OF SAID LOT 140.75 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TRACT 2 (LEASE AREA PARCEL)

THAT PORTION OF LOT 8 IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF SHAFTER, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED FEBRUARY 11, 1913 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT WHICH POINT IS THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE ROAD ADJACENT TO SAID LOT ON THE NORTH AS SAID ROAD IS SHOWN ON MAP HEREINABOVE REFERRED TO; THENCE SOUTH AND ALONG THE EAST LINE OF SAID LOT 270.75 FEET TO THE NORTH LINE OF THE PROPOSED ROAD 60 FEET IN WIDTH RUNNING EAST AND WEST, THE NORTH LINE OF WHICH ROAD IS 270.75 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID PROPOSED ROAD, 160 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID PROPOSED ROAD, 30 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT TO A POINT 130 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 30 FEET AND THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOT, 140.75 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SURVEYOR CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (II) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND IRON CREST NATIONAL TITLE COMPANY.

Andrew J. Koltavary
ANDREW J. KOLTAVARY, REG. 26571 EXP. 03/31/24

DECEMBER 20, 2022
DATE

ENCROACHMENT STATEMENT GUIDELINES

AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE AREA OR ANY VB EASEMENTS.

SCHEDULE B, PART II

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

2. ANY RIGHTS, INTERESTS OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXPECTED UNDER (A), (B) OR (C) ARE SHOWN IN THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

4. TAXES AND ASSESSMENTS FOR THE YEAR AND ALL SUBSEQUENT YEARS ARE A LIEN BUT NOT YET DUE AND PAYABLE.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

5. CERTIFICATE OF COMPLETION DATED SEPTEMBER 24, 1992 AND RECORDED SEPTEMBER 28, 1992 IN (BOOK) 6737 (PAGE) 2131 (INSTRUMENT) 146673, IN KERN COUNTY, CALIFORNIA.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

6. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

CHAIN OF TITLE

DEED TYPE: GRANT DEED
GRANTORS: BEATRICE HOLT JOHNSON
GRANTEES: THOMAS CHARLES JOHNSON, MARTIN THOMAS JOHNSON AS JOINT TENANTS
INSTRUMENT: 0207181832
DATED: AUGUST 15, 2007
RECORDED DATE: AUGUST 31, 2007
CONSIDERATION: \$0.00
BOOK:(BOOK) N/A N/A

DEED TYPE: GRANT DEED
GRANTORS: BEATRICE HOLT JOHNSON
GRANTEES: THOMAS CHARLES JOHNSON, MARTIN THOMAS JOHNSON AS JOINT TENANTS
INSTRUMENT: 0207181831
DATED: AUGUST 15, 2007
RECORDED DATE: AUGUST 31, 2007
CONSIDERATION: \$0.00
BOOK:(BOOK) N/A N/A

DEED TYPE: AFFIDAVIT - DEATH OF JOINT TENANT
GRANTORS: CALVIN THOMAS JOHNSON, DECEASED
GRANTEES: THOMAS CHARLES JOHNSON
INSTRUMENT: 0206312203
DATED: DECEMBER 18, 2006
RECORDED DATE: DECEMBER 20, 2006
CONSIDERATION: \$0.00
BOOK:(BOOK) N/A N/A

DEED TYPE: GRANT DEED
GRANTORS: BEATRICE HOLT JOHNSON
GRANTEES: BEATRICE HOLT JOHNSON, THOMAS CHARLES JOHNSON, MARTIN THOMAS JOHNSON AS JOINT TENANTS
INSTRUMENT: 0206312204
DATED: DECEMBER 12, 2006
RECORDED DATE: DECEMBER 20, 2006
CONSIDERATION: \$0.00
BOOK:(BOOK) N/A N/A

DEED TYPE: AFFIDAVIT - DEATH OF JOINT TENANT
GRANTORS: CALVIN THOMAS JOHNSON, DECEASED
GRANTEES: BEATRICE HOLT JOHNSON
INSTRUMENT: 0198076841
DATED: APRIL 23, 1998
RECORDED DATE: JUNE 11, 1998
CONSIDERATION: \$0.00
BOOK:(BOOK) N/A N/A

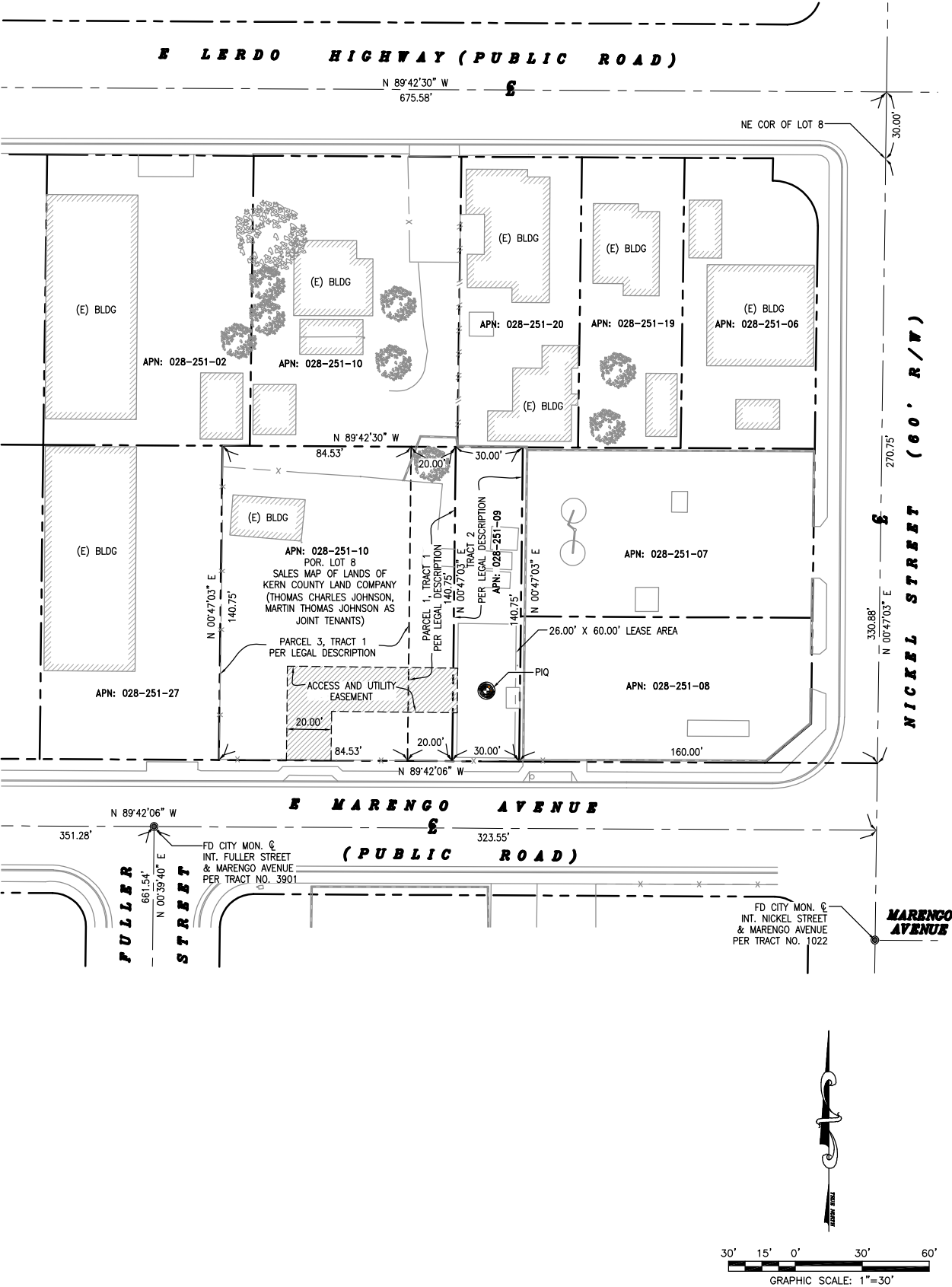
DEED TYPE: INTERSPOUSAL TRANSFER GRANT DEED
GRANTORS: DEBORAH JOHNSON, SPOUSE OF GRANTEE
GRANTEES: MARTIN T. JOHNSON, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
INSTRUMENT: 0198011701
DATED: JANUARY 10, 1998
RECORDED DATE: JANUARY 30, 1998
CONSIDERATION: \$0.00
BOOK:(BOOK) N/A N/A

DEED TYPE: INTERSPOUSAL TRANSFER GRANT DEED
GRANTORS: SUSAN R. JOHNSON, SPOUSE OF GRANTEE
GRANTEES: THOMAS C. JOHNSON, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
INSTRUMENT: 0198011700
DATED: JANUARY 10, 1998
RECORDED DATE: JANUARY 30, 1998
CONSIDERATION: \$0.00
BOOK:(BOOK) N/A N/A

DEED TYPE: GRANT DEED
GRANTORS: BEATRICE HOLT JOHNSON, A WIDOW
GRANTEES: BEATRICE HOLT JOHNSON, A WIDOW; THOMAS C. JOHNSON, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY; AND MARTIN J. JOHNSON, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
INSTRUMENT: 0198011702
DATED: AUGUST 22, 1997
RECORDED DATE: JANUARY 30, 1998
CONSIDERATION: \$0.00
BOOK:(BOOK) N/A N/A

DEED TYPE: QUIT CLAIM DEED
GRANTORS: PATRICIA CAMP AND WOFFORD BENJAMIN CAMP III
GRANTEES: C.T. JOHNSON AND BEATRICE JOHNSON
INSTRUMENT: 118673
DATED: JULY 24, 1992
RECORDED DATE: AUGUST 21, 1992
CONSIDERATION: \$0.00
BOOK:(BOOK) 6716 2095

DEED TYPE: GRANT DEED
GRANTORS: C.T. JOHNSON AND BEATRICE JOHNSON, HIS WIFE
GRANTEES: PATRICIA CAMP AND WOFFORD BENJAMIN CAMP, III, HER HUSBAND
INSTRUMENT: N/A
DATED: OCTOBER 15, 1974
RECORDED DATE: OCTOBER 15, 1974
CONSIDERATION: \$0.00
BOOK:(BOOK) 4864 1299



SURVEY PREPARED FOR:



VB BTS II, LLC

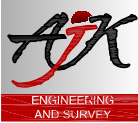
750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION



1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

ENGINEER



23072 LAKE CENTER DR., SUITE 211
LAKE FOREST, CA 92630
714.624.9027

1	FINAL SURVEY	LJ	12/20/22
0	PRELIMINARY SURVEY	LJ	12/12/22
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: LJ
DESIGNED:
CHECKED: AJK

PROJECT NUMBER: US-CA-7282

PROJECT TITLE:
US-CA-7282
SV14169
SHAFTER
APN: 028-251-09
SHAFTER, CA 93263

ENGINEER STAMP:



DRAWING TITLE:
TITLE SHEET

DRAWING SCALE:
AS NOTED

DATE:
12/20/2022

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

LS-1

LEGEND

— — — — —	CENTER LINE	SSCO	SANITARY CLEAN-OUT
— — — — —	PROPERTY LINE	SG	SIGN
— x — x —	CHAIN LINK FENCE	TC	TOP OF CURB
— o — o —	FENCE	TR	TRANSFORMER
— — — — —	GAS LINE	WM	WATER METER
— E — E — E —	ELECTRICAL LINE	WV	WATER VALVE
— S — S — S —	SEWER LINE	V	VENT
— — — — —	CMU WALL	VT	VAULT
BW	BACK OF WALK		EXISTING STREET LIGHT
CB	CATCH BASIN		EXISTING TRAFFIC SIGNAL
CF	CURB FACE		EXISTING SIGN
CT	CABINET		EXISTING MANHOLE
DCVA	DOUBLE CONTROL VALVE	MH	GUY WIRE
EG	EXISTING GRADE		POWER POLE
EP	EDGE OF PAVEMENT		FIRE HYDRANT
FH	FIRE HYDRANT		
FS	FINISH SURFACE		
GM	GAS METER		
HB	HOSE BIB		
HH	HANDHOLE		
JB	JUNCTION BOX		
LT	LIGHT POLE		
M	METER		
MH	MANHOLE		
PD	PEDESTAL		
PP	POWER POLE		
SDMH	STORM DRAIN MANHOLE		
SSMH	SANITARY MANHOLE		

MONUMENTS

MONUMENT FD.

COORDINATES

LATITUDE: 35°29'56.74"N (35.499094°)
LONGITUDE: 119°16'35.93"W (-119.276647°)

NOTES:

- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. AJK ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
- THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
- FIELD SURVEY COMPLETED ON DECEMBER 2, 2022.
- ACCESS AND UTILITY EASEMENTS TERMINATE AT A CONFIRMED RIGHT OF WAY.
- NO VISIBLE ENCROACHMENTS WERE VISIBLE ON THE LEASE OR EASEMENT AREAS AT THE TIME OF THE SURVEY.
- THE LEASE AND EASEMENT AREA LIE ENTIRELY WITHIN THE PARENT OR ACCESS PARCEL.

LEASE AREA

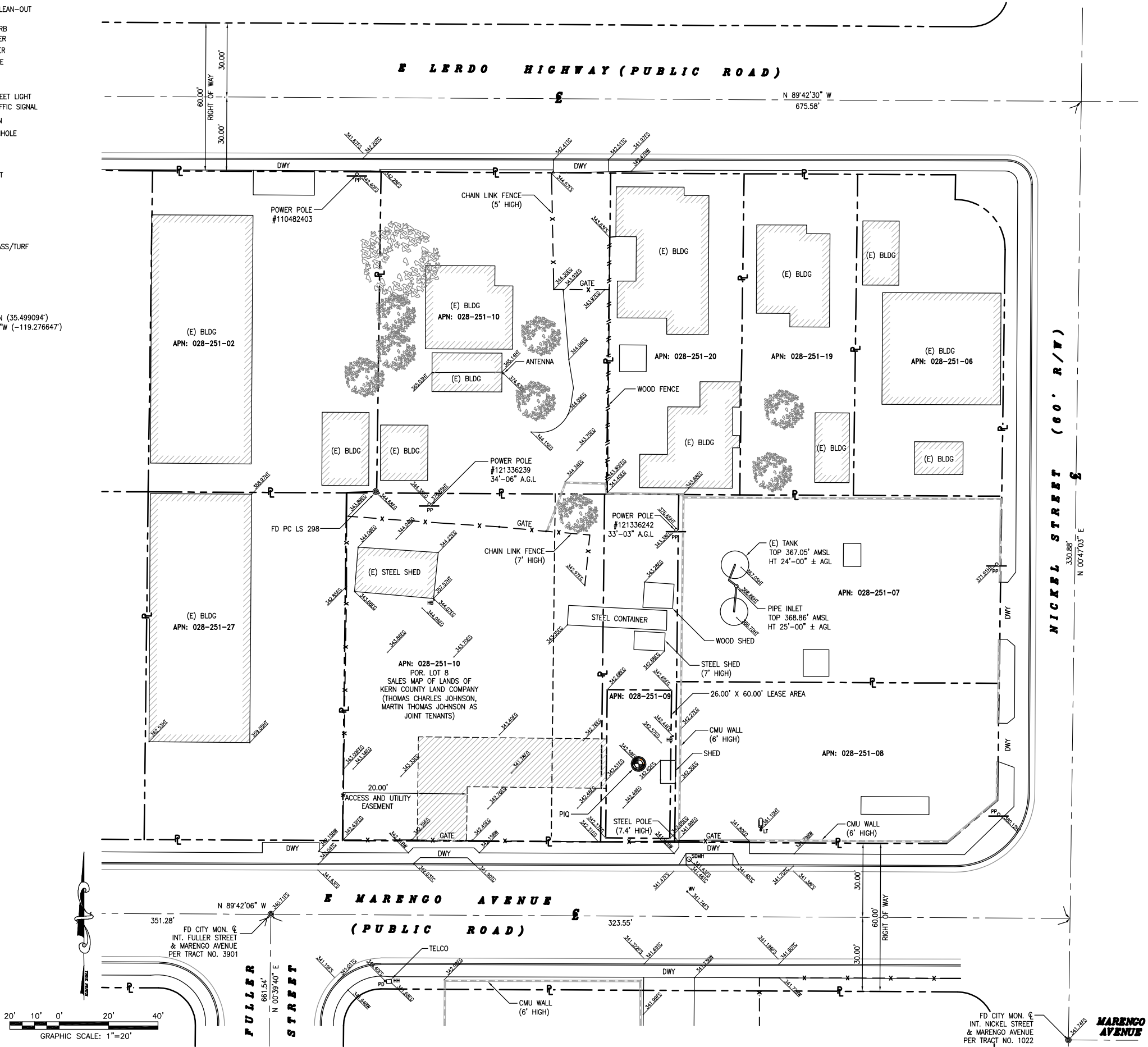
A PARCEL OF LAND LYING WITHIN THAT PORTION OF LOT 8 IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED FEBRUARY 11, 1913, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT WHICH POINT IS THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE ROAD ADJOINING SAID LOT ON THE NORTH AS SAID ROAD IS SHOWN ON MAP HEREINABOVE REFERRED TO; THENCE SOUTH AND ALONG THE EAST LINE OF SAID LOT 270.75 FEET TO THE NORTH LINE OF THE PROPOSED ROAD 60 FEET IN WIDTH RUNNING EAST AND WEST, THE NORTH LINE OF WHICH ROAD IS 270.75 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID PROPOSED ROAD, NORTH 89° 42' 06" WEST 162.46 FEET; THENCE NORTH 0°17'30" WEST 1.51 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 89°20'34" WEST 26.00 FEET; THENCE NORTH 0°39'26" EAST 60.00 FEET; THENCE SOUTH 89°20'34" EAST 26.00 FEET; THENCE SOUTH 0°39'26" WEST 60.00 FEET TO THE **TRUE POINT OF BEGINNING**.

ACCESS AND UTILITY EASEMENT

A PARCEL OF LAND LYING WITHIN THAT PORTION OF LOT 8 IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED FEBRUARY 11, 1913, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT WHICH POINT IS THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE ROAD ADJOINING SAID LOT ON THE NORTH AS SAID ROAD IS SHOWN ON MAP HEREINABOVE REFERRED TO; THENCE SOUTH AND ALONG THE EAST LINE OF SAID LOT 270.75 FEET TO THE NORTH LINE OF THE PROPOSED ROAD 60 FEET IN WIDTH RUNNING EAST AND WEST, THE NORTH LINE OF WHICH ROAD IS 270.75 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID PROPOSED ROAD, NORTH 89° 42' 06" WEST 244.72 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 89° 42' 06" WEST 20.00 FEET; THENCE NORTH 0°39'26" EAST 42.17 FEET; THENCE SOUTH 89°20'34" EAST 76.25 FEET; THENCE SOUTH 0°39'26" WEST 20.00 FEET; THENCE NORTH 89°20'34" WEST 56.25 FEET; THENCE SOUTH 0°39'26" WEST 22.04 FEET TO THE **TRUE POINT OF BEGINNING**.



SURVEY PREPARED FOR:

verticalbridge

VB BTS II, LLC

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

AD
ASSURANCE
DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

ENGINEER

AJK
ENGINEERING
AND SURVEY

23072 LAKE CENTER DR., SUITE 211
LAKE FOREST, CA 92630
714.624.9027

NO.	DESCRIPTION	BY	DATE
1	FINAL SURVEY	LJ	12/20/22
0	PRELIMINARY SURVEY	LJ	12/12/22

DRAWN: LJ
DESIGNED:
CHECKED: AJK

PROJECT NUMBER: US-CA-7282

PROJECT TITLE:

US-CA-7282
SV14169
SHAFTER

APN: 028-251-09
SHAFTER, CA 93263

ENGINEER STAMP:



DRAWING TITLE:

TOPOGRAPHIC SURVEY

DRAWING SCALE:

AS NOTED

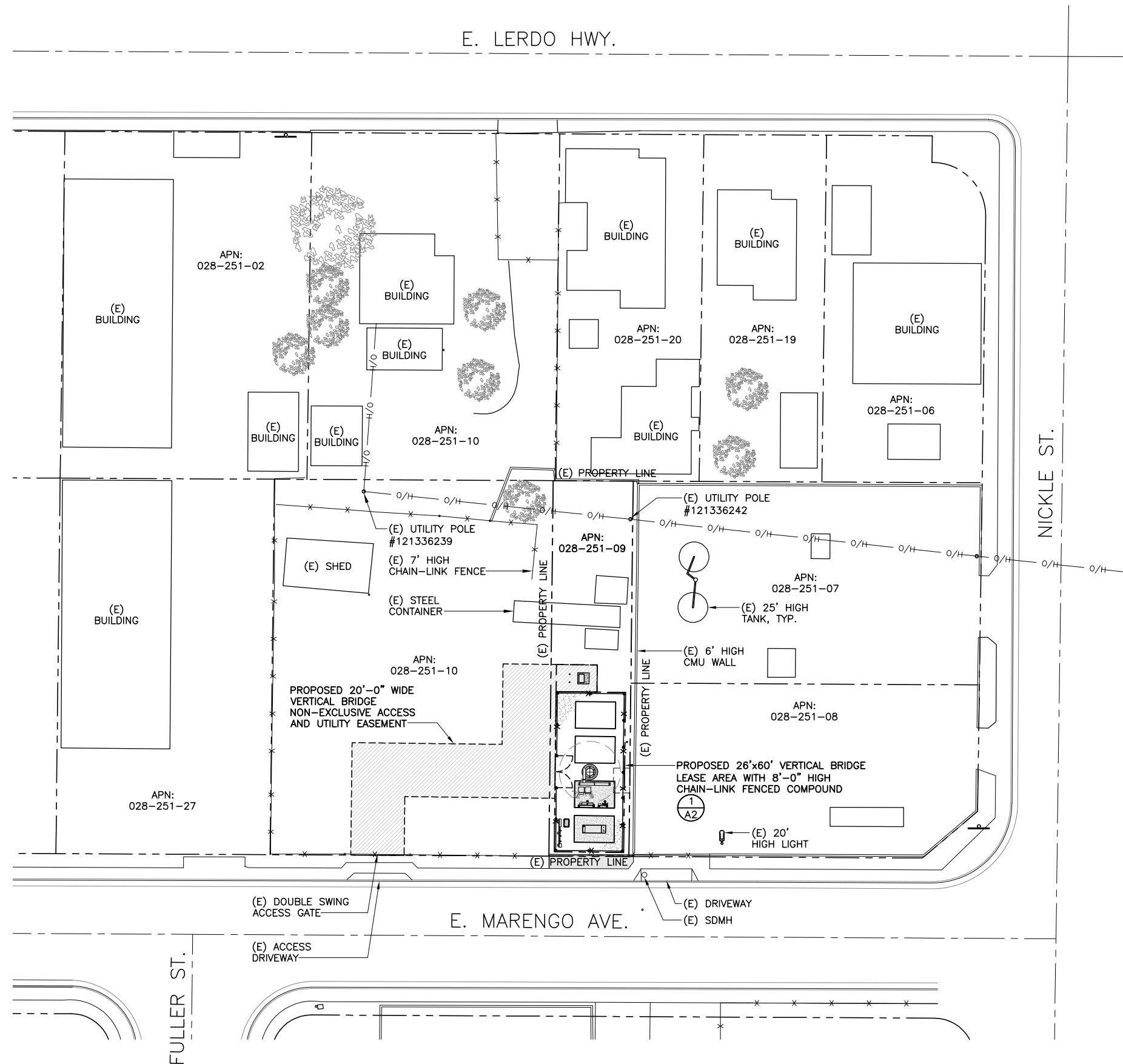
DATE:

12/20/2022

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

LS-2



SITE PLAN



CLIENT



750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION



1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

1	REVISED PER PLANNING	APP	03/02/23
0	ISSUED FOR ZONING	APP	01/05/23
A	ISSUED FOR REVIEW	APP	12/18/22
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: APP
DESIGNED: APP
CHECKED: BL

PROJECT NUMBER:
US-CA-7282

PROJECT TITLE:
**US-CA-7282
SV14169A
SHAFTER**
APN: 028-251-09
SHAFTER, CA 93263

ENGINEER STAMP:

DRAWING TITLE:
SITE PLAN

DRAWING SCALE:
AS NOTED

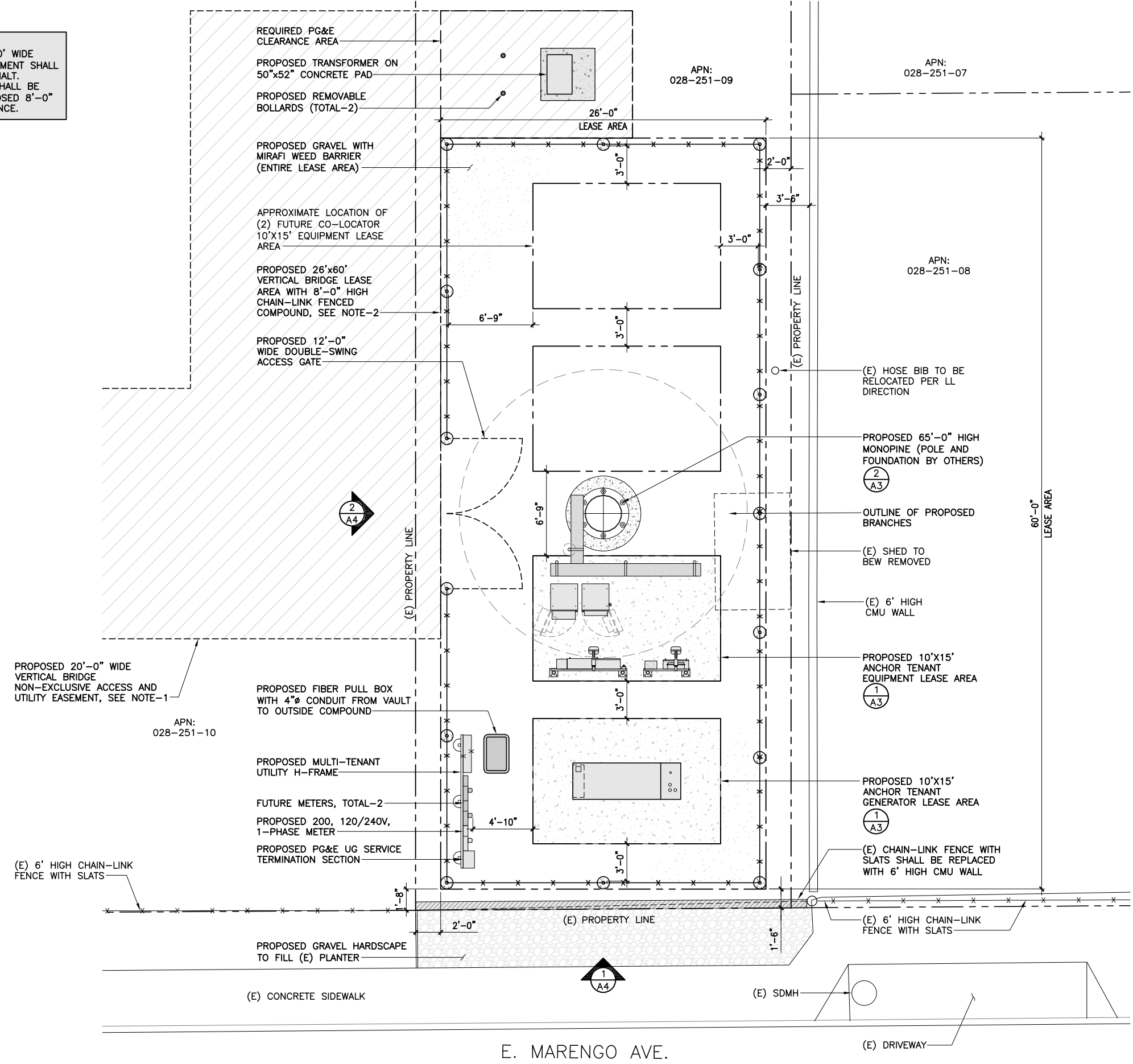
DATE:
XXXX

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
A-1

Page 13 of 33

NOTES:
1. THE PROPOSED 20' WIDE ACCESS/UTILITY EASEMENT SHALL BE PAVED WITH ASPHALT.
2. VERTICAL SLATS SHALL BE INSTALLED ON PROPOSED 8'-0" HIGH CHAIN-LINK FENCE.



ENLARGED COMPOUND PLAN

SCALE
1/4"=1'-0"
0 2' 4' 8'

CLIENT

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
1	REVISED PER PLANNING	APP	03/02/23
0	ISSUED FOR ZONING	APP	01/05/23
A	ISSUED FOR REVIEW	APP	12/18/22

DRAWN: APP
DESIGNED: APP
CHECKED: BL

PROJECT NUMBER: US-CA-7282

PROJECT TITLE:
**US-CA-7282
SV14169A
SHAFTER**
APN: 028-251-09
SHAFTER, CA 93263

ENGINEER STAMP:

DRAWING TITLE:
**ENLARGED
COMPOUND PLAN**

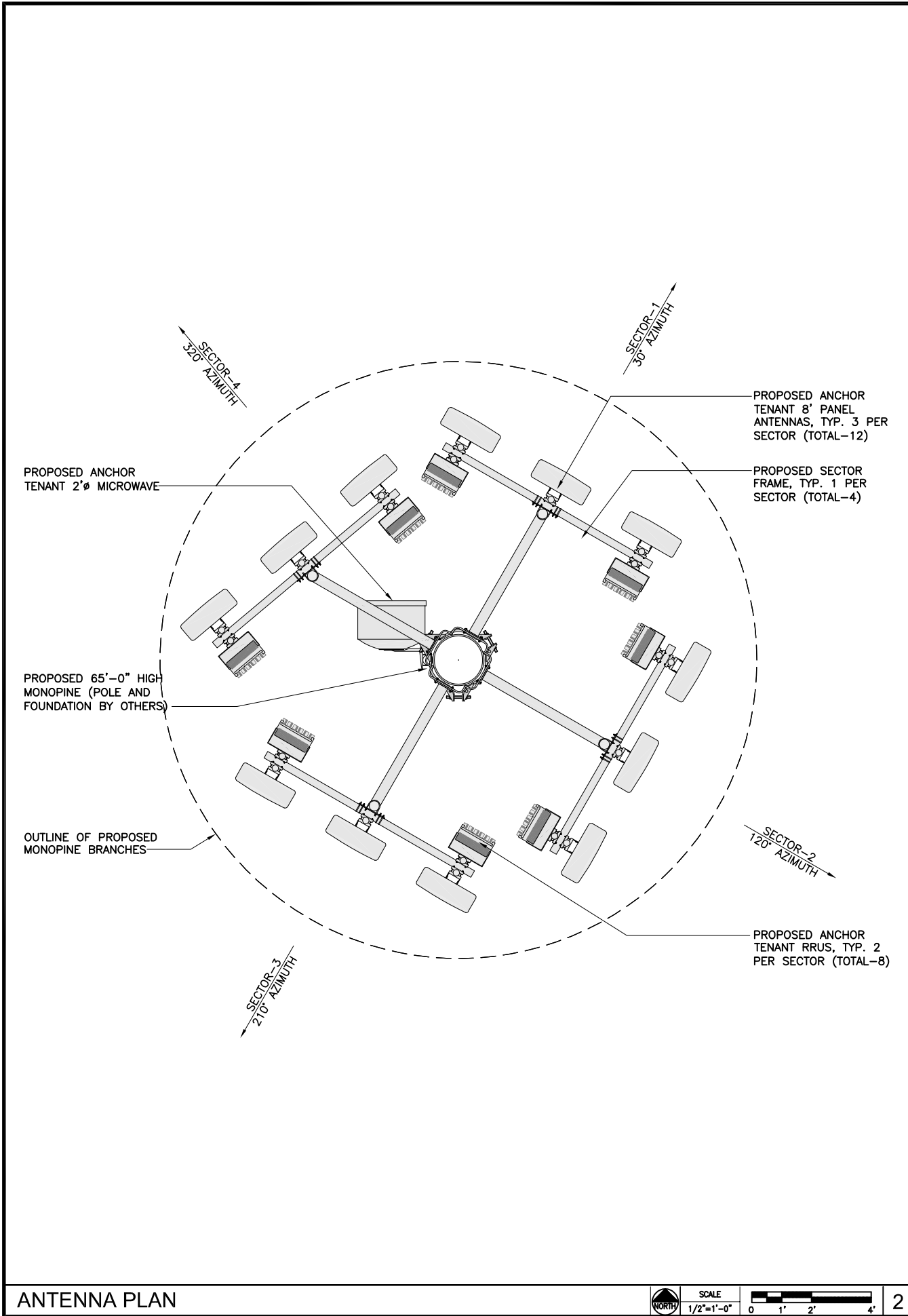
DRAWING SCALE:
AS NOTED

ZD

DATE: XXXX

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
A-2



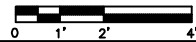
ANTENNA PLAN



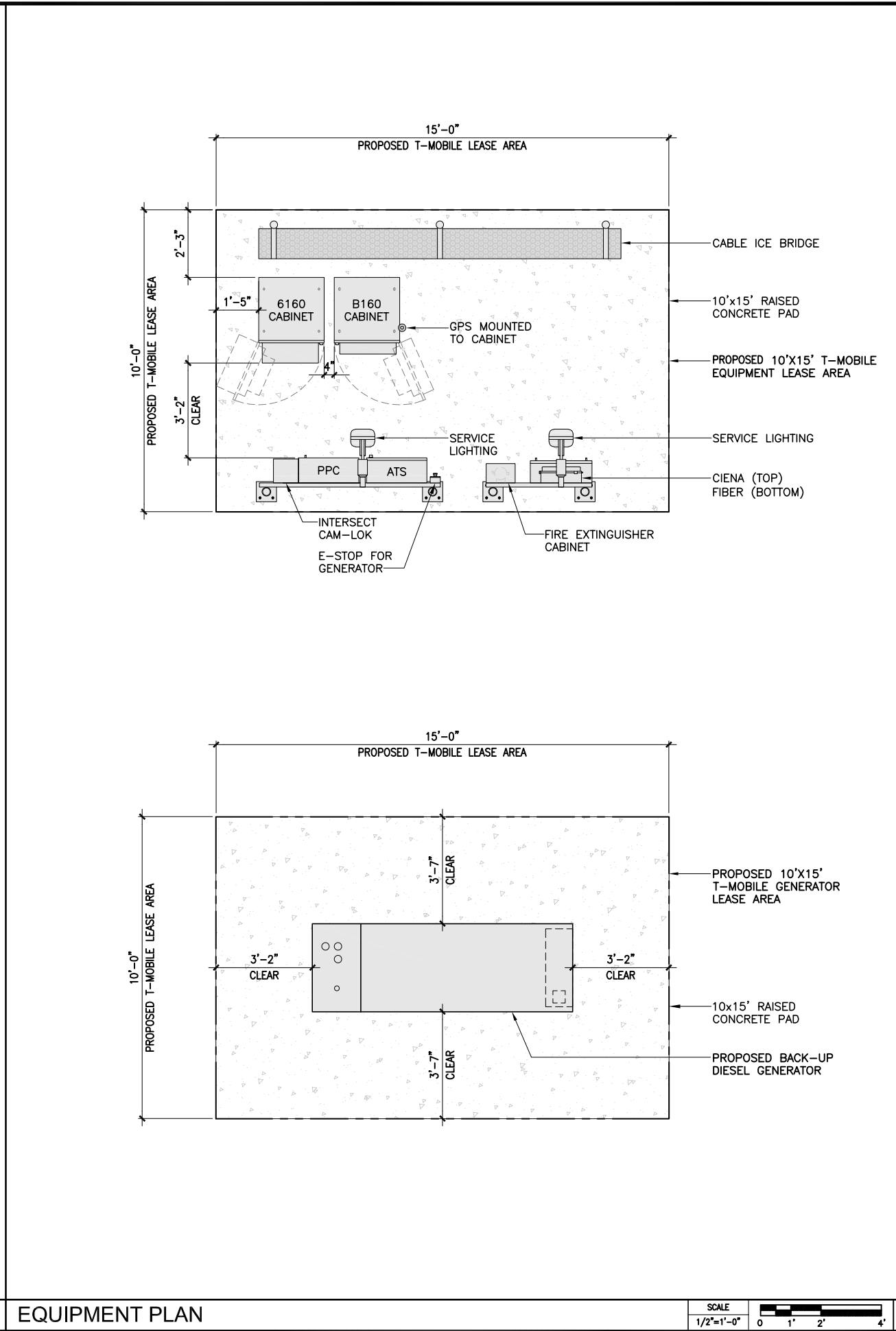
NORTH

SCALE

1/2"=1'-0"



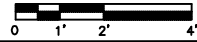
2



EQUIPMENT PLAN

SCALE

1/2"=1'-0"



1

CLIENT



750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION



1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
1	REVISED PER PLANNING	APP	03/02/23
0	ISSUED FOR ZONING	APP	01/05/23
A	ISSUED FOR REVIEW	APP	12/18/22

DRAWN: APP
DESIGNED: APP
CHECKED: BL

PROJECT NUMBER: US-CA-7282

PROJECT TITLE:

US-CA-7282
SV14169A
SHAFTER

APN: 028-251-09
SHAFTER, CA 93263

ENGINEER STAMP:

DRAWING TITLE:

EQUIPMENT AND
ANTENNA PLAN

DRAWING SCALE:

AS NOTED

DATE:

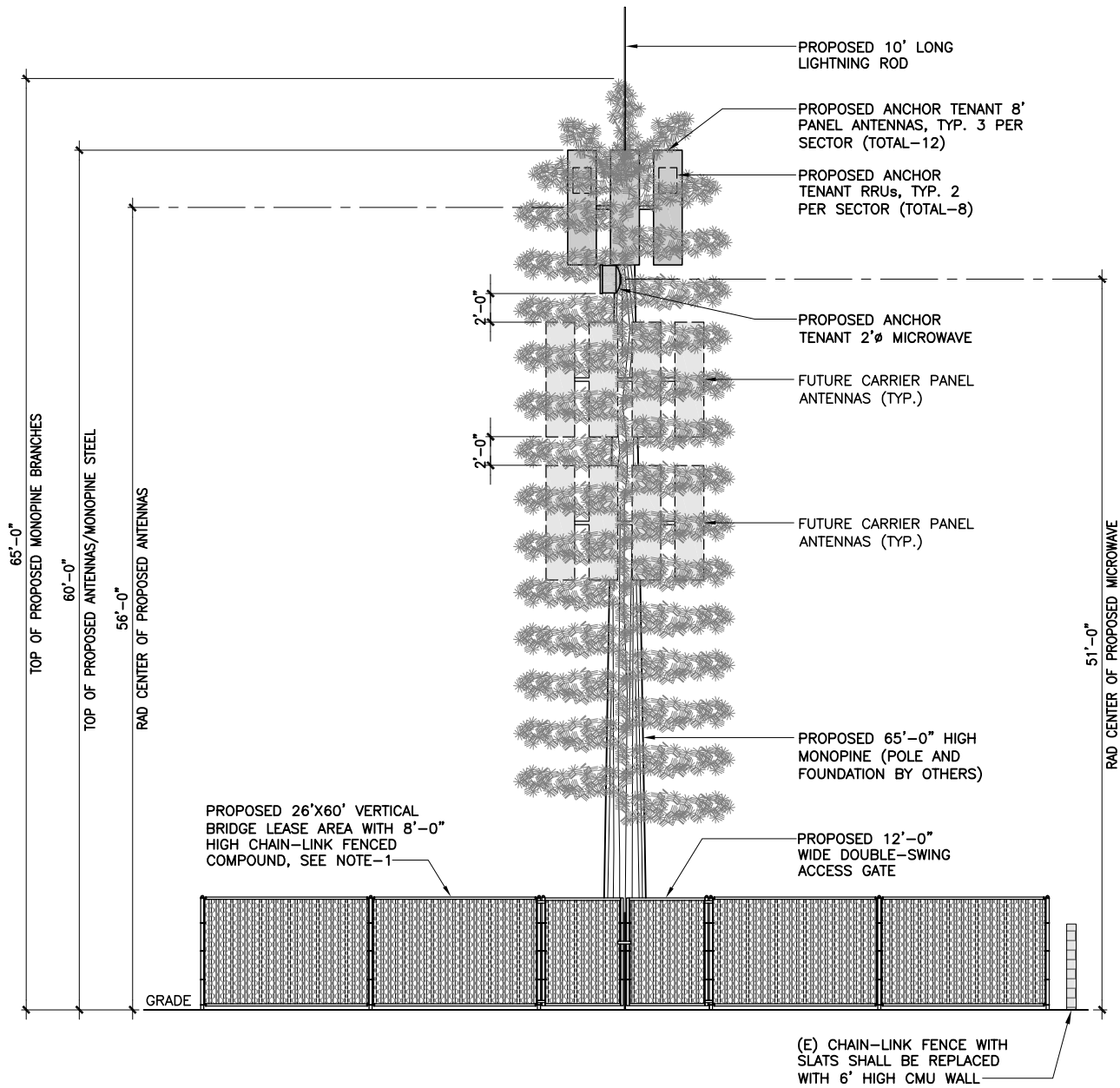
XXXX

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

A-3

NOTE:
1. VERTICAL SLATS SHALL BE
INSTALLED ON PROPOSED 8'-0"
HIGH CHAIN-LINK FENCE.

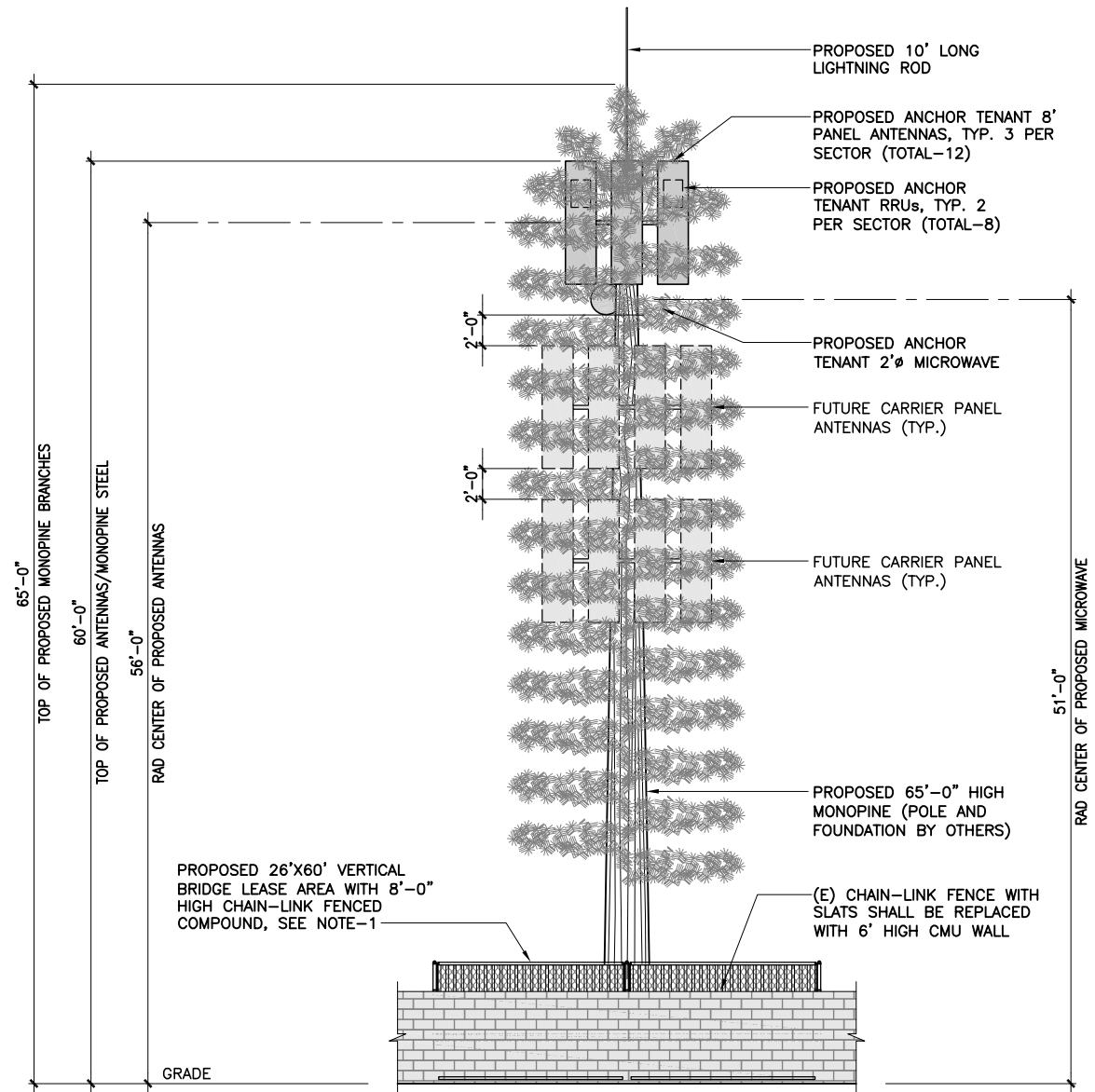


WEST ELEVATION

SCALE
3/16"=1'-0"
0 2' 4' 8'

2

NOTE:
1. VERTICAL SLATS SHALL BE
INSTALLED ON PROPOSED 8'-0"
HIGH CHAIN-LINK FENCE.



NORTH ELEVATION

SCALE
3/16"=1'-0"
0 2' 4' 8'

1

CLIENT

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

ASSURANCE
DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

1	REVISED PER PLANNING	APP	03/02/23
0	ISSUED FOR ZONING	APP	01/05/23
A	ISSUED FOR REVIEW	APP	12/18/22
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: APP
DESIGNED: APP
CHECKED: BL

PROJECT NUMBER: US-CA-7282

PROJECT TITLE:
**US-CA-7282
SV14169A
SHAFTER**
APN: 028-251-09
SHAFTER, CA 93263

ENGINEER STAMP:

DRAWING TITLE:
ELEVATIONS

DRAWING SCALE:
AS NOTED

DATE:
XXXX

ZD

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
A-4

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2023

EXISTING



PROPOSED



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

 CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM	 ASSURANCE DEVELOPMENT	NO.	DATE	REVISIONS	BY		US-CA-7282 SHAFTER APN: 028-251-09-00-9	VIEW	SHEET
		0	01/16/23	ISSUED FOR SUBMITTAL	JFY			A	1 / 4

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2023

EXISTING



PROPOSED



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

 CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM	 ASSURANCE DEVELOPMENT	NO.	DATE	REVISIONS	BY		US-CA-7282 SHAFTER APN: 028-251-09-00-9	VIEW	SHEET
		0	01/16/23	ISSUED FOR SUBMITTAL	JFY			B	2 / 4

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2023

EXISTING



PROPOSED



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

 CONTACT : JOYCE YU EMAIL : SJMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM	 ASSURANCE DEVELOPMENT	NO.	DATE	REVISIONS	BY		US-CA-7282 SHAFTER APN: 028-251-09-00-9	VIEW	SHEET
		0	01/16/23	ISSUED FOR SUBMITTAL	JFY			C	3 / 4

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2023

EXISTING



PROPOSED



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

 CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM		NO.	DATE	REVISIONS	BY		US-CA-7282 SHAFTER APN: 028-251-09-00-9	VIEW	SHEET
		0	01/16/23	ISSUED FOR SUBMITTAL	JFY			D	4 / 4

RESOLUTION NO. 23-423

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER APPROVING CONDITIONAL USE PERMIT NO. 23-135 TO ALLOW A 65-FOOT MONOPINE WIRELESS TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY LOCATED ON ACCESSOR'S PARCEL NUMBER (APN) 028-251-09 WITH A RECIPROCAL ACCESS AND UTILITIES EASEMENT LOCATED ON APN 028-251- 10.

WHEREAS, the Planning Commission has, at its regularly scheduled meeting on April 11, 2023, studied and considered the proposed request for a conditional use permit (CUP No. 23-135) to permit a 65-foot monopine wireless telecommunications and public utility facility located on Accessor's Parcel Number (APN) 028-251-09 with a reciprocal access and utilities easement located on APN 028-251-10. ("Project") as shown in Exhibit "A"; and

WHEREAS, the Planning Commission has determined that the proposed conditional use permit (CUP No. 23-135) is exempt from CEQA under Section 15332 of the CEQA Guidelines because the Project is consistent with the Shafter General Plan designation and occurs within City limits and on a site not greater than 5 acres, the site has no value as habitat, project approval would not result in any significant traffic, noise, air quality, or water quality effects, and the project can be served by all required utilities and public services; and

WHEREAS, a timely and properly noticed public hearing for CUP No. 23-135 was held by the Planning Commission of the City of Shafter at a regular meeting on April 11, 2023, at which hearing evidence, oral and documentary, was admitted on behalf of said Project; and

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

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

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

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

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

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

EXHIBIT 4

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Shafter, in a regular session assembled on the 11th day of April 2023, approves Conditional Use Permit No. 23-135 to permit a 65-foot monopine wireless telecommunications and public utility facility with a reciprocal access and utilities easement located, as illustrated in Exhibit “A”, for property located on Assessor Parcel Numbers 028-251-09 and -10, and as described in Planning Commission Resolution No. 23-423, with conditions of approval as provided in Exhibit “B”.

PASSED AND ADOPTED THIS 11th DAY OF APRIL 2023.

John Sanchez, Chairman

ATTEST:

Vanessa Uribe, Deputy City Clerk

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 65'-0" MONOPINE WITH (12) 8' ANTENNAS, (8) RRU'S, (1) 2" MICROWAVE, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (2) GROUND MOUNTED RADIO CABINETS ON A RAISED CONCRETE PAD, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE MOUNTED ON H-FRAME WITHIN A 26'x60' FENCED LEASE AREA. NO WATER OR SEWER SERVICE IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2022 CALIFORNIA BUILDING CODE
2. 2022 CALIFORNIA TITLE 24
3. 2022 CALIFORNIA FIRE CODE
3. 2022 CALIFORNIA ELECTRIC CODE
4. 2022 CALIFORNIA ENERGY CODE
5. 2022 CALIFORNIA MECHANICAL CODE
6. TIA/EIA-222-H OR LATEST EDITION
5. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
6. CITY/COUNTY ORDINANCES



US-CA-7282 SHAFTER

APN: 028-251-09
SHAFTER, CA 93263

65'-0" MONOPINE

TENANT SITE ID: SV14169A

APPROVAL BLOCK				
		APPROVED	APPROVED AS NOTED	DISAPPROVED REVISE
VERTICAL BRIDGE	DATE	☐	☐	☐
SITE ACQUISITION	DATE	☐	☐	☐
CONSTRUCTION MANAGER	DATE	☐	☐	☐
PERMITTING	DATE	☐	☐	☐
RF ENGINEERING	DATE	☐	☐	☐



VICINITY MAP
N.T.S.

DRAWING INDEX	
DRWG. #	TITLE
T-1	TITLE SHEET
LS-1	TITLE SHEET
LS-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED COMPOUND PLAN
A-3	EQUIPMENT AND ANTENNA PLAN
A-4	ELEVATIONS



LOCATION MAP
N.T.S.

PROJECT INFORMATION	
SITE NAME:	SHAFTER
SITE NUMBER:	US-CA-7282
TENANT SITE ID:	SV14169A
SITE ADDRESS:	APN: 028-251-09 SHAFTER, CA 93263
PARCEL #:	028-251-09
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	NEIGHBORHOOD COMMERCIAL
ZONING JURISDICTION:	CITY OF SHAFTER
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	MONOPINE
STRUCTURE HEIGHT:	65'-0"
CONSTRUCTION AREA:	1,560 SQ. FT.
GROUND ELEVATION:	342.59' (NAVD88)
LATITUDE (NAD 83):	35.499094° (35° 29' 56.74" N)
LONGITUDE (NAD 83):	-119.276647° (19° 16' 35.93" W)

EMERGENCY:
CALL 911



PROJECT DIRECTORY	
PROPERTY OWNER:	MARTIN THOMAS JOH 161 E. LERDO HWY SHAFTER, CA 93263
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DR. #200 BOCA RATON, FL 33487
CONTACT:	ASSURANCE DEVELOPMENT 1499 HUNTINGTON DR. #305 SOUTH PASADENA, CA 91030 CONTACT: BILL LEWIS PHONE: 626.765.5079
POWER COMPANY:	PG&E
TELCO COMPANY:	AT&T

CLIENT

verticalbridge

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

AD
ASSURANCE
DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

1	REVISED PER PLANNING	APP	03/02/23
0	ISSUED FOR ZONING	APP	01/05/23
A	ISSUED FOR REVIEW	APP	12/18/22
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: APP
DESIGNED: APP
CHECKED: BL

PROJECT NUMBER: US-CA-7282

PROJECT TITLE:
**US-CA-7282
SV14169A
SHAFTER**
APN: 028-251-09
SHAFTER, CA 93263

ENGINEER STAMP:

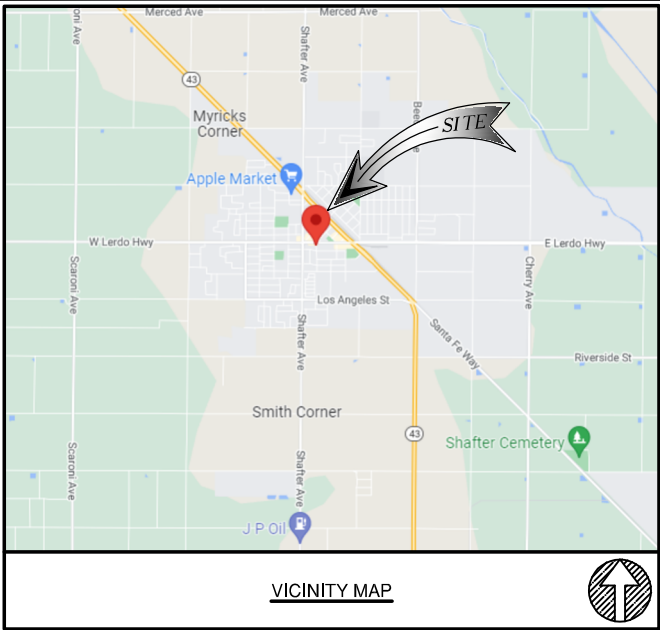
DRAWING TITLE:
TITLE SHEET

DRAWING SCALE:
AS NOTED
ZD

DATE: XXXX

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
T-1



APN
028-251-09, 028-251-10, KERN

RECORD OWNER
THOMAS CHARLES JOHNSON, MARTIN THOMAS JOHNSON AS JOINT TENANTS

TITLE REPORT
PRELIMINARY TITLE REPORT WAS PREPARED BY IRON CREST NATIONAL TITLE COMPANY WITH FILE NO. TWR-123750-C WITH EFFECTIVE DATE SEPTEMBER 7, 2022.

BASIS OF ELEVATIONS: (NAVD 1988)

SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12A" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88. CALIFORNIA ZONE 5.

FLOOD ZONE

SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06029C1775E EFFECTIVE DATE 09/26/2008

LEGAL DESCRIPTION

TRACT 1 (ACCESS AND UTILITY PARCEL)

PARCEL 1: THAT PORTION OF LOT 8 IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED FEBRUARY 11, 1913, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT WHICH POINT IS THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE ROAD ADJOINING SAID LOT ON THE NORTH AS SAID ROAD IS SHOWN ON MAP HEREINABOVE REFERRED TO; THENCE SOUTH AND ALONG THE EAST LINE OF SAID LOT 270.75 FEET TO THE NORTH LINE OF THE PROPOSED ROAD 60 FEET IN WIDTH RUNNING EAST AND WEST, THE NORTH LINE OF WHICH ROAD IS 270.75 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID PROPOSED ROAD, 160 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID PROPOSED ROAD, 50 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT TO A POINT 130 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 50 FEET AND THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOT 140.75 FEET, MORE OR LESS, TO POINT OF BEGINNING.

EXCEPT THE EAST 30 FEET.

PARCEL 3: THAT PORTION OF LOT 8 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED FEBRUARY 11, 1913 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT WHICH POINT IS THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE ROAD ADJOINING SAID LOT ON NORTH AS SAID ROAD IS SHOWN ON MAP HEREINABOVE REFERRED TO; THENCE SOUTH AND ALONG THE EAST LINE OF SAID LOT 270.75 FEET, TO NORTH LINE OF A PROPOSED ROAD 60 FEET IN WIDTH RUNNING EAST AND WEST; THE NORTH LINE OF WHICH ROAD IS 270.75 FEET SOUTH OF NORTH LINE OF SAID LOT; THENCE WEST ALONG NORTH LINE OF SAID PROPOSED ROAD, 210 FEET TO TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING WEST ALONG NORTH LINE OF SAID PROPOSED ROAD, 84.53 FEET; THENCE NORTH AND PARALLEL WITH EAST LINE OF SAID LOT TO A POINT 130 FEET SOUTH OF NORTH LINE OF SAID LOT; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 84.53 FEET; AND THENCE SOUTH AND PARALLEL WITH EAST LINE OF SAID LOT 140.75 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TRACT 2 (LEASE AREA PARCEL)

THAT PORTION OF LOT 8 IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF SHAFTER, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED FEBRUARY 11, 1913 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT WHICH POINT IS THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE ROAD ADJACENT TO SAID LOT ON THE NORTH AS SAID ROAD IS SHOWN ON MAP HEREINABOVE REFERRED TO; THENCE SOUTH AND ALONG THE EAST LINE OF SAID LOT 270.75 FEET TO THE NORTH LINE OF THE PROPOSED ROAD 60 FEET IN WIDTH RUNNING EAST AND WEST, THE NORTH LINE OF WHICH ROAD IS 270.75 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID PROPOSED ROAD, 160 FEET TO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID PROPOSED ROAD, 30 FEET; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT TO A POINT 130 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF SAID LOT 30 FEET AND THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID LOT, 140.75 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SURVEYOR CERTIFICATION

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (II) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND IRON CREST NATIONAL TITLE COMPANY.

Andrew J. Koltavary, REC 26571 EXP. 03/31/24

DECEMBER 20, 2022
DATE

ENCROACHMENT STATEMENT GUIDELINES

AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE AREA OR ANY VB EASEMENTS.

SCHEDULE B, PART II

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

2. ANY RIGHTS, INTERESTS OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXPECTED UNDER (A), (B) OR (C) ARE SHOWN IN THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

4. TAXES AND ASSESSMENTS FOR THE YEAR AND ALL SUBSEQUENT YEARS ARE A LIEN BUT NOT YET DUE AND PAYABLE.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

5. CERTIFICATE OF COMPLETION DATED SEPTEMBER 24, 1992 AND RECORDED SEPTEMBER 28, 1992 IN (BOOK) 6737 (PAGE) 2131 (INSTRUMENT) 146673, IN KERN COUNTY, CALIFORNIA.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

6. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

CHAIN OF TITLE

DEED TYPE: GRANT DEED
GRANTORS: BEATRICE HOLT JOHNSON
GRANTEES: THOMAS CHARLES JOHNSON, MARTIN THOMAS JOHNSON AS JOINT TENANTS
INSTRUMENT: 0207181832
DATED: AUGUST 15, 2007
RECORDED DATE: AUGUST 31, 2007
CONSIDERATION: \$0.00
BOOK:(BOOK) N/A N/A

DEED TYPE: GRANT DEED
GRANTORS: BEATRICE HOLT JOHNSON
GRANTEES: THOMAS CHARLES JOHNSON, MARTIN THOMAS JOHNSON AS JOINT TENANTS
INSTRUMENT: 0207181831
DATED: AUGUST 15, 2007
RECORDED DATE: AUGUST 31, 2007
CONSIDERATION: \$0.00
BOOK:(BOOK) N/A N/A

DEED TYPE: AFFIDAVIT - DEATH OF JOINT TENANT
GRANTORS: CALVIN THOMAS JOHNSON, DECEASED
GRANTEES: THOMAS CHARLES JOHNSON
INSTRUMENT: 0206312203
DATED: DECEMBER 18, 2006
RECORDED DATE: DECEMBER 20, 2006
CONSIDERATION: \$0.00
BOOK:(BOOK) N/A N/A

DEED TYPE: GRANT DEED
GRANTORS: BEATRICE HOLT JOHNSON
GRANTEES: BEATRICE HOLT JOHNSON, THOMAS CHARLES JOHNSON, MARTIN THOMAS JOHNSON AS JOINT TENANTS
INSTRUMENT: 0206312204
DATED: DECEMBER 12, 2006
RECORDED DATE: DECEMBER 20, 2006
CONSIDERATION: \$0.00
BOOK:(BOOK) N/A N/A

DEED TYPE: AFFIDAVIT - DEATH OF JOINT TENANT
GRANTORS: CALVIN THOMAS JOHNSON, DECEASED
GRANTEES: BEATRICE HOLT JOHNSON
INSTRUMENT: 0198076841
DATED: APRIL 23, 1998
RECORDED DATE: JUNE 11, 1998
CONSIDERATION: \$0.00
BOOK:(BOOK) N/A N/A

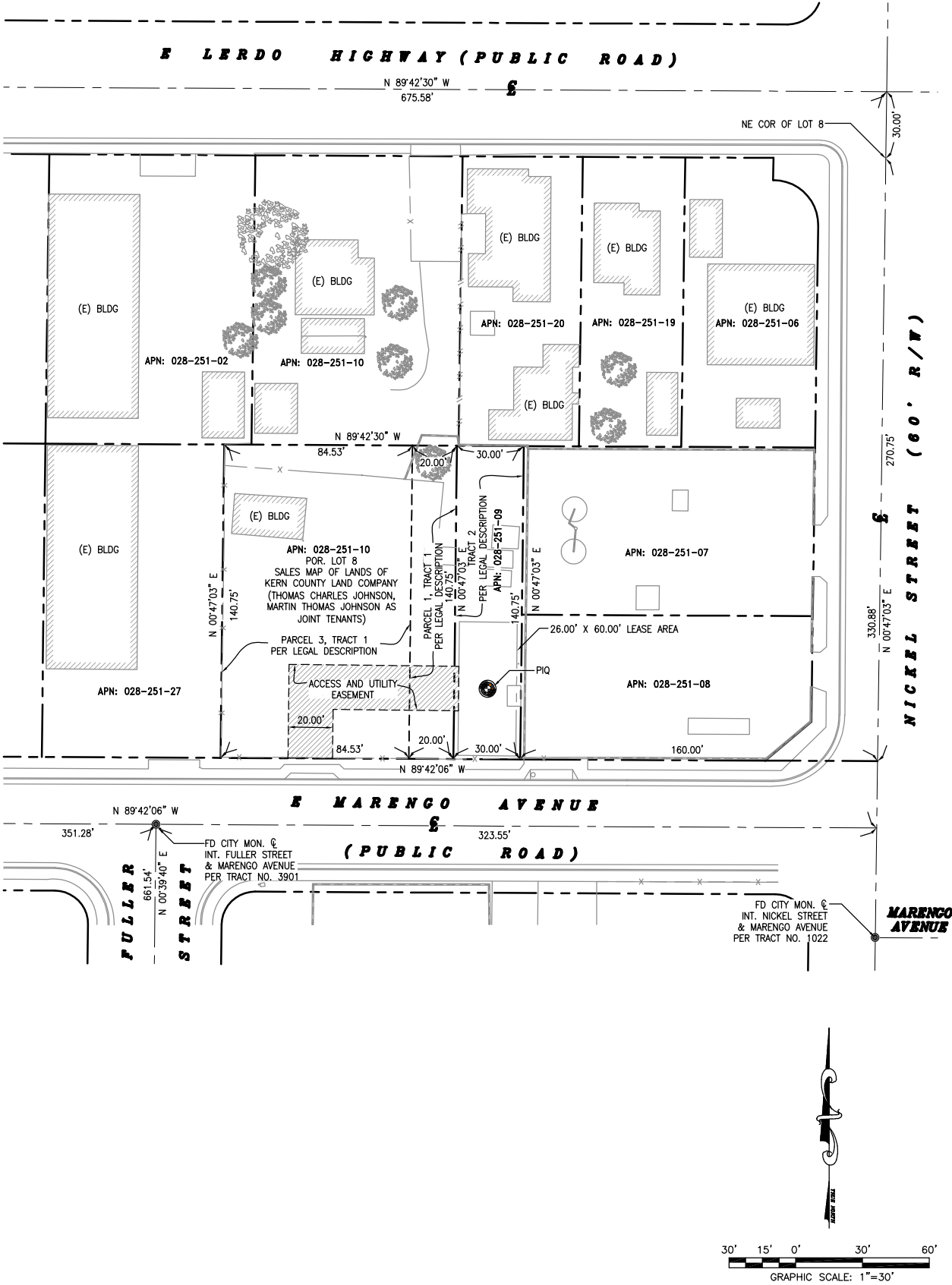
DEED TYPE: INTERSPOUSAL TRANSFER GRANT DEED
GRANTORS: DEBORAH JOHNSON, SPOUSE OF GRANTEE
GRANTEES: MARTIN T. JOHNSON, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
INSTRUMENT: 0198011701
DATED: JANUARY 10, 1998
RECORDED DATE: JANUARY 30, 1998
CONSIDERATION: \$0.00
BOOK:(BOOK) N/A N/A

DEED TYPE: INTERSPOUSAL TRANSFER GRANT DEED
GRANTORS: SUSAN R. JOHNSON, SPOUSE OF GRANTEE
GRANTEES: THOMAS C. JOHNSON, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
INSTRUMENT: 0198011700
DATED: JANUARY 10, 1998
RECORDED DATE: JANUARY 30, 1998
CONSIDERATION: \$0.00
BOOK:(BOOK) N/A N/A

DEED TYPE: GRANT DEED
GRANTORS: BEATRICE HOLT JOHNSON, A WIDOW
GRANTEES: BEATRICE HOLT JOHNSON, A WIDOW; THOMAS C. JOHNSON, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY; AND MARTIN J. JOHNSON, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
INSTRUMENT: 0198011702
DATED: AUGUST 22, 1997
RECORDED DATE: JANUARY 30, 1998
CONSIDERATION: \$0.00
BOOK:(BOOK) N/A N/A

DEED TYPE: QUIT CLAIM DEED
GRANTORS: PATRICIA CAMP AND WOFFORD BENJAMIN CAMP III
GRANTEES: C.T. JOHNSON AND BEATRICE JOHNSON
INSTRUMENT: 118673
DATED: JULY 24, 1992
RECORDED DATE: AUGUST 21, 1992
CONSIDERATION: \$0.00
BOOK:(BOOK) 6716 2095

DEED TYPE: GRANT DEED
GRANTORS: C.T. JOHNSON AND BEATRICE JOHNSON, HIS WIFE
GRANTEES: PATRICIA CAMP AND WOFFORD BENJAMIN CAMP, III, HER HUSBAND
INSTRUMENT: N/A
DATED: OCTOBER 15, 1974
RECORDED DATE: OCTOBER 15, 1974
CONSIDERATION: \$0.00
BOOK:(BOOK) 4864 1299



SURVEY PREPARED FOR:



VB BTS II, LLC

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION



1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

ENGINEER



23072 LAKE CENTER DR., SUITE 211
LAKE FOREST, CA 92630
714.624.9027

1	FINAL SURVEY	LJ	12/20/22
0	PRELIMINARY SURVEY	LJ	12/12/22
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: LJ
DESIGNED:
CHECKED: AJK

PROJECT NUMBER: US-CA-7282

PROJECT TITLE:

US-CA-7282
SV14169
SHAFTER

APN: 028-251-09
SHAFTER, CA 93263

ENGINEER STAMP:



DRAWING TITLE:

TITLE SHEET

DRAWING SCALE:
AS NOTED

DATE:
12/20/2022

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

LS-1

LEGEND

— — — — —	CENTER LINE	SSCO	SANITARY CLEAN-OUT
— — — — —	PROPERTY LINE	SG	SIGN
— x — x —	CHAIN LINK FENCE	TC	TOP OF CURB
— o — o —	FENCE	TR	TRANSFORMER
— — — — —	GAS LINE	WM	WATER METER
— E — E — E —	ELECTRICAL LINE	WV	WATER VALVE
— S — S — S —	SEWER LINE	V	VENT
— — — — —	CMU WALL	VT	VAULT
BW	BACK OF WALK		EXISTING STREET LIGHT
CB	CATCH BASIN		EXISTING TRAFFIC SIGNAL
CF	CURB FACE		EXISTING SIGN
CT	CABINET		EXISTING MANHOLE
DCVA	DOUBLE CONTROL VALVE	MH	GUY WIRE
EG	EXISTING GRADE		POWER POLE
EP	EDGE OF PAVEMENT		FIRE HYDRANT
FH	FIRE HYDRANT		
FS	FINISH SURFACE		
GM	GAS METER		
HB	HOSE BIB		
HH	HANDHOLE		
JB	JUNCTION BOX		
LT	LIGHT POLE		
M	METER		
MH	MANHOLE		
PD	PEDESTAL		
PP	POWER POLE		
SDMH	STORM DRAIN MANHOLE		
SSMH	SANITARY MANHOLE		

MONUMENTS

● MONUMENT FD.

COORDINATES

LATITUDE: 35°29'56.74"N (35.499094°)
LONGITUDE: 119°16'35.93"W (-119.276647°)

NOTES:

- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. A/JK ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
- THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
- FIELD SURVEY COMPLETED ON DECEMBER 2, 2022.
- ACCESS AND UTILITY EASEMENTS TERMINATE AT A CONFIRMED RIGHT OF WAY.
- NO VISIBLE ENCROACHMENTS WERE VISIBLE ON THE LEASE OR EASEMENT AREAS AT THE TIME OF THE SURVEY.
- THE LEASE AND EASEMENT AREA LIE ENTIRELY WITHIN THE PARENT OR ACCESS PARCEL.

LEASE AREA

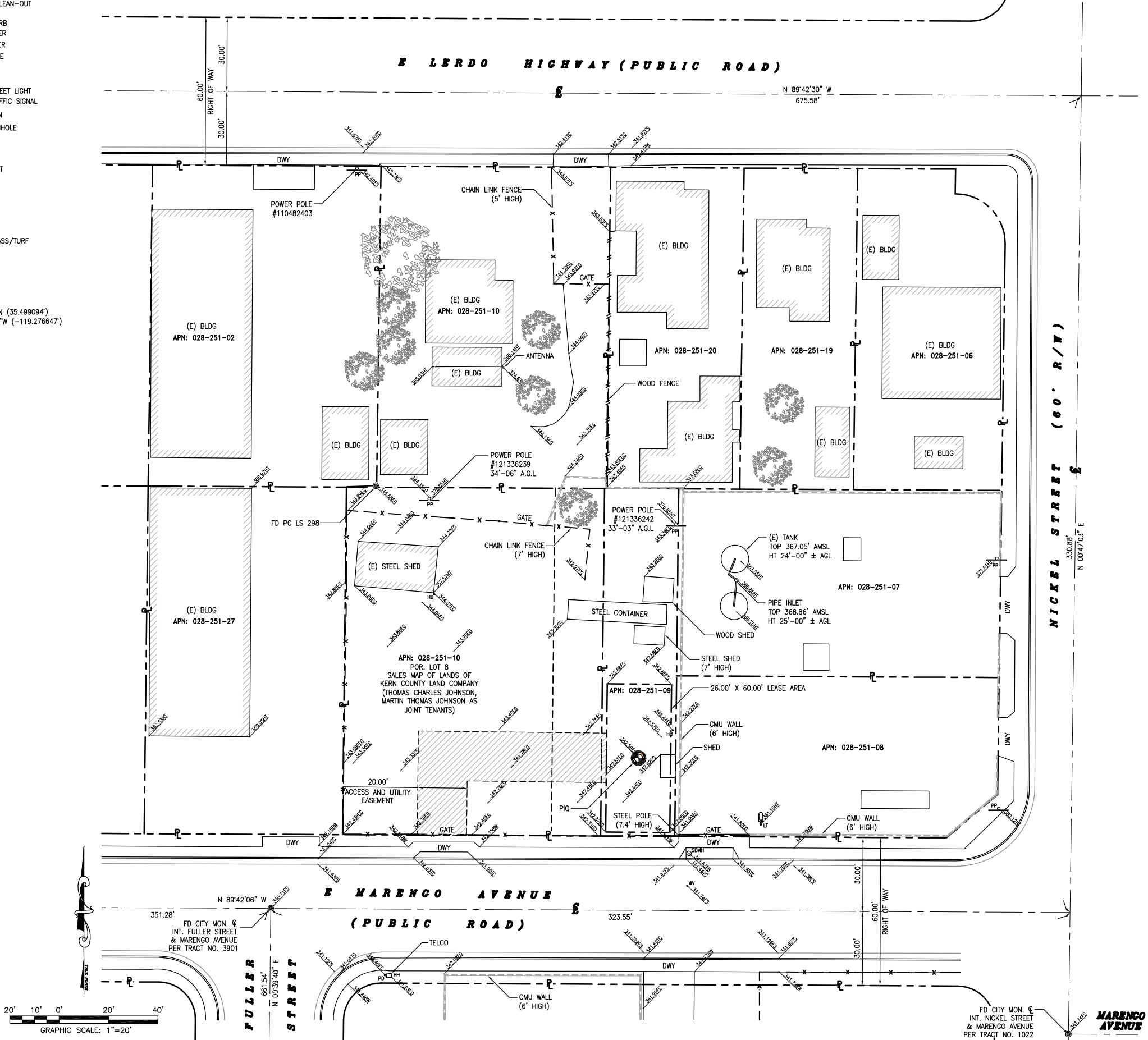
A PARCEL OF LAND LYING WITHIN THAT PORTION OF LOT 8 IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED FEBRUARY 11, 1913, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT WHICH POINT IS THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE ROAD ADJOINING SAID LOT ON THE NORTH AS SAID ROAD IS SHOWN ON MAP HEREINABOVE REFERRED TO; THENCE SOUTH AND ALONG THE EAST LINE OF SAID LOT 270.75 FEET TO THE NORTH LINE OF THE PROPOSED ROAD 60 FEET IN WIDTH RUNNING EAST AND WEST, THE NORTH LINE OF WHICH ROAD IS 270.75 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID PROPOSED ROAD, NORTH 89° 42' 06" WEST 162.46 FEET; THENCE NORTH 0°17'30" WEST 1.51 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 89°20'34" WEST 26.00 FEET; THENCE NORTH 0°39'26" EAST 60.00 FEET; THENCE SOUTH 89°20'34" EAST 26.00 FEET; THENCE SOUTH 0°39'26" WEST 60.00 FEET TO THE **TRUE POINT OF BEGINNING**.

ACCESS AND UTILITY EASEMENT

A PARCEL OF LAND LYING WITHIN THAT PORTION OF LOT 8 IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP RECORDED FEBRUARY 11, 1913, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT WHICH POINT IS THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE ROAD ADJOINING SAID LOT ON THE NORTH AS SAID ROAD IS SHOWN ON MAP HEREINABOVE REFERRED TO; THENCE SOUTH AND ALONG THE EAST LINE OF SAID LOT 270.75 FEET TO THE NORTH LINE OF THE PROPOSED ROAD 60 FEET IN WIDTH RUNNING EAST AND WEST, THE NORTH LINE OF WHICH ROAD IS 270.75 FEET SOUTH OF THE NORTH LINE OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID PROPOSED ROAD, NORTH 89° 42' 06" WEST 244.72 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE NORTH 89° 42' 06" WEST 20.00 FEET; THENCE NORTH 0°39'26" EAST 42.17 FEET; THENCE SOUTH 89°20'34" EAST 76.25 FEET; THENCE SOUTH 0°39'26" WEST 20.00 FEET; THENCE NORTH 89°20'34" WEST 56.25 FEET; THENCE SOUTH 0°39'26" WEST 22.04 FEET TO THE **TRUE POINT OF BEGINNING**.



SURVEY PREPARED FOR:

verticalbridge

VB BTS II, LLC

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

AD

ASSURANCE
DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

ENGINEER

AJK
ENGINEERING
AND SURVEY

23072 LAKE CENTER DR., SUITE 211
LAKE FOREST, CA 92630
714.624.9027

NO.	DESCRIPTION	BY	DATE
1	FINAL SURVEY	LJ	12/20/22
0	PRELIMINARY SURVEY	LJ	12/12/22

DRAWN: LJ
DESIGNED: AJK
CHECKED: AJK

PROJECT NUMBER: US-CA-7282

PROJECT TITLE:

US-CA-7282
SV14169
SHAFTER

APN: 028-251-09
SHAFTER, CA 93263

ENGINEER STAMP:



DRAWING TITLE:

TOPOGRAPHIC SURVEY

DRAWING SCALE:

AS NOTED

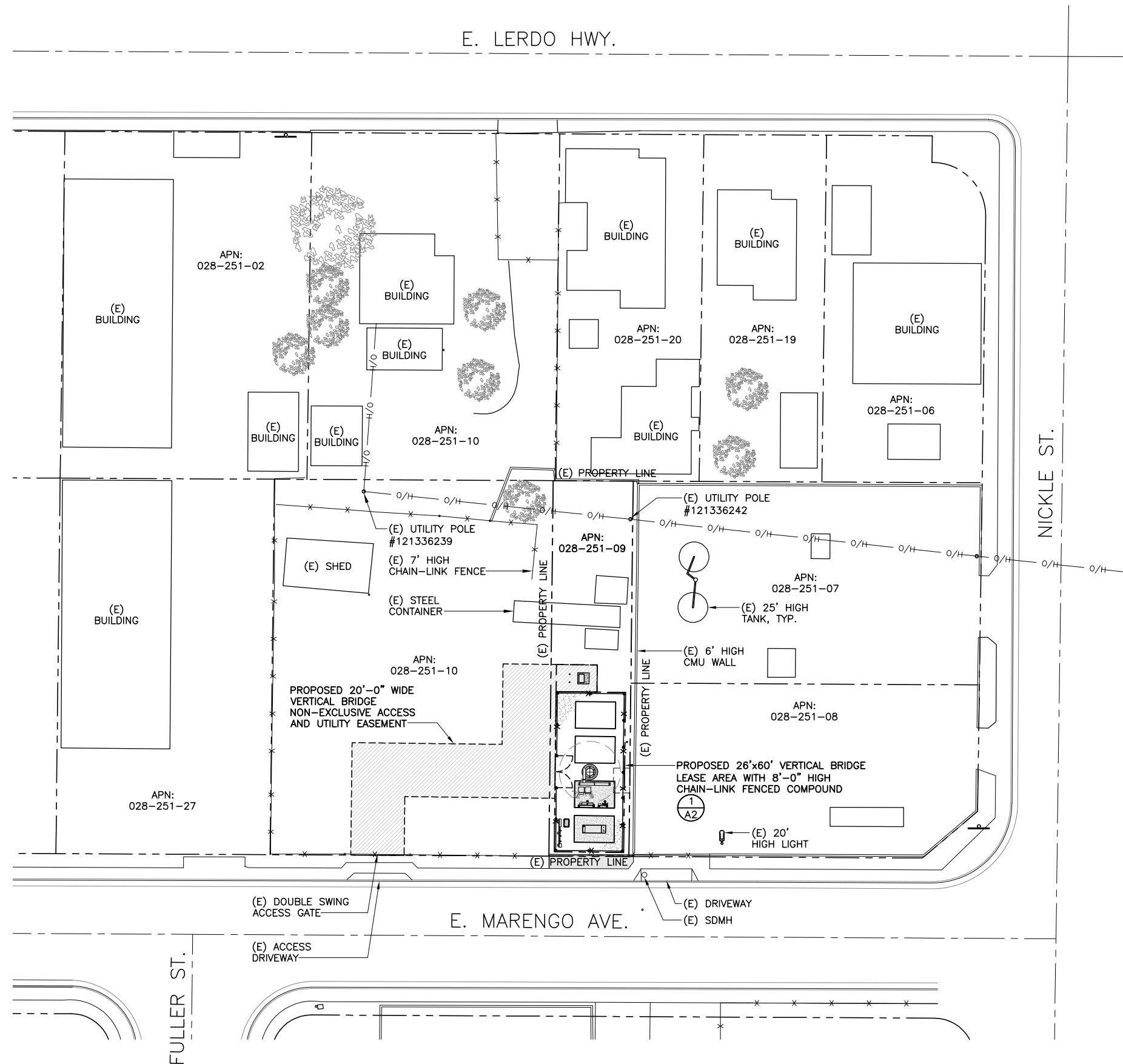
DATE:

12/20/2022

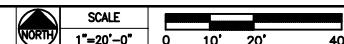
UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

LS-2



SITE PLAN



CLIENT

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

1	REVISED PER PLANNING	APP	03/02/23
0	ISSUED FOR ZONING	APP	01/05/23
A	ISSUED FOR REVIEW	APP	12/18/22
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: APP
DESIGNED: APP
CHECKED: BL

PROJECT NUMBER: US-CA-7282

PROJECT TITLE:
US-CA-7282
SV14169A
SHAFTER
APN: 028-251-09
SHAFTER, CA 93263

ENGINEER STAMP:

DRAWING TITLE:
SITE PLAN

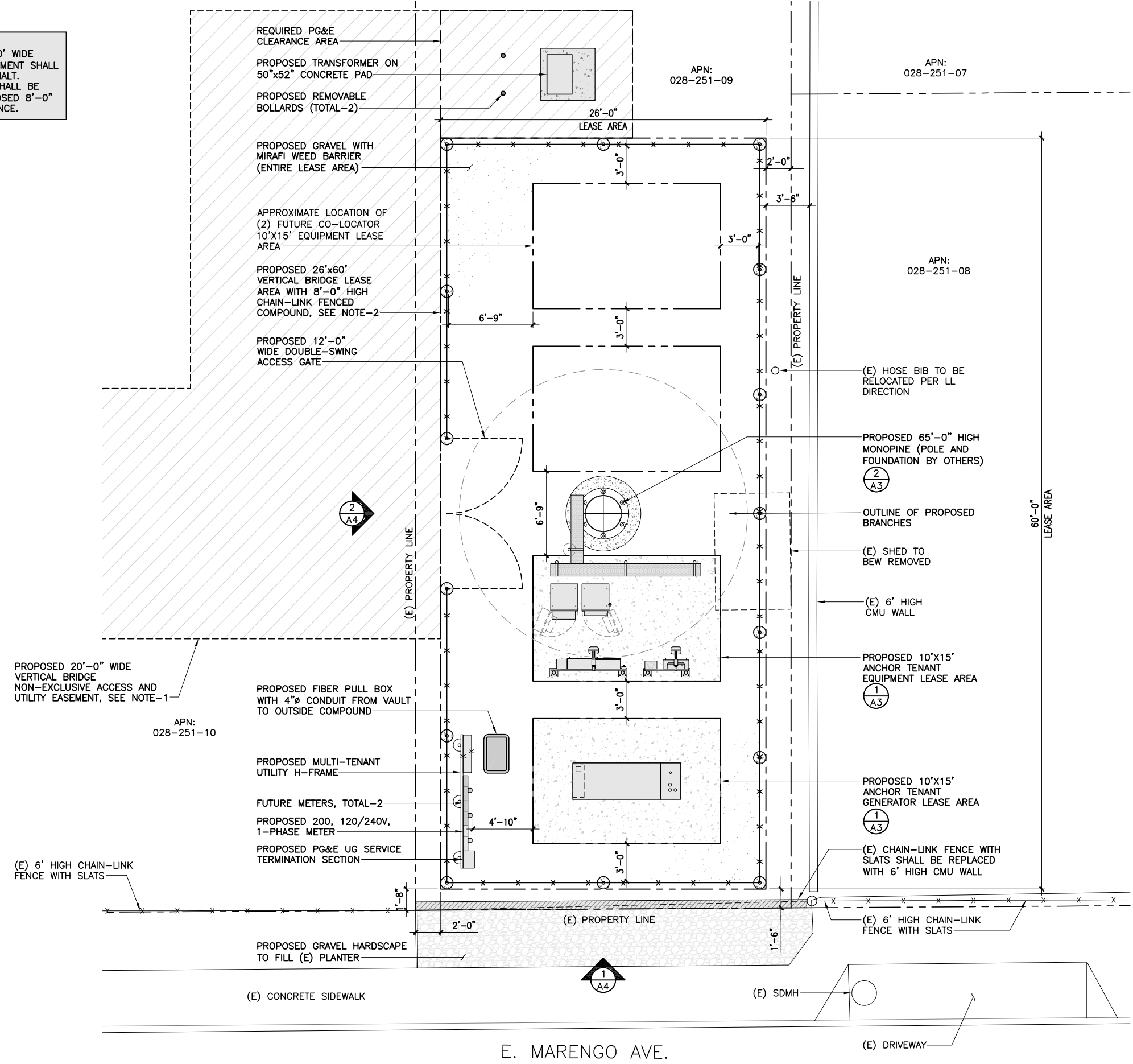
DRAWING SCALE:
AS NOTED

DATE:
XXXX

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
A-1

NOTES:
1. THE PROPOSED 20' WIDE ACCESS/UTILITY EASEMENT SHALL BE PAVED WITH ASPHALT.
2. VERTICAL SLATS SHALL BE INSTALLED ON PROPOSED 8'-0" HIGH CHAIN-LINK FENCE.



ENLARGED COMPOUND PLAN

SCALE
1/4"=1'-0"
0 2' 4' 8'

CLIENT

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

1	REVISED PER PLANNING	APP	03/02/23
0	ISSUED FOR ZONING	APP	01/05/23
A	ISSUED FOR REVIEW	APP	12/18/22
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: APP
DESIGNED: APP
CHECKED: BL

PROJECT NUMBER: US-CA-7282

PROJECT TITLE:
**US-CA-7282
SV14169A
SHAFTER**
APN: 028-251-09
SHAFTER, CA 93263

ENGINEER STAMP:

DRAWING TITLE:
**ENLARGED
COMPOUND PLAN**

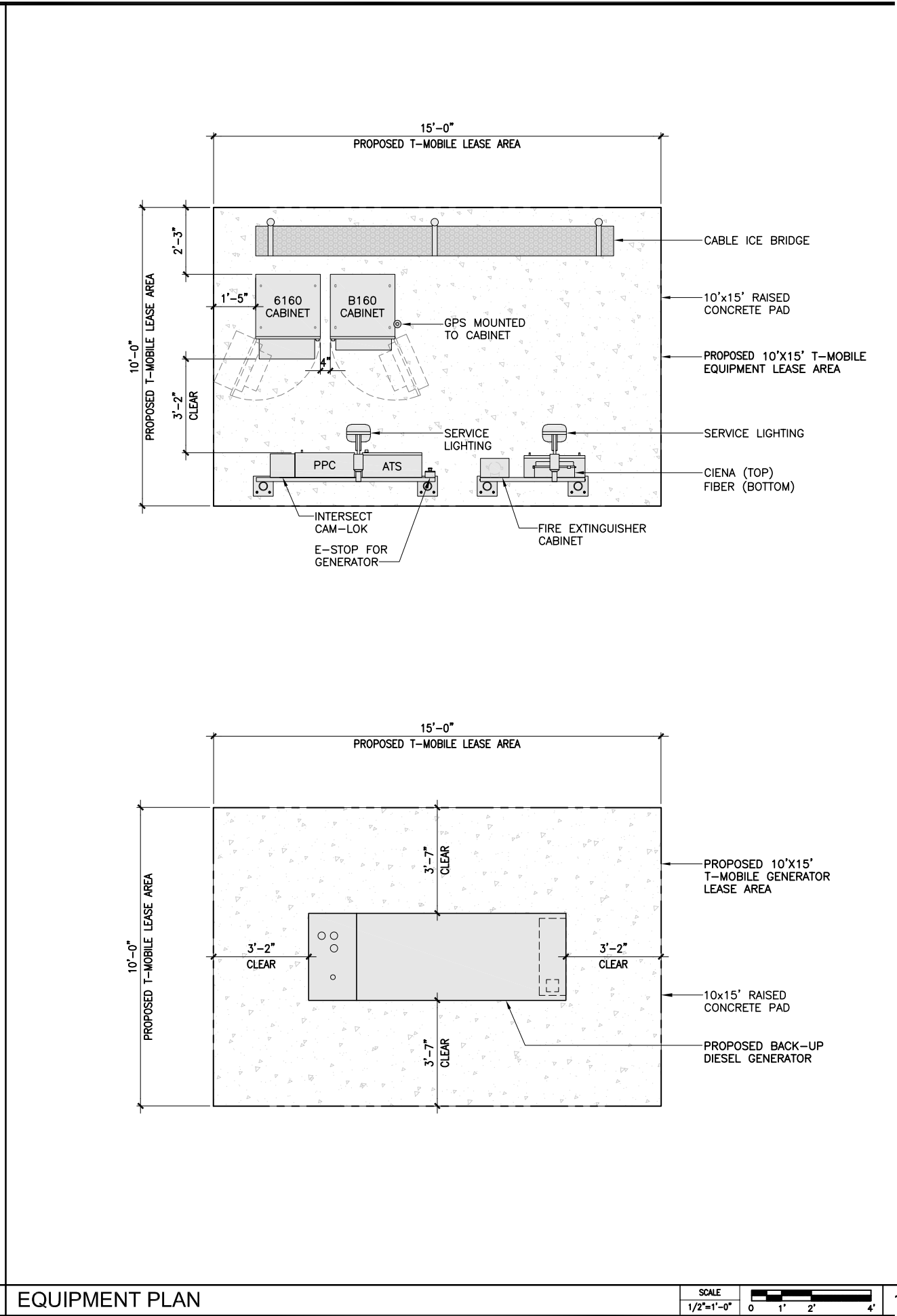
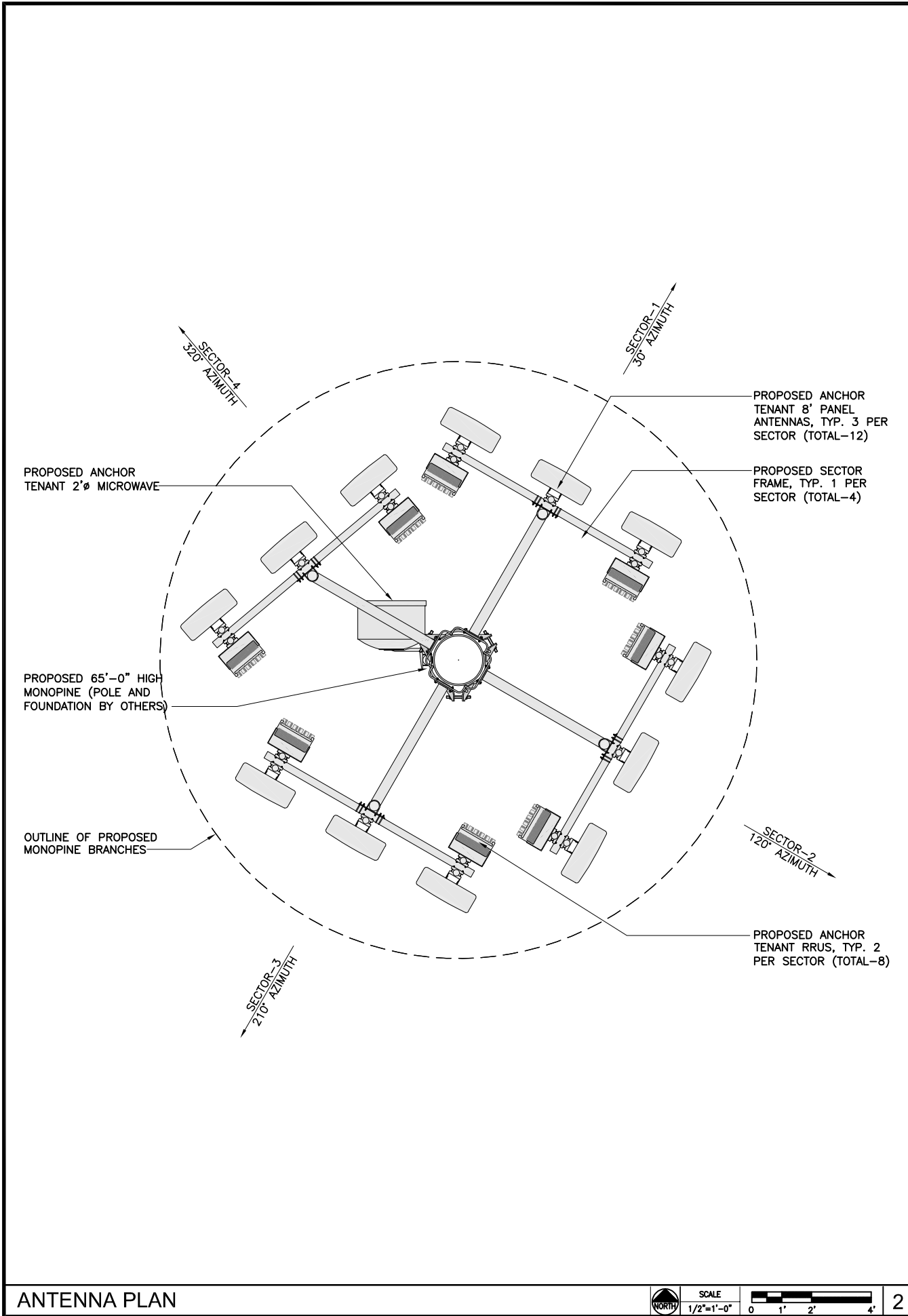
DRAWING SCALE:
AS NOTED

ZD

DATE: XXXX

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
A-2



CLIENT

verticalbridge

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

AD
ASSURANCE
DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

NO.	SUBMITTAL / REVISION	BY	DATE
1	REVISED PER PLANNING	APP	03/02/23
0	ISSUED FOR ZONING	APP	01/05/23
A	ISSUED FOR REVIEW	APP	12/18/22

DRAWN: APP
DESIGNED: APP
CHECKED: BL

PROJECT NUMBER: US-CA-7282

PROJECT TITLE:
**US-CA-7282
SV14169A
SHAFTER**
APN: 028-251-09
SHAFTER, CA 93263

ENGINEER STAMP:

DRAWING TITLE:
**EQUIPMENT AND
ANTENNA PLAN**

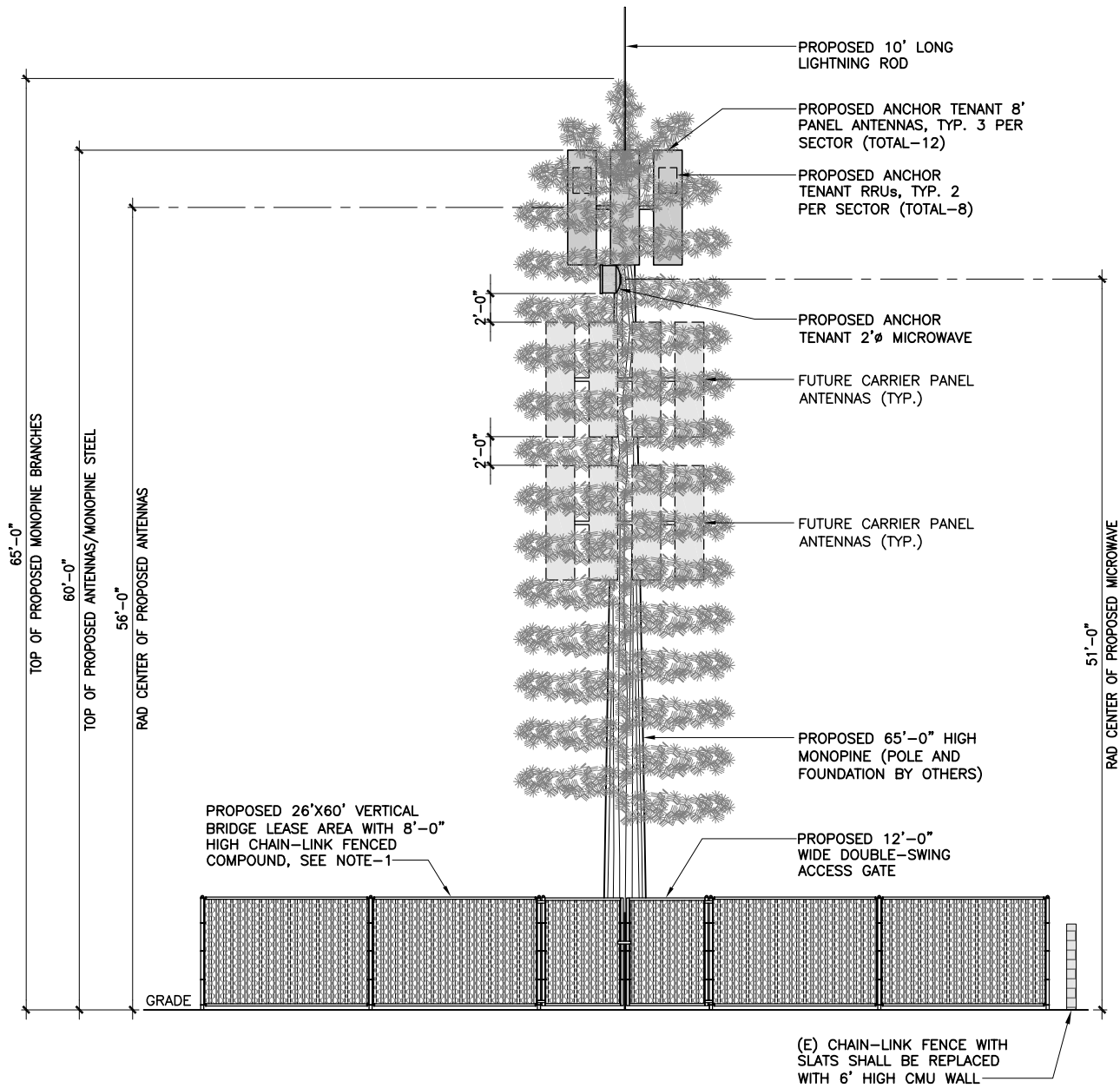
DRAWING SCALE:
AS NOTED

DATE:
XXXX

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
A-3

NOTE:
1. VERTICAL SLATS SHALL BE
INSTALLED ON PROPOSED 8'-0"
HIGH CHAIN-LINK FENCE.

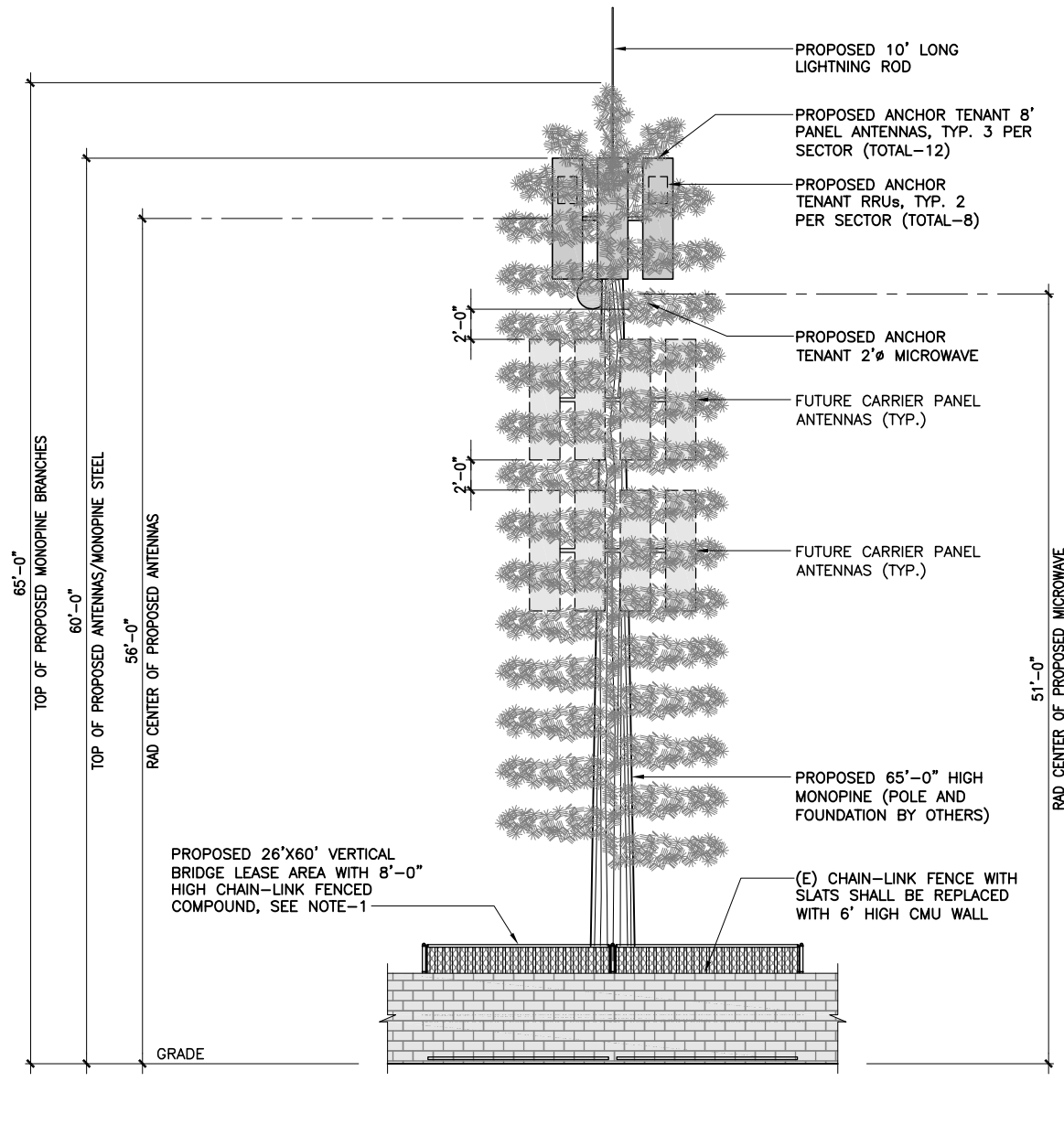


WEST ELEVATION

SCALE
3/16"=1'-0"
0 2' 4' 8'

2

NOTE:
1. VERTICAL SLATS SHALL BE
INSTALLED ON PROPOSED 8'-0"
HIGH CHAIN-LINK FENCE.



NORTH ELEVATION

SCALE
3/16"=1'-0"
0 2' 4' 8'

1

CLIENT

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

ASSURANCE
DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

1	REVISED PER PLANNING	APP	03/02/23
0	ISSUED FOR ZONING	APP	01/05/23
A	ISSUED FOR REVIEW	APP	12/18/22
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: APP
DESIGNED: APP
CHECKED: BL

PROJECT NUMBER: US-CA-7282

PROJECT TITLE:
**US-CA-7282
SV14169A
SHAFTER**
APN: 028-251-09
SHAFTER, CA 93263

ENGINEER STAMP:

DRAWING TITLE:
ELEVATIONS

DRAWING SCALE:
AS NOTED

DATE:
XXXX

ZD

UNAUTHORIZED ALTERATION OR ADDITION TO
THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
A-4

EXHIBIT B

CONDITIONAL USE PERMIT NO. 23-135 CONDITIONS OF APPROVAL

1. The owner(s) or project proponent(s) (hereinafter referred to as “Developer”), solely at their cost and expense, shall defend, indemnify, and hold harmless the City of Shafter (hereinafter referred to as “City”), its agents, legislative bodies, officers, and employees regarding any legal or administrative action, claim, or proceeding concerning approval of Conditional Use Permit (“CUP”) No. 23-135 (hereinafter referred to as “CUP 23-135”) and/or related actions including, without limitation, actions taken or not taken with respect to the California Environmental Quality Act (hereinafter referred to as “CEQA”); or, at its election and in the alternative, shall relinquish such approval. Developer shall assume the defense of the City in any such legal or administrative action, claim, or proceeding with legal counsel paid for in the entirety by Developer, but subject to the City’s reasonable approvals. Developer shall also reimburse the City, its agents, legislative bodies, officers, and employees for any judgments, amounts paid in settlements, court costs, and attorneys’ fees which the City, its agents, legislative bodies, officers, and employees may be required to pay or otherwise pay because of such action, claim, or proceeding. The City may, at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve Developer’s obligations under these conditions of approval (hereinafter referred to as “Conditions”).
2. Developer, or general contractor, shall submit a list of all contractors and/or subcontractors performing work on this project to the City’s Administrative Services Department and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City prior to the commencement of work.
3. Until all portions of the project have been completed, all vacant and undeveloped land within the boundaries of the project area shall be maintained in a weed-free, clean, and orderly manner by Developer. Should said property not be so maintained, City shall notify Developer that the property is to be cleaned within fourteen (14) days of receipt of said notice. If Developer does not comply within the required time frame, City may then clear the land and bill Developer for expenses incurred and Developer shall promptly pay the City for such expenses.
4. Developer shall comply with all provisions of the City’s Zoning Ordinance, Subdivision and Engineering Design Manual, the latest adopted California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Fire Code, and all other applicable codes, ordinances, regulations, and development standards in effect at the time of issuance of relative permits. Identification of specific sections of any of the City documents does not negate the Developer’s responsibility to conform to unmentioned sections of the City’s Zoning Ordinance, Subdivision and Engineering Design Manual, California Building Code, and all other applicable ordinances, resolutions, standards, and requirements of the City.
5. Approval of CUP 23-135 shall not vest until all Conditions are met. If within one year after the approval by the City, the development has not been initiated, the procedures and actions

which have taken place up to that time shall be null and void and the development project shall be subject to the processing of new permits if it is the Developer's intent to proceed with construction unless Developer applies for and receives approval of an extension of time from the City Planning Commission. One extension of time, not to exceed one additional year, may be granted by the Planning Department not less than 30 days prior to the date of expiration. PLEASE NOTE: This will be the only notice given for the above specific expiration date. The Developer is responsible for initiating an extension request.

6. Construction of the development identified as CUP 23-135 shall be in substantial accordance with all City approved submittals to the City by Developer, including, but not limited to all Conditions of CUP 23-135 and Exhibit "A" (Site Plan) except as otherwise set forth in these conditions of approval.
7. The Developer shall supply verification to City staff of the proposed facility's compliance with all applicable requirements of the American National Standards Institute (ANSI) and Institute of Electrical and Electronics Engineers (IEEE).
8. The Developer shall supply verification of compliance with all applicable requirements of the Federal Aviation Administration (FAA).
9. If prescribed by the City or another approving agency, such as the FAA, safety lights shall be required.
10. The proposed facility shall be designed to co-locate with other carriers. If co-location is not possible, then Developer shall submit evidence prior to construction of the facility. Any changes to the facility to provide for co-location not considered in this CUP shall require the developer to apply to the City for a change of conditions.
11. Where an equipped building accompanies the support structure, it shall be designed, colored, and textured to match adjacent architecture or to blend in with surrounding development, as approved by the Planning Director or his designee.
12. All new utilities shall be underground service.
13. The Developer is responsible for maintaining the facility in an appropriate manner consistent with the original approval of this CUP. Should the use be replaced or discontinued for a period of six months, the approval will lapse, and the developer shall remove the facility from the project site and shall repair any damage to the premises or other land caused by such removal. Upon removal of the facility, the Developer shall restore the premises or other land affected by such removal to its original condition.
14. No new construction, or improvements to the property, shall be permitted without first obtaining the proper permits from Planning, Building, and Engineering Departments of the City.
15. The property and any proposed building(s), as well as any architectural features, shall be kept free of graffiti and shall be maintained in a clean and orderly manner.

16. The project shall comply with the lighting standards for non-residential development per Section 10.140 of the Shafter Zoning Ordinance.
17. Unless otherwise stated, all Conditions shall be completed prior to a final inspection and prior issuance of an occupancy permit.
18. CUP 23-135 shall not become effective for any purpose unless an "Acceptance of Conditions" form has been signed by the Developer and returned to the Planning Department.
19. 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.
20. Any contractor working within the public right-of-way shall obtain an encroachment permit from the City Engineer prior to commencing any such work.
21. Developer shall relocate and/or install all necessary infrastructure to provide utilities to the proposed project.
22. 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.
23. 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.
24. Any obstructions including utilities, irrigation lines, etc., shall be removed and/or relocated, if necessary, at the expense of the Developer.
25. No final inspection shall be approved until all required improvements have been completed by the Developer and accepted by the City.
26. Prior to the issuance of any Occupancy Permit, all public improvements (street, sewer, water) shall be constructed and approved by the City Engineer and ready for final acceptance.
27. Walls along property line between commercial and residential shall not create an eyesore for the residential owner.
28. Prior to review of any required improvement plans, a grading plan shall be submitted to and approved by the City Engineer.
29. ADA standards shall be adhered to.

30. Developer shall submit detailed drawings for all existing and proposed utility connections to the City Engineer for review and approval prior to issuance of a building permit. No permanent structures shall be constructed over proposed or existing utility easements.
31. During construction, the Developer shall maintain the project, including the adjacent streets in a dust free condition. This condition always applies including weekends, evenings, and nighttime hours. During construction operations, cleanup of soil from public roadways shall be required, if deemed necessary, by the City Engineer.
32. All utilities proposed under paving shall be installed prior to paving. Cover over utilities shall be a depth as approved by the City Engineer.
33. Prior to issuance of any Occupancy Permit, an address shall be permanently installed and clearly visible from the street in a manner approved by the Planning Director.
34. All conditions of the Kern County Fire Department shall be met prior to occupancy of the building. If no conditions are required, a letter so stating shall be submitted to the City Building Department.
35. Prior to the issuance of any Occupancy Permit, the Developer shall enter a reciprocal access and utilities easement agreement.
36. Prior to the issuance of any Occupancy Permit, the Developer shall remove a “steel container” that is found on APNs 028-251-09 and -10.
37. Prior to issuance of building permit, the developer shall provide proof of approval of the generator by the San Joaquin Valley Air Pollution Control District.
38. The Developer shall be responsible for maintaining the facility, including weed abatement in the “gap” between the lease line and eastern and southern property lines.