February 20, 2026

CITY OF SHAFTER, CALIFORNIA

Mitigated Negative Declaration

General Plan Amendment No. 25-41, Zone Change No. 25-74 and Tentative Tract Map No. 7498

(APNs 028-290-03 and 028-290-04)

City of Shafter
336 Pacific Avenue
Shafter, CA 93263

CONTENTS

CITY OF SHAFTER

MITIGATED NEGATIVE DECLARATION

The City of Shafter (City) has completed a California Environmental Quality Act (CEQA) Initial Study (attached) of the possible environmental effects of the following-described project and has determined that a Mitigated Negative Declaration is appropriate. It has been found that the proposed project, as described and proposed to be mitigated (if required), would not have a significant effect on the environment. This determination has been made according to California Environmental Quality Act (CEQA) and the State CEQA Guidelines.

Project Title: General Plan Amendment No. 25-41, Zone Change No. 25-74 and Tentative Tract Map No. 7498 (APN's 028-290-03 & 028-290-04)

Comment Period Begins: February 20, 2026

Comment Period Ends: March 23, 2026

Mitigation Measures

Mitigation Measures (included in the proposed project to avoid potentially significant effects) are as follows. See **Attachment A** to the Initial Study for Mitigation Monitoring and Reporting Program.

Air Quality Impact Mitigation Measures

AIR-1 Prior to grading plan approval, the applicant/developer shall submit documentation to the Planning Department that they will/have met all air quality control measures, design features, and rules required by the San Joaquin Valley Air Pollution Control District, including but not limited to the following:

To minimize Fugitive Dust during grading and construction, the applicant will comply with the following:

- All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover, or vegetative ground cover.
- All onsite unpaved roads and offsite-unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.

- All land clearing, grubbing, scraping, excavation, land leveling, grading, cut-and-fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.
- When materials are transported offsite, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained. No material is expected to be transported offsite.
- All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.)
- Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.

Diesel Particulate Matter: during construction, the applicant will comply with the following design features:

- Properly and routinely maintain all construction equipment, as recommended by manufacturer manuals, to control exhaust emissions.
- Shut down equipment when not in use for extended periods of time to reduce emissions associated with idling engines.
- Encourage ride sharing and use of transit transportation for construction employee commuting to the project sites.
- Use electric equipment for construction whenever possible in lieu of fossil fuel-fired equipment.

AIR-2 Prior to Tentative Tract Map No. 7498 approval, the applicant/developer shall submit proof to the Planning Department that the project has complied with the San Joaquin Valley Air Pollution Control District's Indirect Source Rule (Rule 9510).

<u>Biological Resources Impact Mitigation Measures</u>

BIO-1 San Joaquin Kit Fox (*Vulpes macrotis mutica*)

Prior to ground disturbance, a pre-construction survey must be conducted 14 - 30 days within the Project Area and a 500-foot buffer to identify active or potential San Joaquin kit fox dens.

- If potential kit fox dens are observed within the Project Area, a 50-foot avoidance buffer should be implemented. If construction activities require the destruction of a potential den, then den monitoring shall be conducted by a qualified biologist for a minimum of 4 consecutive nights following the protocols set forth in the *U.S.*

Fish and Wildlife Service Standardized Recommendations for the Protection of the Endangered

San Joaquin Kit Fox Prior to or During Ground Disturbance (USFWS 2011). Known dens shall require an avoidance buffer of at least 100 feet. If a known den cannot be avoided, it shall be left undisturbed, and the monitoring biologist shall be contacted immediately. Natal dens found within the Project Area or within a 500-buffer surrounding the Project Area should be avoided and the USFWS and CDFW shall be contacted.

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

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

If construction activities are to take place during the nesting season (February - August), a preconstruction survey will be conducted 14 - 30 days prior to ground disturbing activities within the Project Area and a 500-foot buffer to identify individual Swainson's hawk's and active nests. This survey can be conducted concurrently with the San Joaquin kit fox pre-construction survey described above, depending on the timing of the pre- construction survey.

If any active Swainson's hawk nest is found during the pre-construction survey, a qualified biologist will prescribe an appropriate buffer zone surrounding the nest and a plan to be implemented to prevent disruption of nesting activities. If nest disruption is not possible, CDFW should be contacted for guidance.

BIO-3 Tricolored blackbird (*Agelaius tricolor*)

If construction activities are to take place during the nesting season for tricolored blackbird (February - May), a pre-construction survey will be conducted 14 - 30 days prior to ground disturbing activities within the Project Area and a 500-foot buffer to identify individual tricolored blackbirds and active nests. This survey can be conducted concurrently with the San Joaquin kit fox pre-construction survey described above, depending on the timing of the preconstruction survey.

If any active tricolored blackbird nest sites are found during the pre-construction survey, a qualified biologist will prescribe an appropriate buffer zone surrounding the nest site and a plan to be implemented to prevent disruption of nesting activities, the nest site and a plan to be implemented to prevent disruption of nesting activities.

BIO-4 Other Migratory Birds

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

BIO-5 General Wildlife Avoidance Measures

To further ensure no special-status species are impacted by the project, the project will comply with the following general wildlife avoidance measures during the construction period.

- All vehicles should implement a maximum 10 mph speed limit within the Project Area or adhere to the posted speed limit.
- To avoid the entrapment of any animal, all excavations greater than 2 feet should be backfilled by the end of day. If backfilling by the end of day is not possible, excavations should be covered in a way to prevent wildlife species from entering the excavation. If excavations cannot be covered, an earthen escape ramp or a ramp constructed of wooden planks should be implemented inside the excavation at a 1:1 slope (45 degrees). If any wildlife is found entrapped inside an open excavation, the biologist should be contacted immediately. All pipes, culverts, or similar structures staged onsite should be capped in a way to prevent the entry of wildlife. Such structures should be checked prior to moving to ensure no wildlife is entrapped inside.
- All food-related trash items including wrappers, cans, bottles, and scraps should be disposed of in a securely closed container and removed from the site at the end of each day.
- No firearms or pets should be allowed onsite.

  Any protected wildlife species that may venture onsite should be allowed to leave the site of their own accord. No attempt to handle or otherwise engage with the animal should be made. If after a reasonable amount of time the animal does not leave the Project Site, the biologist should be contacted.

<u>Cultural Resources Impact Mitigation Measures</u>

CUL-1 If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified archaeologist can evaluate

the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.

CUL-2 If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the county coroner.

CUL-3 If any paleontological resources are encountered during ground disturbance activities, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or other appropriate facility regarding any discoveries of paleontological resources.

<u>Geological and Soils Impact Mitigation Measures</u>

GEO-1 If any paleontological resources are encountered during ground disturbance activities, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County.

<u>Greenhouse Gas Emissions Impact Mitigation Measures</u>

GHG-1 Prior to the issuance of building permits, the applicant/developer shall provide proof to the Planning Department that the project scores a minimum of 29 points using the San Joaquin Valley Air Pollution Control District (SJVAPCD) Greenhouse Gas Emission Reduction Best Performance Standard (BPS) Measures for Development Projects.

Transportation/Traffic Impact Mitigation Measures

TRA-1 Prior to issuance of building permits, the applicant/developer shall either pay or bond for 8.7% of the cost, as determined by the City Engineer, for a future signal at the Shafter Avenue and E. Los Angeles Street intersection.

INITIAL STUDY CHECKLIST
(CEQA APPENDIX G: ENVIRONMENTAL CHECKLIST FORM)

1. Project title: General Plan Amendment No. 25-41, Zone Change No. 25-74 and Tentative Tract Map No. 7498

2. Lead agency name and address: City of Shafter
336 Pacific Avenue
Shafter, CA 93263

3. Contact person and phone number: Steve Esselman
Planning Director
661-746-5002

4. Project location: Approximately 2,000 feet west of South Central Valley Highway, along East Los Angeles Ave and (future) South Mannel Avenue intersection in west Shafter (**Figure 1**: Regional Project Location, **Figure 2**: Aerial Overview)

5. Project sponsor's name and address: V Lions Holdings, LLC
P.O. Box 1200
Wasco, CA 93280

6. General plan designation: LDR (Low-Density Residential) and Very Low Density Residential (**Figure 3**: General Plan Land Use)

7. Zoning: Estate (E) and Agricultural (A) (**Figure 4**: Zoning)

8. Description of project (describe the whole action involved, including but not limited to later phases of the project, and any secondary support, or off-site features necessary for its implementation):

This project consists of a request for a General Plan Amendment (GPA) and a Zone Change (ZC) to allow the development of a low-density residential development of 176 single-family residential units. The development will include one- and two-story buildings on an approximately 40-acre site located approximately 2,000 feet west of S. Central Valley Highway, along East Los Angeles Avenue and South Mannel Avenue intersection in west

Shafter (APN's 028-290-03 and -04) (**Figure 5:** TTM 7498). The residential development was assessed as if it would be developed and constructed in four (4) phases over a 4-year period beginning in 2026.

The project site is located within Section 15, Township 28 South, Range 25 East, Mount Diablo Base & Meridian. The project site lies within the Rio Bravo USGS 7.5-minute topographic quadrangle.

The project will be developed to City of Shafter development standards which include onsite and offsite improvements.

Onsite improvements include, but not limited to:

- Street, sidewalk, curb and gutter
- Sewer and storm drain
- Water
- Dry utilities
- Landscape

Offsite improvements consist of the following:

- Street, sidewalk and landscape improvements along East Los Angeles Avenue and future South Mannel Avenue
- Connection to existing water line in East Los Angeles Avenue
- Connection to the existing sewer line on East Los Angeles Avenue and Beech Street and west of South Mannel Avenue

9. Surrounding land uses and setting:

The proposed project site is currently agricultural land and is bounded by East Los Angeles Avenue and surrounded by residential and agricultural uses to the north, east, south and west as further described:

- North: Vacant and residential, zoned multi-family and low-density residential
- East: Agricultural, zoned low density residential
- South: Vacant land, zoned agricultural and residential estate
- West: Scattered residential uses, zoned residential estate

10. Other public agencies whose approval is expected to be required (e.g., permits, financing approval, or participation agreement):

- City of Shafter—CEQA Mitigated Negative Declaration consideration and adoption
- City of Shafter—General Plan Amendment approval
- City of Shafter—Zone Change approval
- City of Shafter—Grading permit
- City of Shafter – Improvement plans

- City of Shafter—Building permits
- City of Shafter—Tentative Tract Map approval
- City of Shafter—Potable water and sewer will-serve letters
- San Joaquin Valley Air Pollution Control District—Indirect Source Rule compliance
- State Water Resources Control Board—National Pollutant Discharge Elimination System General Permit

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

    No, California Native American tribes traditionally and culturally affiliated with the project area have not requested consultation.

    Note: A records search was requested from the Native American Heritage Commission (NAHC) on November 25, 2024 by Hudlow Consultants. The NAHC responded with a letter on 12/5/24 stating the results of the search were negative. A list of eight (8) Federal and Non-Federal Tribes was provided, and individual requests were sent by Hudlow on December 27, 2024. Per SB 18 guidelines, no responses were received by the January 24, 2025. See Hudlow's Phase 1 Cultural Resource Survey, dated January 2025.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist in the following pages:

□ Aesthetics	□ Agricultural/Forestry Resources	□ Air Quality
□ Biological Resources	□ Cultural Resources	□ Energy
□ Geology/Soils	□ Greenhouse Gas Emissions	□ Hazards/Haz. Mat.
□ Hydrology/Water Quality	□ Land Use/Planning	□ Mineral Resources
□ Noise	□ Population/Housing	□ Public Services
□ Recreation	□ Transportation	□ Tribal Cultural Res.
□ Utilities/Service Systems	□ Wildfire	□ Mandatory Findings

Determination

On the basis of this initial evaluation:

- □ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.
- ■ I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would be prepared.
- □ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- □ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect has been 1) adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- □ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable legal standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Steve Esselman, Planning Director

February 20, 2026

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
    a) Earlier Analysis Used. Identify and state where they are available for review.
    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
    a) the significance criteria or threshold, if any, used to evaluate each question; and
    b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ENVIRONMENTAL ISSUE

Aesthetics

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	■	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	■
c) In non-urbanized areas, substantially degrade the existing visual character or quality of project views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with the applicable zoning or other regulations governing scenic quality?	☐	☐	■	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	■	☐

Evaluation of Environmental Effects

a) Less than significant impact. The proposed project consists of 176 single-family units on an approximately 40-acre site. The site is located on undeveloped land with Very Low-Density Residential (VLDR) and Low-Density Residential (LDR) land use designations and Estate (E) and Agricultural (A) zoning classifications. The project is requesting a GPA and ZC, which would allow for the proposed project. There are residential uses to the north, and west, and agricultural uses to the south and east of the project site.

According to the City of Shafter General Plan, the site is not within or in the vicinity of an identified scenic vista, and no known aesthetic resources exist on or near the site. The project does not lie near or within a State Designated or Eligible State Scenic Highway (Caltrans 2025). Furthermore, development of the project would not block or preclude views to any area containing important or what would be considered visually appealing landforms. The project does not include the removal of trees that are determined to be scenic or of scenic value, the destruction of rock outcroppings or degradation of any historic building(s). Therefore, the project would not have a substantial adverse effect on a scenic vista.

b) No impact. Please see response to a. above. Therefore, the project would not substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway.

c) Less than significant impact. The project is surrounded by residential uses to the north, and west and agricultural uses to the south and east. The project would be visible from passing motorists and the surrounding residences. The proposed project includes a request for a GPA and ZC to develop one- and two-story residential buildings consisting of 176 units, which is consistent with the surrounding land use designations. The parcels located to the north of the project site are Medium High Density Residential and Low-Density Residential, therefore, changes to the visual quality and character of the project site would be compatible with the existing residential uses and adhere to similar residential uses in the surrounding areas. Given that the project is requesting a GPA and ZC, the project would not substantially degrade the existing visual character or quality of the site and its surroundings in a non-urban area or conflict with the applicable zoning or other regulations governing scenic quality in an urban area.

d) Less than significant impact. The residential development was assessed as if it would be developed and constructed in four (4) phases over a four-year period beginning in 2026. The first year of operation (Phase 1 of Tract No. 7498) is expected to begin in 2027. Shafter Municipal Code (Section 8.24.030 – Construction Work) limits construction noise between the hours of 7 am and 7 pm. It follows that construction activity will occur during daylight hours and that lighting or glare associated with construction activities would not be a factor. Increased truck traffic and the transport of construction materials to the project site would temporarily increase glare conditions during construction. However, this increase in glare would be minimal. Construction materials delivery would focus on specific areas on the sites, and any sources of glare would not be stationary for a prolonged period.

When occupied and construction complete, street lighting would be in place that complies with City of Shafter standards. Similarly, landscape lighting and residential lighting would comply with city standards so as not to create a light glare nuisance.

Therefore, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	□	□	■	□
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	□	□	□	■
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	□	□	□	■
d) Result in the loss of forestland or conversion of forest land to non-forest use?	□	□	□	■
e) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	□	□	■	□

Evaluation of Environmental Effects

Farmland Conversion Study was prepared for APN 028-290-04 by Cornerstone Engineering Inc. dated October 2025, included as **Attachment C.**

a) Less than significant impact. The 40-acre site (APNs 028-290-03 and -04) currently has Very Low-Density Residential (VLDR) and Low-Density Residential (LDR) land use designations and

Estate (E) and Agricultural (A) zoning classifications. The project is requesting a GPA and ZC, which would allow for the proposed project; the proposed General Plan land use designation is Low Density Residential (LDR) and the proposed zoning classification is Low-Density Residential (R-1) for the 40-acre site. The project site is surrounded by existing and proposed residential uses to the north and existing agricultural uses to the south, west and east.

CEQA uses the California Department of Conservation Division of Land Resource Protection's Farmland Mapping Project categories of "Prime Farmland," "Farmland of Statewide Importance," and "Unique Farmland" to define "agricultural land" for the purposes of assessing environmental impacts (Public Resources Code Section 21060.1[a]).

One of the two parcels (APN 208-290-04) that comprise the 40-acre project site is designated "Prime Farmland." Therefore, implementation of the proposed project would result in a loss of approximately 20 +/- acres of soil considered prime farmland soil as confirmed by maps provided by the Farmland Mapping Project. According to the Farmland Conversion Study (see **Attachment C**) prepared for the GPA/ZC, a California Agricultural Land Evaluation and Site Assessment (LESA) model was performed for the project to determine whether the project would result in a significant conversion of agricultural lands. The results of the model determined that the project would not result in a significant environmental impact resulting from the conversion of "Prime Farmland" to non-agricultural uses.

This project site does not meet the requirements for Farmland of Statewide Importance category or Unique Farmland. Farmland of Local Importance may be important to the local economy due to its productivity. This may include a local advisory committee set up by the Soil Conservation Service in each county to initially identify farmland of local importance. Kern County has determined that there will be no farmland of Local Importance in Kern County.

Therefore, the project would not significantly convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use.

b) No impact. The project is surrounded by residential zones on all but the southeast corner. The proposed project includes a request for a GPA and ZC to develop single-family residential consisting of 176 units which is consistent with the surrounding land use designations. Neither the project site nor the parcels adjacent to its boundary are subject to Williamson Act contracts (see **Attachment C**). Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract.

c) No impact. The Public Resources Code Section 12220 (g) and Section 4526 defines "forest land" as land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources,

including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. There are no forest lands identified on the project site or within its vicinity. Therefore, the project would not conflict with existing zoning for, or cause rezoning of forest land or timberland, or timberland zoned Timberland Production.

d) No impact. Please see response to c. above. Therefore, the project would not result in the loss of forestland or conversion of forest land to non-forest.

e) Less than significant impact. Please see responses to a. through d. above. Therefore, the project would not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use.

Air Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	■	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	■	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	■	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial amount of people?	☐	☐	■	☐

Evaluation of Environmental Effects

Air Quality Impact Analysis (including Greenhouse Gas Study) was prepared by EnviroTech Consultants for the project, and is included as **Attachment D**.

a) Less than significant impact. The project is located within the City of Shafter and is in the San Joaquin Valley Air Basin (SJVAB). This SJVAB is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD) with jurisdiction, and emissions from the project would include both on-site and off-site construction-related sources. The Air Quality Impact Analysis was prepared using methods described in the San Joaquin Valley Unified Air Pollution Control District's (SJVUAPCD's) guide for Assessing and Mitigating Air Quality Impacts (GAMAQI), March 19, 2015 Revision.

The project's annual construction emissions are compared with the SJVAPCD criteria pollutant thresholds of significance and the daily construction emissions are compared with the District's Ambient Air Quality Analysis Screening Levels. As shown in the tables below, the project did not exceed the screening thresholds. Therefore, the project would not conflict with or obstruct implementation of the applicable air quality plan.

As shown in the table below, the SJVAPCD has established specific criteria pollutants thresholds of significance which are the six air pollutants analyzed for this project.

Significance Thresholds for Criteria Pollutants			
Pollutant/Precursor	Construction Emission Emissions (Tons/year)	Operational Emissions	
		Permitted Equipment and Activities Emissions (tons/year)	Non-Permitted Equipment and Activities Emissions (tons/year)
CO	100	100	100
NO_x	10	10	10
VOC	10	10	10
SO_x	27	27	27
PM_{10}	15	15	15
$PM_{2.5}$	15	15	15

EnviroTech Consultants, 2025.

Emissions from construction would result from fuel combustion and exhaust from equipment as well as vehicle traffic, grading, and the handling of materials (e.g., lubricants). The implementation of the proposed project would generate short-term increases in the air emissions from construction activities that would occur because of the proposed project. The following table provides the estimated annual construction emissions resulting from of the project.

Annual Short-Term Construction Air Quality Emissions - After Mitigation							
Source	**Pollutant (Ton/Year)**						
	VOC	**NOx**	**CO**	**PM10**	**PM2.5**	**SOx**	**CO2e**
2026	0.27	2.28	2.70	0.40	0.21	0.01	541
2027	0.16	1.32	2.00	0.12	0.06	0.01	395
2028	0.16	1.25	2.00	0.12	0.06	0.01	394
2029	4.05	0.49	0.80	0.04	0.02	0.01	140
SJVUAPCD Threshold	10	10	100	15	15	27	NA
Highest Year	**4.05**	**2.28**	**2.7**	**0.4**	**0.21**	**0.01**	**541**
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**	**NA**
Notes:	VOC = Reactive organic gases CO = Carbon Monoxide NOx = Nitrogen Oxide PM10 = Particulate Matter <10 Microns PM2.5 = Particulate Matter <2.5 Microns SOx = Sulfur Oxides NA = Not Applicable Refer to exhibits for a printout of the computer model used in this analysis.						

EnviroTech Consultants, 2025.

[1] Maximum annual emission includes both on-site and off-site emissions

This table shows the project's annual construction emissions will be below the applicable SJVUAPCD criteria air pollutant significance thresholds levels.

The project would also result in long-term emissions including both on-site and off-site emissions. The proposed project's long-term operations emissions are generated from energy consumption relating to heating and cooling, landscape maintenance, and consumer products, as well as from water use and waste generation, and mobile sources (resident vehicles) emissions. Most of these long-term emission impacts are from mobile sources traveling to and from the project area.

The predicted emissions associated with vehicular traffic (mobile sources) are not subject to the SJVUAPCD's permit requirements. However, the SJVUAPCD is responsible for overseeing efforts to improve air quality within the SJVAB. The SJVUAPCD reviews land use changes to evaluate the potential impact on air quality. The SJVUAPCD has established a CEQA significance level for criteria pollutants as shown in the Significance Thresholds for Criteria Pollutants table.

Operational emissions have been estimated using the CalEEMod 2022.1.1.9 computer model. CalEEMod predicts operational emissions of CO, VOC, NOx, SOx, PM10, PM2.5 and CO2e associated with new or modified land uses. CalEEMod modeling results are summarized in the Table below.

Annual Long-term Operational Emissions							
Source	Pollutant (Tons/year)						
	VOC	NOx	CO	PM10	PM2.5	SOx	CO2e
2028	6.44	1.15	7.49	1.62	0.44	0.02	2,237
SJVUAPCD Threshold	10	10	100	15	15	27	NA
Is threshold exceeded after mitigation?	No	No	No	No	No	No	NA

EnviroTech Consultants, 2025.

As shown in the above tables, the annual and daily long-term operational emissions are also not predicted to exceed SJVAPCD significance thresholds levels. Given that the project's short-term construction impact on regional air resources will not exceed SJVAPCD significance thresholds levels, the project would not conflict with or obstruct implementation of the applicable air quality plan. The highest operational emissions occur in 2028, the first year after the development's construction has been completed. Therefore, the project's long-term operation impact on regional air resources will be less than significant.

b) Less than significant impact with mitigation incorporated. Under GAMAQI (SJVAPCD 2015)[1], any project that would have individually significant air quality impacts would also be considered to have significant cumulative air quality impacts. Impacts of local pollutants are cumulatively significant when the combined emissions from the project and other planned projects exceed air quality standards. These amounts are not individually considerable because emissions within the SJVAB will be essentially the same regardless of whether the proposed project is built. According to EnviroTech's analysis, regionally the SJVAB has annual

[1] https://www.valleyair.org/media/g4nl3p0g/gamaqi.pdf

VOC emissions of 302,200 tons and annual NOx emissions of 223,800 tons from all sources. The proposed project represents approximately 0.002% of the VOC and 0.003% of the NOx emissions in the SJVAPCD.

This project does not pose a significant increase to estimated cumulative emissions for criteria pollutants in nonattainment within Kern County and the greater SJVAB. The project's regional contribution to cumulative impacts would be negligible (well less than 1% for all pollutants under consideration) and therefore, the project's contribution is not cumulatively considerable.

Shafter Municipal Code 12.30[2] describes that "no operation or activity shall cause the emission of any smoke, fly ash, dust fumes, vapors, gases or other forms of air pollution which can cause material damage to health, or property, or which can cause excessive dirt on any other lot. No emission shall be permitted which exceeds the requirements of the San Joaquin Valley Unified Air Pollution Control District and or the requirement of any Air Quality Plan adopted by the City of Shafter."

SJVAPCD Rule 9510 requires the reduction of emissions of nitrogen oxides (NO_X) and particulate matter smaller than ten microns in aerodynamic diameter (PM_{10}) associated with construction and operational activities of development projects occurring within the San Joaquin Valley. Rule 9510 applies to new development projects that would equal or exceed specific size limits called applicability thresholds (e.g., developing more than 2,000 square feet of commercial space, 25,000 square feet of light industrial space, 10,000 square feet of heavy industrial space, or 50 residential units). The project is subject to SJVAPCD Rule 9510 because it exceeds the applicability threshold of 50 residential or dwelling units (**AIR-2**). Accordingly, the project must reduce the portion of the emissions occurring during construction and operational phases through on-site measures or pay off-site mitigation fees. The objective of this rule is to reduce construction NO_X and PM_{10} emissions by 20% and 45%, respectively, as well as to reduce operational NO_X and PM_{10} emissions by 33.3% and 50%, respectively, when compared to unmitigated projects. The SJVAPCD uses CalEEMod (California Emission Estimator Model) to estimate emissions of NO_X and PM_{10} for potential land uses. Examples of measures that may be implemented to reduce emissions pursuant to this rule include, but are not limited to, incorporating energy efficiency beyond Title 24 requirements, providing bicycle lanes throughout a project, using cleaner fleet construction vehicles, providing employee incentives for using alternative transportation, and building in proximity to existing or planned bus stops. When a development project cannot reduce its NO_X and PM_{10} emissions to the level required by Rule 9510, then the difference must be mitigated through the payment of an offsite emissions reduction fee. One hundred percent (100%) of all off-site mitigation fees are used by the SJVAPCD to fund emission reduction projects through its Incentives Programs, achieving emission reductions on behalf of the project[3].

SJVAPCD Regulation VIII - Fugitive PM_{10} Prohibition requires projects of this scale to comply with standard fugitive dust control measures during construction to regulate concentrations PM_{10}. Regulation VIII requires receipt of a District-approved Dust Control Plan or Construction

[2] https://www.shafterca.gov/DocumentCenter/View/6411/Zoning-Ordinance-2025-08-21
[3] https://ww2.valleyair.org/media/cjlnn0u1/r9510-a.pdf

Notification form before the issuance of the first grading permit. The project will comply with this regulation by implementing mitigation measures as listed above[4].

Due to the fact that 1) the air quality modeling indicates that the project's regional contribution to cumulative impacts would be negligible and 2) the project would comply with the requirements of the SJVAPCD attainment plans and rules and mitigation measures which require the applicant to provide proof of such compliance (**AIR-1 and AIR-2**), the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

c) Less than significant impact with mitigation incorporated. Sensitive receptors are defined as locations where young children, chronically ill individuals, the elderly, or people who are more sensitive than the general population reside, such as schools, parks, playgrounds, hospitals, nursing homes, daycare centers, and residential dwelling units. The nearest sensitive receptors to the project site include existing residential dwelling units, single-family residential dwellings (Tract 6490), adjacent to the project site. By incorporating mitigation the project's predicted operational emissions are not expected to affect any sensitive receptors and are not expected to have any adverse impact on any known sensitive receptors.

The project will also comply with SJVAPCD Rule 8021- construction, demolition, and land clearing which requires best-available dust control measures during earthmoving and grading. [5]

d) Less than significant impact. The SJVAPCD's GAMAQI states "An analysis of potential odor impacts should be conducted for both of the following two situations:

1. Generators – projects that would potentially generate odorous emissions proposed to locate near existing sensitive receptors or other land uses where people may congregate and
2. Receivers – residential or other sensitive receptor projects or other projects built for the intent of attracting people locating near existing odor sources.

The proposed project is a residential project located near other residential uses. Expected uses are not known to be a source of nuisance odors and are not listed in Table 6 of the SJVAPCD GAMAQI. Therefore, the project is anticipated to have a less-than-significant odor impact. Therefore, the project would not create objectionable odors affecting a substantial number of people.

[4] https://www.valleyair.org/media/xtbcnaht/rule-8011.pdf
[5] https://www.valleyair.org/media/bhfgzedn/rule-8021.pdf

Biological Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	□	■	□	□
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	□	□	□	■
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	□	□	□	■
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	□	□	■	□
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	□	□	□	■
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	□	□	□	■

Evaluation of Environmental Effects

Biological Resource Evaluation prepared for V Lions Holdings, LLC, APN 028-290-03 and -04 by Pruett Biological Resource Consulting, January 15, 2025, included as **Attachment E.**

a) Less than significant with mitigation incorporated. Direct and indirect impacts, in the form of "incidental take" of a threatened, endangered, or otherwise protected species, are not expected because of the development of the proposed project. Implementation of standard measures for the protection of biological resources are recommended to avoid and minimize potential impact to general wildlife. These measures include (**BIO-1 through BIO-5**):

- A biological resource pre-activity survey conducted by a qualified biologist no more that 30- days before the start of construction activities,
- Biological resource monitoring during each initial phase of ground disturbance,
- Compliance reporting provided to the required oversight agencies for all biological resource field surveys, monitoring, and additional tasks as warranted.

If known or natal San Joaquin Kit Fox (SJKF) dens are identified at any time during construction, protocols enumerated in the *USFWS Standardized Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance* (2011) should be implemented, and the appropriate agencies contacted for guidance. The project is within the historic range of Tipton kangaroo rat. The most recent habitat suitability modeling (Cypher 2021) does not include the project in any of the four tiers enumerated for suitability but does have low quality habitat in the vicinity.

With mitigation, the project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species.

b) No impact. No riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service exists on the project site. No adverse effect will occur because of the development of the proposed project. Therefore, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community.

c) No impact. One excavated freshwater pond appeared on the USFWS National Wetlands Inventory mapping (USFWS 2021) on the south side proposed project site; however, the pond was classified in 1984 as a palustrine system with an unconsolidated bottom and is semipermanent flooded (USFWS 2024) and appears to have been removed in 2016 and was no longer present during the field study. No federally protected wetlands as defined by Section 404 of the Clean Water Act were identified during the field study conducted for the preparation of this report. Therefore, the project would not have a substantial adverse effect on state or federally protected wetlands.

d) Less than significant impact. No migratory wildlife corridors were identified during the literature search or field study. The project will not interfere substantially with the movement of any native fish of wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. The following recommendations are provided for the general protection of bird species that may occur on the project site or vicinity in compliance with the MBTA:

- If ground-disturbing activities are planned during the nesting season for migratory birds that may nest on or near the site (generally February 1 through August 31), nesting bird surveys are recommended prior to the commencement of ground disturbance for project activities.
- If nesting birds are present, no new construction or ground disturbance should occur within an appropriate avoidance area for that species until young have fledged, unless otherwise approved and monitored by a qualified onsite biologist.

Appropriate avoidance should be determined by a qualified biologist. In general, minimum avoidance zones for active nests should be implemented as follows: 1) ground or low-shrub nesting non-raptors – 300 feet (91 meters); 2) burrowing owl – as appropriate based on nest location, existing surrounding activity, and evaluation of owl behavior. Coordination with CDFW may be warranted. 3) Sensitive raptors (e.g., prairie falcon, golden eagle) – 0.5 miles (0.8 kilometers); 3) other raptors – 500 feet (152 meters). With the use of appropriate

avoidance measures, the project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

e) No impact. There are no biological resources on the site which are protected by local policies. Therefore, the project would not conflict with any local policies or ordinances protecting biological resources.

f) No impact. The project does not conflict with any Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Cultural Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	■
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	■	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	■	☐	☐

Evaluation of Environmental Effects

A Phase I Cultural Resource Survey was conducted for the project for V Lions Holdings, LLC by Scott M. Hudlow, January 2025, included as **Attachment F.**

a) No impact. A cultural resources assessment was conducted for the project site, and no cultural resources were identified under guidelines Section 15064.5. Therefore, the project would not cause a substantial adverse change in the significance of a historical resource. Because there are no historical resources present on the project site implementation of the proposed project would not cause a substantial adverse change.

b) Less than significant with mitigation incorporated. There are no known archaeological resources at the site. However, there is still the potential to unearth previously unknown archeological resources at the site as grading and other ground-disturbing activities have the potential to damage or destroy such resources. Mitigation (**CUL-1**) requires if prehistoric or historic era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified archaeologist can evaluate the find and make recommendations. If the qualified archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required, and these additional studies may include avoidance, testing, and evaluation or data recovery excavation.[6]

c) Less than significant with mitigation incorporated. No human remains have been discovered at the project site, and no burials or cemeteries are known to occur within the area of the site. However, construction would involve earth-disturbing activities, and it is still possible that human remains may be discovered, possibly in association with archaeological sites. Implementation of mitigation (**CUL-2**) that included immediately ceasing work and contacting the County coroner and Native American tribal representatives, if needed, would ensure that the proposed project would not directly or indirectly destroy previously unknown human remains. With mitigation, in accordance with PRC 5097.98[7] the project would not disturb any human remains, these will follow the recommendations of the Most Likely Descendant including those interred outside of dedicated cemeteries. Work may only resume once authorized by the Coroner, Native American Heritage Commission, and Descendant.

[6] https://www.law.cornell.edu/regulations/california/14-CCR-15064.5

[7] https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5097.98.

Energy

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	■	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	■	☐

Evaluation of Environmental Effects

This section evaluates the projects' potential energy impacts consistent with CEQA guidelines, including whether the project would use energy efficiently and comply with applicable state and local energy plans.

a) Less than significant impact. Project construction would require temporary energy demands typical of other residential construction projects that occur throughout the state and this development's construction would not result in inefficient or unnecessary consumption of energy resources beyond typical residential construction. All new construction within the City of Shafter must adhere to modern building standards, including California Code of Regulations Title 24[8], which outlines energy efficiency standards for new residential and nonresidential buildings to ensure that new buildings do not wastefully, inefficiently, or unnecessarily consume energy. Therefore, the project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation and the impacts are less than significant.

b) Less than significant impact. There is no adopted plan by the City of Shafter for renewable energy or energy efficiency. As discussed in response to a. above, all new development projects within the City are required to adhere to modern building standards related to energy efficiency. Additionally, the City encourages applicants and developers to go beyond the required standards and make their developments even more efficient through programs such as LEED, or Leadership in Energy and Environmental Design, which is a green building rating system that provides a framework to create healthy, highly efficient, and cost-saving green buildings. Other encouraged programs available to applicants and developers are Title 20 appliance energy efficiency standards and 2005 building energy efficiency standards. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, and impacts are less than significant.

[8] https://codes.iccsafe.org/content/CABC2022P1/california-code-of-regulations-title-24

Geology and Soils

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines & Geology Special Publication No. 42.	□	□	□	■
ii. Strong seismic ground shaking?	□	□	■	□
iii. Seismic-related ground failure, including liquefaction?	□	□	■	□
iv. Landslides?	□	□	□	■
b) Result in substantial soil erosion or the loss of topsoil?	□	□	■	□
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	□	□	■	□
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	□	□	■	□
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	□	□	□	■
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	□	■	□	□

Evaluation of Environmental Effects

a) The following discusses the potential for the project to expose people or structures to substantial adverse effects because of various geologic hazards. Potential seismic hazards in the planning area involve strong ground shaking, fault rupture, liquefaction, and landslides.

i. No impact. The City of Shafter is subject to moderate to severe ground shaking because of the alluvial soils that underlie the area and its proximity to active faults. Additionally, the thick sedimentary deposits in the City create the likelihood that a strong earthquake or other disturbance in the area could cause ground subsidence (typically a gradual settling or sinking of the ground surface with little or no horizontal movement). The Zoning Ordinance requires that all new developments comply with the most recent Uniform Building Code's seismic design standards.[9]

[9] https://www.shafterca.gov/DocumentCenter/View/6411/Zoning-Ordinance-2025-08-21

The project site is not located within an Alquist-Priolo Earthquake Fault Zone. Per the Department of Conservation, California Geologic Survey Regulatory Maps (DOC 2022), the nearest fault line is the Oildale fault, which lies approximately 11 miles east of the project site. The greatest potential for substantial adverse geologic effects in the City is posed by the San Andres Fault, which is located approximately 36 miles west of the property site. The distance from the nearest active faults precludes the possibility of fault rupture on the project site. Although the project area could potentially experience ground shaking, the magnitude of the hazard would not be severe, as indicated by the General Plan and project construction will comply with the applicable local and State requirements. Therefore, the project would not directly or indirectly cause potential substantial effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault.

ii. Less than significant impact. See response to a. above. The nearest active fault system is 10 miles from the project. In addition, there are faults outside the San Joaquin Valley, but close enough that a major earthquake could affect Shafter. The Zoning Ordinance requires that all new developments comply with the most recent Uniform Building Code's seismic design standards.

Regional earthquake faults include – North of Oildale, Oildale, Pond, Oil Center, and Rio Bravo Ranch (DOC 2025). Given the high seismicity of the southern San Joaquin Valley region, moderate to severe ground shaking associated with earthquakes on the nearby faults can be expected within the project area and throughout Kern County. In the event of an earthquake on one of the nearby faults, it is likely that the project would experience ground shaking.

While such seismic shaking would be less severe from an earthquake that originates at a greater distance from the project site, the side effects could potentially be damaging to people or structures. The project is required to design structures and infrastructure to withstand substantial ground shaking in accordance with all applicable State law and applicable codes included in the California Building Code Title 24 for earthquake construction standards and building standards code including those relating to soil characteristics. The project shall adhere to all applicable local and State regulations to reduce any potentially significant impacts to structures resulting from strong seismic ground shaking at the project site. Therefore, the project would not directly or indirectly cause potential substantial effects, including the risk of loss, injury, or death involving strong seismic ground shaking.

iii. Less than significant impact. Liquefaction is defined as a phenomenon where earthquake-induced ground vibrations increase the pore pressure in saturated, granular soils until it is equal to the confining, overburden pressure. When this occurs, the soil can completely lose its shear strength and enter a liquefied state. The

possibility of liquefaction is dependent upon grain size, relative density, confining pressure, saturation of the soils, and intensity and duration of ground shaking.[10] For liquefaction to occur, three criteria must be met: "low density," coarse-grained (sandy) soils, a groundwater depth of less than about 50 feet, and a potential for seismic shaking from nearby large magnitude earthquake.

The U.S. Department of Agriculture Natural Resources Conservation Service Web Soil Survey shows that the project site contains Wasco sandy loam at a 0 to 2 percent slope (see **Attachment G**). The project is relatively flat and level with no major changes in grade. Because the project site contains well drained sandy soils, there is a negligible risk of liquefaction occurring at the project site during a seismic event.

Structures constructed as part of the project would be required by State law to be constructed in accordance with all applicable California Building Code and Title 24 construction standards. Therefore, the project would not expose people or structures to potential substantial adverse effects involving seismic-related ground failure, including liquefaction.

iv. No impact. The project site is located on the floor of the San Joaquin Valley, west of the Sierra Nevada foothills. The topography is flat, with an elevation of approximately 330 to 360 feet above mean sea level, and no significant topological features. As such, there is no potential for rock fall and landslides to have an impact on the project in the event of a major earthquake, as the area has no significant elevation changes. Based on the predicted maximum horizontal accelerations at the project site and the soil types, minor subsurface settlement may occur onsite during a major earthquake, and this is considered less than significant. The site is flat and there is a low potential for landslides. Therefore, the project would not expose people or structures to potential substantial adverse effects involving landslides.

b) Less than significant impact. The project site contains Wasco sandy loams. Due to the characteristics of the on-site soil types, the relatively flat terrain, and low precipitation (about 4 to 7 inches/annually)[11], implementation of the project would not result in significant erosion, displacement of soils or soil expansion problems. The project would be subject to City ordinances and standards relative to soils and geology. Standard compliance requirements include detailed site-specific soil analysis prior to issuance of building permits and adherence to applicable building codes in accordance with the Uniform Building Code.

Construction of the site would temporarily disturb soils, which could loosen soil, and the removal of vegetation could contribute to future soil loss and erosion by wind and storm water runoff. The project would have to request coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activities (No. 2012-0006-DWQ) (General Permit) because the project would result in one or more acres of ground disturbance. To conform to the requirements of the General Permit, a Storm Water Pollution Prevention Plan (SWPPP) would need to be prepared that specifies best management practices (BMPs) to prevent construction

[10] https://www.conservation.ca.gov/cgs/Documents/Publications/Special-Publications/SP_117a.pdf
[11] Yearly & Monthly weather - Shafter, CA

pollutants, including eroded soils (such as topsoil), from moving offsite. Implementation of the General Permit and BMPs requirements would mitigate erosion of soil during construction activities.

During operation, the soils would be sufficiently compacted to required engineered specifications, revegetated in compliance with City requirements, or paved over with impervious surfaces such that the soils at the site would not be particularly susceptible to soil erosion. Therefore, the project would not result in substantial soil erosion or the loss of topsoil.

c) Less than significant impact. See Geology and Soils responses above. As indicated in previous responses, the site is relatively flat and gently sloped. Additionally, the site is not located near any area with sufficient slope that could result in off-site landslides. Moreover, the project will be designed by an engineer to resist potential side-effects of spreading, subsidence, liquefaction, or collapse. Therefore, the project would not be located on a geologic unit or soil that is unstable, or that would become unstable because of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

d) Less than significant impact. See Geology and Soils responses above. Expansive clay soils are subject to shrinking and swelling due to changes in moisture content over the seasons. These changes can cause damage or failure of foundations, utilities, and pavements. During periods of high moisture content, expansive soils under foundations can heave and result in structures lifting. In dry periods, the same soils can collapse and result in settlement of structures. According to Physical and Chemical Properties of the Soils in the USDA Kern County Soil Survey, the upper five feet of the onsite soil (Wasco sandy loam) is considered to have low shrink-swell or expansion potential. In addition, the site is not located in an area of expansive soil. Compliance with applicable City of Shafter General Plan policies, Municipal Code, and the California Building Code, would reduce potential site-specific impacts to less-than-significant levels. Therefore, the project would not be located on expansive soil creating substantial risks to life or property.

e) No impact. The project would not require the use of a septic system because the project would connect to the existing City sewer services. Therefore, the project would not result in soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

f) Less than significant with mitigation incorporated. The General Plan confirms that the City of Shafter has received sediments from the Coast Ranges to the west, the Sierra Nevada to the east, and to a lesser degree from activity on the San Andreas Fault system. These sediments contain different species of fossils, reflecting the different periods of deposition. General Plan policy 6.6.3. includes a standard condition of approval for new development projects. The policy requires that if cultural or paleontological resources are encountered during grading,

alteration of earth materials in the vicinity of the find be halted until a qualified expert has evaluated the find and recorded identified cultural resources. With implementation of mitigation, the project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	■	☐
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☐	■	☐	☐

Evaluation of Environmental Effects

Air Quality Impact Analysis (including greenhouse gas analysis) was prepared for V Lions Holdings, LLC, for E. Los Angeles and S. Mannel Avenue Single-family Residential Development, prepared by Envirotech Consultants, April 15, 2025, included as **Attachment D**.

a) Less than significant impact. The CalEEMod model was used to estimate the greenhouse gas ("GHG") emissions due to construction activities because of the proposed project with "business as usual" conditions. That modeling indicated that the construction activities for the proposed project would generate an annual maximum of 541 metric tons for the total construction period of CO2e of GHG emissions. This represents 0.0001 percent of the 2016 GHG emissions in the State of California (which is 429,400,000 metric tons of CO2e). Therefore, the GHG emissions because of the proposed project will be less than significant**.**

It is anticipated that the operation of the proposed project would have the potential to result in long-term increases in air emissions that would generate GHGs that could contribute to global climate change. The majority of the long-term GHG emissions would be generated by motor vehicles traveling to and from the project site. Area source emissions would result from fuel combustion, landscape maintenance equipment, and consumer products. The daily operational activities because of the proposed project would have the potential to generate GHG emissions of CO2, CH4, N2O, HFCs, PFCs, and SF6. Since there is an international ban on CFCs, it is not anticipated that this GHG would occur. SF6 is primarily used in electronics manufacturing and as an insulation medium in large electrical transformers. It is not anticipated that there will be SF6 emissions from the proposed project.

The CalEEMod model was used to estimate the GHG emissions due to mobile source emissions and area source emissions because of the proposed project with "business as usual" conditions. The operation of the proposed project based on "business as usual" conditions" would result in 2,237 metric tons per year of CO2e of GHG emissions. This represents 0.0005 percent of the CO2e of 2016 GHG emissions in the State of California (which is 429,400,000 metric tons of CO2e[12]). Therefore, the GHG emissions because of the proposed project will be less than significant**.**

The Office of the California Attorney General maintains a list of "CEQA Mitigations for Global

[12] https://ww2.arb.ca.gov/ghg-inventory-data

Warming Impacts" on their website. This list, which is not intended to be exhaustive, includes examples of types of mitigation measures and policies that local agencies may consider offsetting or reducing impacts related to global climate change. The Attorney General's Office acknowledges that the measures cited may not be appropriate for every project and that the lead agency undertaking a CEQA analysis should use its own informed judgment in deciding which measures it would analyze and which measure it would require for a given project. These include measures that are "Generally Applicable" in the areas of energy efficiency, renewable energy, water conservation and efficiency, solid waste measures, land use measures, transportation and motor vehicles, and carbon offsets.

Therefore, the proposed project would comply with the applicable mitigation provided by the Attorney General's Office and impacts are considered to be less than significant.

b) Less than significant impact. See response to a. above. The project will be required to comply with the mandatory requirements of the latest 2022 California Building Code, including Title 24, Part 11, CALGreen, and Title 24, Part 6, Energy Code. The purpose of the building standards is to reduce negative environmental impacts through planning and design, energy, efficiency, water efficiency and conservation, and material and resource conservation. As the California Building Standards were developed to help meet the requirements of the Global Warming Solutions Act (AB 32), which was adopted to reduce California's GHG emissions by achieving the maximum technologically feasible and cost-effective GHG emission reductions. Therefore, by complying with the California Building Standards Code and implemented mitigations (**GHG-1**), the project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHG.

Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	□	□	■	□
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material into the environment?	□	□	■	□
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	□	□	□	■
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	□	□	□	■
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	□	□	□	■
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	□	□	■	□
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	□	□	■	□

Evaluation of Environmental Effects

a) Less than significant impact. The project proposes to develop 176 single-family units and would not involve the routine transport, use, or disposal of hazardous materials as defined by the Hazardous Materials Transportation Uniform Safety Act. However, construction activities would require transport, storage, use, and/or disposal of hazardous materials such as fuels and grease for the fueling/servicing of construction equipment, and there is the potential for upset and accident conditions that could release such material into the environment. Such substances would be stored in temporary storage tanks/sheds that would be located at the site. Although these types of materials are not acutely hazardous, they are classified as hazardous materials and create the potential for accidental spillage, which could expose construction workers. All transport, storage, use, and disposal of hazardous materials used in the construction of the project would be in strict accordance with federal and state laws and regulations. During construction of the project, Safety Data Sheets for all applicable materials present at the site would be made readily available to onsite personnel. During construction, non-hazardous construction debris would be generated and disposed of at

approved facilities for handling such waste. Also, during construction, waste disposal would be managed using portable toilets located at reasonably accessible onsite locations.

Although the project operation will require day-to-day maintenance activities, it would not involve the routine transport, use, or disposal of hazardous materials as defined by the Hazardous Materials Transportation Uniform Safety Act. Maintenance of the residential buildings would require the transport, storage, use, and/or disposal of household hazardous materials such as paints, cleaners, oils, batteries, and pesticides. Residents should also read product labels for disposal directions to reduce the risk of products exploding, igniting, leaking, mixing with other chemicals, or posing other hazards on the way to a disposal facility. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b) Less than significant impact. Please refer to response a. above. Therefore, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material into the environment.

c) No impact. The closest school to the project site is Grow Academy School located approximately 0.5 miles to the west of the project site. Given the distance and the intervening uses, there is very limited potential for the project to affect the school in the vicinity. Therefore, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school.

d) No impact. According to the EnviroStor and Cortese lists pursuant to Government Code Section 65962.5, no portion of the project site is identified on either list, which provides the location of known hazardous waste concerns (EnviroStor 2025). The closest hazardous waste concern would be Military Evacuation (Camp Shafter, 0.34 miles away). Therefore, the project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.

e) No impact. The project is not located within the adopted Airport Land Use Plan for Minter Airport (Shafter 2005). The closest airport is Minter Airport located approximately 4.5 miles east of the project site. Therefore, the project would not result in a safety hazard for people residing or working in the project area because of a public airport or public use airport.

f) Less than significant impact. The City maintains an emergency plan for response to disasters, including but not limited to earthquakes, floods, fires, hazardous spills or leaks, major

industrial accidents, major transportation accidents, major storms, airplane crashes, civil unrest, and national security emergencies. In a disaster, the City could experience significant casualties, property damage, and utility service interruptions, potentially exceeding the response capabilities of both the City and the County. The plan outlines the general authority, organization, and response actions for City staff to undertake, in compliance with existing law, when disasters happen. The objectives of the plan are to reduce loss of life, injury, and property losses through effective management of emergency forces (Shafter 2005). The emergency plan includes objectives and policies that would prevent new development from interfering with emergency response of evacuation plans. The project will comply with all local regulations related to the construction of new development that is consistent with the emergency plan. The project would also comply with the appropriate local and State requirements regarding emergency response plans and access. The proposed project would not inhibit the ability of local roadways to accommodate emergency response and evacuation activities. Therefore, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

g) Less than significant impact. According to the Fire Hazard Severity Zone Viewer, the project is located outside the State Responsibility Area severity zones (Cal Fire 2024). Additionally, the City maintains an emergency plan for response to disasters, including fires. The objectives of the plan are to reduce loss of life, injury, and property losses through effective management of emergency forces (Shafter 2005). The emergency plan includes objectives and policies that would prevent new development from interfering with emergency response of evacuation plans. The project will comply with all local regulations related to the construction of new development that is consistent with the emergency plan. The project would also comply with the appropriate local and State requirements regarding emergency response plans and access. The proposed project would not inhibit the ability of local roadways to accommodate emergency response and evacuation activities. Therefore, the project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	□	□	■	□
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	□	□	■	□
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	□	□	■	□
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	□	□	■	□
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage system or provide substantial additional sources of polluted runoff; or	□	□	■	□
iv. Impede or redirect flood flows?	□	□	■	□
d) In flood hazard, tsunami, or seiche zones, risk of release of pollutants due to project inundation?	□	□	□	■
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	□	□	■	□

Evaluation of Environmental Effects

This section assesses whether the project would substantially degrade water quality, alter drainage patterns, increase flood hazards, or interfere with sustainable groundwater management, consistent with CEQA and applicable City of Shafter stormwater and groundwater management requirements.

a) Less than significant impact. As discussed in Geology and Soils above, the project site's soil type has a low-to-medium susceptibility to sheet and rill erosion by rainfall and a low susceptibility to wind erosion at the ground surface. Disturbance of onsite soils during construction could result in soil erosion and siltation, and subsequent water quality degradation through increased turbidity and sediment deposition during storm events to offsite locations. Additionally, disturbed soils have an increased potential for fugitive dust to be released into the air and carried offsite. As described in Geology and Soils, the project would be required to comply with the General Permit. To conform to the requirements of the

General Permit, a SWPPP would need to be prepared that specifies BMPs to prevent construction pollutants from moving offsite. The project is required to comply with the General Permit because project-related construction activities would disturb at least 1 acre of soil.

Further, the City owns and maintains a municipal separate storm sewer system (MS4). The project's operational urban storm water discharges are covered under the Central Valley Water Resources Quality Control Board National Pollutant Discharge Elimination System Permit and Waste Discharge Requirements General Permit for Discharges from Municipal Separate Storm Sewer Systems (Order No. R5-2016-0040-018; NPDES No. CAS0085324) (MS4 Permit) (Central Valley Water Resources Quality Control Board 2024). The MS4 Permit mandates the implementation of a storm water management framework to ensure that water quality is maintained within the City because of operational storm water discharges throughout the City, including the project site. By complying with the General Permit and MS4 Permit, the project would not violate any water quality standards or waste discharge requirements. Therefore, the project would violate any water quality standards or waste discharge requirements.

b) Less than significant impact. A large groundwater subbasin covering over 1.7 million acres underlies most of the southern San Joaquin Valley (DWR Basin No. 5-002.14), including the City, and has been providing water for the area since the early 1900s. This subbasin is replenished by the natural runoff from the Sierra Nevada, as well as through percolation from the many irrigation canals that import water into the area from other regions of the State. The City's drinking water is derived from the aquifers within the basin and is pumped to the surface by a system of groundwater wells operated by the City. The City owns and operates its own public water system, including groundwater wells, above-ground water storage tanks with booster stations, an above- ground tank and booster plant, and water distribution lines (City of Shafter 2005).

   Under the Urban Water Management Planning Act, every urban water supplier that provides water for municipal purposes to more than 3,000 customers or supplies more than 3,000 acre-feet of water annually is required to prepare and adopt an Urban Water Management Plan (UWMP) every five years (Shafter 2021). The UWMP serves as a foundational document and source of information for Water Supply Assessments (Senate Bill 610) and Written Verifications of Water Supply (Senate Bill 221), as it includes a 25-year projection of water demand and supply under both wet and dry year scenarios.

   The project is a residential development and may result in population growth and an associated increase in potable water demand. The City's 2020 UWMP encompassed future growth throughout the entire incorporated area, with a qualifier that reads "It is anticipated that land currently designated under agricultural/open space category will remain preserved (undeveloped) over the course of this UWMP planning period (through 20245)". One can conclude from this that since the subject project is categorized as "Agricultural/Open Space" in the City's UWMP, that no water demand was included for the project acreage.

   The UWMP goes on to conclude that even under a period of multiple dry years and projecting increased City population through the year 2045, that the current groundwater supply system has more than adequate capacity to meet demands. Without accounting for the additional

water demand of the proposed project, the 2020 UWMP estimates available leftover supply capacity ranging from 2,478 to 2,692 million gallons per year (7,604 to 8,261 AFY) through 2045.

Estimated water demand at buildout for the project (i.e. 176 residences) is calculated as:

176 homes x 3.7 persons per household[13] x 217 gpcd[14] = 141,310 gpd
= 51.6 MG/yr
= 158 AFY

So, per the City's 2020 UWMP analysis, the City existing water supplies are more than adequate to supply the additional demands anticipated from the project under normal, dry, and multiple dry year conditions.

By State law, current UWMP do not need to address the Sustainable Groundwater Management Act or sustainable groundwater management currently. Prior to obtaining a building permit, the applicant will have to obtain a water will-serve letter. As a result, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

c) The following discusses whether the project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces.

i. Less than significant impact. The project site does not contain any blue-line streams or other surface water features and therefore, the project would not alter the course of a river or stream. The project site would be graded and, as a result, the internal drainage pattern at the site would be altered from the baseline condition. Additionally, the project would result in increased impervious surfaces (i.e., structures, sidewalks, asphalt parking area, etc.) which would reduce percolation to ground and result in greater amounts of storm water runoff concentrations at the site. If uncontrolled, differences in drainage patterns and increased impervious surfaces could result in substantial erosion or siltation on- or off-site. However, the project would be required to comply with the General Permit during construction and MS4 permit during operation. To comply with the MS4 Permit, the City requires compliance with adopted building codes, including complying with an approved drainage plan, which avoids on- and offsite flooding, erosion, and siltation problems. Therefore, the project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or offsite.

ii. Less than significant impact. Refer to response c(i) above. The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off- site.

[13] https://censusreporter.org/profiles/16000US0671106-shafter-ca/
[14] Average household consumption rate in 2015-2020 period per Shafter 2020 UWMP

iii. Less than significant impact. Refer to response c(i) above. The project would not create or contribute runoff water exceeding the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

iv. Less than significant impact. Construction activities could potentially degrade water quality through the occurrence of erosion or siltation at the project site.

Construction of the project would include soil-disturbing activities that could result in erosion and siltation, as well as the use of harmful and potentially hazardous materials required to operate vehicles and equipment. The transport of disturbed soil or the accidental release of potentially hazardous materials could result in water quality degradation. The project would be required to comply with the NPDES Construction General Permit. Additionally, a SWPPP would be prepared to specify BMPs to prevent construction pollutants. The project would not otherwise substantially degrade water quality.

The project site is located outside the 500-year floodplain and is not located within a 100-year flood hazard area (FEMA 2024). Therefore, the project would not impede or redirect flood flows. **See Figure 6.**

d) No impact. As noted above, the project site is not within a FEMA flood hazard zone, nor is it located near the ocean or a steep topographic feature (i.e., mountain, hill, bluff, etc.). Tsunamis are waves generated in oceans from seismic activity. Due to the inland location of the site, tsunamis are not considered a hazard for the site. Therefore, there is no potential for the site to be inundated by tsunami or mudflow.

A seiche is a wave generated by the periodic oscillation of a body of water whose period is a function of the resonant characteristics of the containing basin as controlled by its physical dimensions. There is no body of water within the vicinity of the project site. There is no potential for inundation of the project site by seiche.

There are no nearby levees that would be susceptible to failure or flooding of the site. Therefore, the project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding because of the failure of a levee.

e) Less than significant impact. Refer to a. through d. responses above. The project would not conflict with or obstruct the implementation of any water quality control plan. The project would be subject to the requirements of the NPDES Stormwater Program and would be required to comply with a SWPPP. The SWPPP would identify all potential sources of pollution that could affect stormwater discharges from the project site and specify BMPs to prevent significant impacts related to stormwater runoff. Moreover, the project is within the jurisdiction of the Kern County Subbasin Groundwater Sustainability Agency (GSA). The Amended Final Version of the Groundwater Sustainability Plan (GSP) was adopted by the Kern County Subbasin GSA in August 2025 (Kern County GSP 2025).

Section 5.8.1.1 points out that “there are some portions of the Kern Subbasin that are currently designated as agriculture within the incorporated City limits of both Shafter and Bakersfield. Water savings could be realized through the conversion of agriculture to urban areas.” Thus, the project would not conflict with or obstruct the implementation of this GSP. Therefore,

the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

Land Use and Planning

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	☐	☐	☐	■
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating and environmental effect?	☐	☐	■	☐

Evaluation of Environmental Effects

a) No impact. The project does not include the construction of roads or any other physical barrier that would pose a barrier. The project includes the development of 176 multi-family units and is adjacent to existing single-family residential and proposed multi-family development(s). The project is a continuation of the existing urban development pattern of the City, therefore, the project would not physically divide an established community.

b) Less than significant impact. The proposed project requires a GPA and ZC to be consistent with the General Plan land use designation and the zoning classification. The GPA and ZC would change the land use designation and zoning classification from rural residential and very low-density residential and agriculture to low-density residential to allow the development of 176 single-family residential units. If a GPA and ZC are approved by the City, the project would be consistent with the General Plan land use designation and the zoning classification. Therefore, the project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

Mineral Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	■
b) Result in the loss of availability of a locally important mineral resource recovery site that is delineated in a local general plan, specific plan or other land use plan?	☐	☐	☐	■

Evaluation of Environmental Effects

a) No impact. The California Department of Conservation, Geological Survey classifies lands into Aggregate and Mineral Resource Zones based on guidelines adopted by the California State Mining and Geology Board, as mandated by the Surface Mining and Reclamation Act of 1974[15]. These Mineral Resource Zones identify whether known or inferred significant mineral resources are present in areas. Lead agencies are required to incorporate identified Mineral Resource Zones resource areas delineated by the State into their General Plans. The principal mineral resources within the City are oil and natural gas.

No oil or gas resources have been identified in or extracted from the project site. According to the California Geologic Energy Management Division (CalGEM) the project site is not located in an identified oilfield and there are no known wells located on the site (CalGEM 2025). See **Figure 7**. The closest Canceled Oil & Gas well is 4,634 feet, the closest Plugged Dry Hole is 21,232 feet, the closest Idle Oil & Gas Well is 7,581 feet, and closest Active Oil & Gas well is 8,988 feet. The proposed project would not result in the loss of availability of mineral resources as the project does not propose the extraction of mineral resources. Note that the State of California characterized property within 3,200 feet of oil and gas production facilities to be considered as "health protective zones" ineligible for most occupancies. This characterization faces legal challenges, nonetheless, construction of any new housing could be perceived to create or extend health protective zones, thereby constraining exercise of mineral rights. Nonetheless, no active oil and gas production is evident within this distance. Therefore, the project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

b) No impact. As noted above, the project is not designated as a mineral recovery area. The project would not alter any existing plans that protect mineral resources. As a result, the proposed project would not interfere with known mining operations and would not result in the loss of land designated for mineral and petroleum. Therefore, the project would not result in the loss of availability of a locally important mineral resource recovery site that is delineated in a local general plan, specific plan or other land use plan.

[15] H.R.12844 - 93rd Congress (1973-1974): Surface Mining Reclamation Act | Congress.gov | Library of Congress

Noise

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	■	☐
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	■	☐
c) For a project within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■

Evaluation of Environmental Effects

a) Less than significant impact. The City of Shafter Zoning Ordinance Section 10.180 (Noise Hazards)[16] requires exterior noise levels in residential zones to not exceed ≤ 65 dB (A) CNEL, utilizing site and architectural design features to mitigate noise impacts when feasible. Interior noise levels in residence dwelling units shall not exceed 45 (dB(A) CNEL. Development Standards Section 10.180 2(a)1-5 will be adhered to during development. It is assumed that all homes in the vicinity of the project site are equipped with fresh air supply or air conditioning systems and thus a windows closed condition is applicable. As a result, the project will not cause a significant permanent increase in roadway noise levels along adjacent roadways. The project would not generate substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local noise ordinance, or applicable standards of other agencies.

The project's construction would generate temporary increases in noise levels and such temporary activities would be approached in compliance with Shafter Municipal Code Section 8.24.030 – Construction Work which reads "[w]ithin a residential zone, or within a radius of five hundred feet therefrom, no person shall operate equipment, for the construction or repair of buildings, structures or projects, which creates noise exceeding the ambient noise level beyond fifty feet from the source between the hours of 7 p.m. and 7 a.m.". Further, it is likely that homes in the vicinity of the project site are equipped with fresh air supply or air conditioning systems and thus a windows closed condition is applicable. As a result, the project will not cause a substantial temporary increase in ambient that fails to comply with City standards.

Long-term operational noise generated by the project would consist of typical residential activities and vehicle traffic associated with housing. These noise sources are generally low

[16] Zoning-Ordinance-2025-08-21

intensity and compatible with surrounding residential and agricultural land uses.

In the absence of substantial stationary noise sources, the project is not expected to result in a significant permanent increase in ambient noise or exceed applicable Shafter noise standards. Therefore, the project would result in less than significant impact related to increases in ambient noise levels.

b) Less than significant impact. Construction activities associated with site preparation, utility installation, and roadway/building construction would generate temporary ground-borne vibration and ground-borne noise typical of residential subdivision development. These vibration sources would primarily involve operation of conventional equipment such as graders, bulldozers, loaders, trucks, and compaction equipment.

   The City of Shafter does not adopt quantitative vibration thresholds, rather a given project's temporary vibration from equipment operation are mitigated through compliance with Shafter Municipal Code Section 8.24.030 – Construction Work which reads "[w]ithin a residential zone, or within a radius of five hundred feet therefrom, no person shall operate equipment, for the construction or repair of buildings, structures or projects, which creates noise exceeding the ambient noise level beyond fifty feet from the source between the hours of 7 p.m. and 7 a.m.". In other words, typical vibration resulting from construction equipment would occur but would be limited to hours of operation to avoid being a nuisance during quieter hours of the day.

   The nearest off-site residences are across E. Los Angeles Avenue approximately 145 feet from the northernmost project property line. Much of the site work that would cause vibration would take place at a much further distance than the northernmost property boundary. At these distances and across a public street, vibration levels would weaken the magnitudes likely to levels that are not perceptible and far below levels associated with structural damage.

   Considering this setting, neither project related construction activity nor ongoing residential occupancy would pose risk of potential damage to the nearest structures. Therefore, the project would not expose persons to, nor generation of, excessive ground-borne vibration or ground-borne noise levels.

c) No impact. As noted in the Hazards and Hazardous Materials section, the project is not located within the adopted Airport Land Use Plan for Minter Airport (Shafter 2005). The nearest airport to the project site is the Minter Field Airport Districted located approximately 4 miles east of the project site. Therefore, the project would not expose people residing or working in the project area to excessive noise levels for a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport.

Population and Housing

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project;				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	■	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■

Evaluation of Environmental Effects

a) Less than significant impact. The project includes the development of new housing to accommodate the demand for housing due to the rate of population growth. The City of Shafter, 6th Cycle Housing Element revised January 2024, Section II Housing Needs Assessment, A. Population Characteristics according to the 2020 Census, the population of Shafter in 2020 was 19,743 persons.

According to the State of California Department of Finance[17] the City's reported population on January 2024 was 22,399, and on January 2025 was 23,455, which showed a population increase of 4.71 percent. When compared to the 2020 Census data, population increased by over 18 percent. If this positive trend continues, the population in the City will continue to increase and will require more housing. As stated, the project would assist with the need for housing in the City and would not induce substantial unplanned population growth in the area, either directly or indirectly.

b) No impact. The project site is undeveloped and will not involve demolition of existing housing and will not require the construction of replacement housing elsewhere. Therefore, the project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

[17] Estimates-E1 | California Department of Finance

Public Services

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	☐	☐	■	☐
ii. Police protection?	☐	☐	■	☐
iii. Schools?	☐	☐	■	☐
iv. Parks?	☐	☐	■	☐
v. Other public facilities?	☐	☐	■	☐

Evaluation of Environmental Effects

a) The following discusses whether the project would result in substantial adverse physical impacts to public services. The need for additional public service is generally directly correlated to population growth and the resultant additional population's need for services beyond what is currently available.

i. Less than significant impact. The construction and operation of the project would result in an increase in demand for fire protection services associated with the construction and occupancy of 176 additional single-family residences. Fire protection is provided by the Kern County Fire Department located at 325 Sunset Avenue under contract with the City of Shafter. The proposed project would increase citywide housing by 176 single-family residential units representing a low incremental demand for fire service.

Construction activities are to be conducted in accordance with local and State fire codes and citywide services are adequately planned within the City's policies to ensure and maintain the fire department's performance and response standards by allocating appropriate resources. The project applicant is responsible for paying relevant impact fees. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered fire facilities, or need for new or physically altered fire facilities.

ii. Less than significant impact. Law enforcement and public protection are provided by the City of Shafter Police Department. The City's police station is located at 201 Central Valley Hwy. The project would increase demand for public safety protection as the project is a residential development that would increase citywide housing by 176 single-family residential units. The project applicant is responsible for paying applicable development impact fees. Therefore, the project would not result in

substantial adverse physical impacts associated with the provision of new or physically altered police facilities, or need for new or physically altered police facilities.

iii. Less than significant impact. The project would impact school facilities as the project is a residential development that would increase citywide housing by 176 single-family residential units. The project applicant is responsible for the school impact fees. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities, or the need for new or physically altered school facilities.

iv. Less than significant impact. The project would impact parks and recreation facilities as the project is a residential development that would increase citywide housing by 176 single-family residential units. The project applicant is required to pay recreation impact fees. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, need for new or physically altered park facilities.

v. Less than significant impact. The project would impact on other public facilities such as libraries, hospitals, or emergency medical facilities as the project is a residential development that would increase citywide housing by 176 single-family residential units. The project applicant is responsible for payment of development impact fees and for compliance with the objectives and policies of the General Plan. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered park facilities, the need for new or physically altered park facilities.

Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	■	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	■

Evaluation of Environmental Effects

a) Less than significant impact. The project could potentially increase the use of existing neighborhood and regional parks as the project is a residential development that would increase citywide housing by 176 single-family residential units; however, the project applicant is required to pay development impact fees, which allows the City to upgrade, expand, or upkeep existing neighborhood and regional parks. Therefore, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would not occur or be accelerated.

b) No impact. As discussed, with mitigation, the development of 176 single-family residential units would not have an adverse physical effect on the environment. Therefore, the project would not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

Transportation/Traffic

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	■	☐	☐
b) Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	☐	☐	■	☐
c) Substantially increase hazards due to a geometric design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?	☐	☐	■	☐
d) Result in inadequate emergency access?	☐	☐	■	☐

Evaluation of Environmental Effects

A Traffic Study was prepared for the GPA/ZC on Los Angeles Avenue in Shafter, CA by Ruettgers & Schuler Civil /Provost & Pritchard dated April 2025, included as **Attachment H**.

a) Less than significant with mitigation incorporated. Ingress and egress to and from the project area would be off E. Los Angeles Avenue and internal circulation would be provided by a network of internal streets. Internal streets would be constructed to City standards and potential offsite street improvements along E. Los Angeles Avenue would be a condition of development. Other than fronting along E. Los Angeles Avenue, the project area does not lie along a planned vehicle, bicycle, or pedestrian corridor as identified by the City of Shafter or CalTrans. Consequently, the proposed project conforms to programs, plans, and ordinances pertinent to the circulation system.

The Traffic Study found that in 2025 and 2026, prior to the addition of project traffic, all intersections in the vicinity of the proposed project operate at or above an acceptable level of service except for the intersection of State Route 43 and Santa Fe Way/Beech Ave. That intersection is anticipated to operate below an acceptable level of service.

In 2045, prior to the addition of project traffic, all intersections operate at or above an acceptable level of service except for the intersections of Shafter Ave and Los Angeles St and State Route 43 and Santa Fe Way/Beech Ave, which are anticipated to operate below an acceptable level of service.

The Traffic Study prepared for the project evaluated roadway segment and intersection operations consistent with CEQA requirements. The analysis found that all roadway segments are expected to operate at acceptable levels of service with and without project traffic in each scenario reviewed. Although certain intersections operate below acceptable Level of Service under cumulative background conditions, these deficiencies are associated with existing and planned regional growth, and the City has already identified and programmed improvements. The project is required to pay its proportional "fair-share" contribution toward these improvements through road impact fees, thereby complying with applicable circulation plans

and policies. In addition to paying impact fees, the Traffic Study for the project concluded that the project's contribution to a future signal at the Shafter Avenue and E. Los Angeles intersection to accommodate the project is 8.7% of the cost to install the signal (**TRA-1**). With mitigation, the project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

b) Less than significant impact. CEQA Guideline §15064.3 subdivision (b) gives local agencies the discretion to determine the appropriate measure of transportation impact. Vehicle Miles Traveled, or "VMT", were analyzed to assess the degree of transportation impact.

The Traffic Study shows an average VMT per trip of 9.76 miles for Shafter households. This compares to an average project VMT trip of 7.23 miles. Therefore, the project is not expected to result in a significant transportation impact.

c) Less than significant impact. Traffic will come and go from E. Los Angeles Avenue, an existing street without any sharp curves, unusual roadway alignment or the need for intersection modifications that would create hazardous conditions. This includes incompatible use of heavy industrial truck traffic or agricultural equipment. Tentative Tract Map No. 7498 will be reviewed and approved by the City of Shafter to ensure landscaping, off-site street right-of-way, and internal circulation do not obstruct visibility or create unsafe turning movements.

Specific circulation patterns will incorporate applicable safety measures to ensure that hazardous design features or inadequate emergency access to the tract or other areas surrounding the project area will not occur. Therefore, the project would not substantially increase hazards due to a design feature or incompatible uses.

d) Less than significant impact. Emergency access to the project would be from E. Los Angeles Avenue, an existing public roadway with adequate width and visibility for emergency vehicles. The project would be required to comply with City of Shafter roadway standards, all emergency access requirements adopted, California Fire Code requirements, and set forth in the City of Shafter Municipal Code. These requirements and all others required to be included in the project design will be verified by the City prior to Tentative Tract M 7498 approval. Therefore, the project would not result in inadequate emergency access.

Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in the terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code §5020.1(k), or	☐	☐	☐	■
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5021.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	■

Evaluation of Environmental Effects

a) No impact. There are no sites, features, places, cultural landscapes that are geographically defined in the terms of the size and scope of the landscape, sacred places, or objects with cultural value to a California Native American tribe located on the site.

A Sacred Lands File search was requested from the Native American Heritage Commission on November 26, 2024 in compliance with SB 18 Guidelines[18]. The search revealed that no Native American cultural resources are located in close proximity to the current project area. Although no positive results were obtained from the Sacred Lands File search, which arrived on December 27, 2024; Native American consultation letters were sent out on December 27, 2024, notifying each interested Kern County Native Contact, per the list provided by the Native American Heritage Commission. Eight Tribes (Federal and non-Federal) were emailed letters. These letters both described the project and provided maps for further reference. By Friday, January 24, 2025, no parties returned any responses or requested any further consultation.

Therefore, the project would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed in the California Register of Historical Resources or in a local register of historical resources.

b) No impact. See response to a. above and in the Cultural Resources section. Therefore, the project would not cause a substantial adverse change in the significance of a tribal cultural resource that is determined by the lead agency to be significant.

[18] Tribal Consultation Guidelines Supplement to General Plan Guidelines

Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electrical power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	■	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	■	☐
c) Result in the determination by the wastewater treatment provider which serves or may serve the project that is has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	■	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	■	☐
e) Comply with federal, state, and local management and reduction statutes and regulation related to solid waste?	☐	☐	☐	■

Evaluation of Environmental Effects

a) Less than significant impact. Refer to Geology and Soils and Hydrology and Water Quality responses above regarding potable and irrigation water, wastewater, and stormwater. Potable water would be supplied via connection to the City's existing water distribution network and supplied from existing wells which are reported to have more than adequate capacity for the proposed project (Shafter UWMP 2020). Wastewater service would similarly be provided by connecting new collectors to the existing City collection system. Wastewater treatment and disposal is provided by contract between the City and North of River Sanitary District. The City is expected to secure additional contractual capacity in that system as part of the North of River Sanitary District plant expansion that is currently being designed. Stormwater would be managed on site as described in the Hydrology and Water Quality section. The project would increase demand on City water and add load to the wastewater system, both of which would be subject to payment of utility connection fees that provide funding for such impacts. The City will require properly sized stormwater basins on site such that the project applicant will be required to manage resulting increases in runoff.

   As for electrical power, Pacific Gas and Electric (PG&E) provides electricity to the City of Shafter. The existing trunk and transmission facilities are adequate to meet present and

projected demand for the project site.[19] The project will connect to the existing PG&E transmission lines for electrical power and no new or expanded power facilities are required to provide service. See **Figure 8.**

As for telecommunications, the project area is served by multiple providers including AT&T, Spectrum, T- Mobile, ATel Communications, and the Municipal Fiber Network. Fiber optic lines may be installed in the proposed internal streets for telecommunications purposes, the installation of which concurrent with roadway improvements would not result in significant environmental impacts.

As for natural gas services, Southern California Gas Company is the service provider via existing distribution pipelines located within East Los Angeles Avenue. The project would connect through standard service laterals and on-site extensions would be needed, which involves minimal ground disturbance. The project would not need construction of new or expanded natural gas transmission facilities.[20]

Considering this utility setting, extension of utilities to the project would not cause significant environmental effects.

b) Less than significant impact. See Hydrology and Water Quality section for a demonstration of adequate water supplies.

c) Less than significant impact. The project will connect to the City's sewer mains and wastewater will be treated and disposed at the wastewater treatment plant owned and operated by the North of River Sanitary District which is in a Joint Powers Agreement with the City. A plant expansion is currently designed to increase capacity from 7.5 million gallons per day to 10 million gallons per day (NORSD 2025). Therefore, it has been determined by the wastewater treatment provider that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

d) Less than significant impact. Two franchise haulers, American Refuse and Varner Brothers, serve properties in the City of Shafter. American Refuse is the franchise hauler within the city core area and will likely provide service to the proposed project. Solid waste that is collected is disposed of at the Shafter/Wasco Landfill and the Bakersfield Metropolitan (Bena) Landfill. These landfills are owned and operated by the Kern County Waste Management Department.

The Shafter/Wasco Landfill is the City's primary landfill, while the Bena Landfill accepts some refuse from industrial uses within the City. Both facilities are designated as Class III landfills.[21] Implementation of the project would result in the generation of solid waste on the project site, which would increase the demand for solid waste disposal. During construction these materials, which are not anticipated to contain hazardous materials, would be collected and transported away from the site. The project, in compliance with federal, State, and local statutes and regulations related to solid waste, would dispose of all waste generated onsite at an approved solid waste facility. Additionally, prior to obtaining a building permit, the applicant will have to obtain a landfill will-serve letter. Therefore, the project would be served

[19] https://grip.pge.com/
[20] https://socalgas.maps.arcgis.com/apps/webappviewer/index.html?id=09d70253280b4792b7a6a3fa6a2cf4a7
[21] https://www.kernpublicworks.com/services/solid-waste/disposal-sites

by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

e) No impact. See response to d. above. The 1989 California Integrated Waste Management Act (AB 939)[22] requires Kern County to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991[23], as amended, requires expanded or new development projects to incorporate storage areas for recycling bins into the project design. The reuse and recycling of construction debris would reduce operating expenses and save valuable landfill space. As stated above, the Shafter/Wasco Landfill is the City's primary landfill, while Bena Landfill accepts some refuse from industrial uses within the City. Both facilities have the capacity to serve projected solid waste disposal needs through 2056 and 2046, respectively. Therefore, the project would comply with federal, state, and local management and reduction statutes and regulation related to solid waste.

[22] https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=198919900AB939
[23] https://law.justia.com/codes/california/code-prc/division-30/part-3/chapter-18/

Wildfires

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or areas classified as very high hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	■	☐
b) Due to slope, prevailing winds, or other factors, exacerbate wildfire risk, and thereby expose project occupants to, pollutant concentrations from a wildfire or uncontrolled spread of wildfire?	☐	☐	■	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	■
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	■

Evaluation of Environmental Effects

a) Less than significant impact. See Hazards and Hazardous Materials section regarding emergency response. According to data from the Cal Fire, there are no fire hazard severity zones on the project site or within the City boundaries (CalFire 2024). As noted previously, the City of Shafter maintains an emergency plan for response to disasters, including fires. The objectives of the plan are to reduce loss of life, injury, and property losses through effective management of emergency forces (Shafter 2005). The emergency plan includes objectives and policies that would prevent new development from interfering with emergency response of evacuation plans. The project will comply with all local regulations related to the construction of new development that is consistent with the emergency plan. The project would also comply with the appropriate local and State requirements regarding emergency response plans and access. The proposed project would not inhibit the ability of local roadways to accommodate emergency response and evacuation activities. Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan.

b) Less than significant impact. The project site is in a region dominated by residential and agricultural uses. The topography of the area is relatively flat. The project would install the required infrastructure with capacity to meet water supply demands for fire protection services. Development of the project will modestly increase the need for fire protection services and is within the existing service area of the local Fire Department, and the project will comply with all applicable fire codes and regulations. Therefore, the project would not exacerbate wildfires and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, or other factors.

c) No impact. PG&E provides electricity to the City. The existing trunk and transmission facilities are adequate to meet present and projected demand to the project site (see Utilities and Service Systems). The project will connect to the existing PG&E transmission lines for electrical power. Therefore, the project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

d) No impact. The site is topographically flat land, as is the surrounding area. There are no slopes on or near the property and the project would not expose the people or structures to significant risks from downslope or downstream flooding or landslides due to a result of runoff, post fire instability or drainage changes. According to FEMA Flood Insurance Rate Maps the project is within an area of minimal flood hazards (FEMA 2024)[24] for the FIRMette for the project site. Therefore, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mandatory Findings of Significance:				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	■	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	■	☐
c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	☐	■	☐	☐

Evaluation of Environmental Effects

a) Less than significant with mitigation incorporated. The project must comply with listed plant and animal species protected under the Federal Endangered Species Act (FESA) and the California Endangered Species Act (CESA), as directed by the U.S. Fish and Wildlife

[24] https://www.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd

Service and the California State Department of Fish and Wildlife, respectively. In addition, measures **BIO-1 through BIO-5** would be implemented to avoid any impacts to special status species. There are no important examples of the major periods of California history or prehistory found at the site. However, measures **CUL-1 through CUL-3** would be implemented to avoid any potential impacts to cultural or historical resources. Therefore, with the implementation of measures, the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

b) Less than significant. Under Section 15065(a)(3) of the CEQA Guidelines, a lead agency shall find that a project may have a significant effect on the environment where there is substantial evidence that the project has potential environmental effects "that are individually limited, but cumulatively considerable." This section further states that cumulatively considerable means "that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects."

c) Less than significant with mitigation incorporated. As described in response a. above, the project, with mitigation, would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

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ATTACHMENT A
MMRP

EXHIBIT "A" - Mitigation Monitoring and Reporting Program – GPA 25-41 & ZC 25-74 (TTM 7498) Single-Family Residential Development					
No.	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
AIR - 1	Prior to grading plan approval, the applicant/developer shall submit documentation to the Planning Department that they will/have met all air quality control measures, design features, and rules required by the San Joaquin Valley Air Pollution Control District, including but not limited to the following: To minimize Fugitive Dust during construction, the applicant will comply with the following: • Apply water to unpaved surfaces and areas. • Use non-toxic chemical or organic dust suppressants on unpaved roads and traffic areas. • Limit or reduce vehicle speed on unpaved roads and traffic areas. • Maintain areas in a stabilized condition by restricting vehicle access. • Install wind barriers. • During high winds, cease outdoor activities that disturb the soil. • Keep bulk materials sufficiently wet when handling. • Store and handle materials in a three-sided structure. • When storing bulk materials, apply water to the surface or cover the storage pile with a tarp. • Don't overload haul trucks. Overloaded trucks are likely to spill bulk materials. • Cover haul trucks with a tarp or other suitable cover. Or, wet the top of the load enough to limit visible dust emissions. • Clean the interior of cargo compartments on emptied haul trucks prior to leaving a site. • Prevent trackout by installing trackout control devices at all project access points. • Clean up trackout at least once a day. If along a busy road or highway, clean up trackout immediately. • Monitor dust-generating activities and implement appropriate measures for maximum dust control.	Prior to grading plan approval	San Joaquin Valley Air Pollution Control District; City of Shafter Planning Department		
		Steps to Compliance: 1. This mitigation measure shall be incorporated as a condition of approval for Tentative Tract Map 7498 review. 2. The applicant/developer shall obtain written proof from the SJVAPCD that the project will/have met all air quality control measures and rules. 3. Provide documentation to the Planning Department for the record.			

EXHIBIT "A" - Mitigation Monitoring and Reporting Program – GPA 25-41 & ZC 25-74 (TTM 7498) Single-Family Residential Development					
No.	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
	Diesel Particulate Matter: during construction, the applicant will comply with the following design features: • Construction equipment should be maintained in proper tune. • All construction vehicles should be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer. • Minimize the simultaneous operation of multiple construction equipment units, to the maximum extent feasible. • Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible. • Establish staging areas for the construction equipment that are as far from adjacent residential homes, as feasible. • Use haul trucks with on-road engines instead of off-road engines for on-site hauling.				
AIR - 2	Prior to grading plan approval, the applicant/developer shall submit proof to the Planning Department that the project has complied with the San Joaquin Valley Air Pollution Control District's Indirect Source Rule (Rule 9510).	Prior to grading plan approval	San Joaquin Valley Air Pollution Control District; City of Shafter Planning Department		
		Steps to Compliance: 1. This mitigation measure shall be incorporated as a condition of approval for any Tentative Tract Map review. 2. The applicant/developer shall obtain written proof from the SJVAPCD that the project will/have met all air quality control measures and rules. 3. Provide documentation to the Planning Department for the record.			

EXHIBIT "A" - Mitigation Monitoring and Reporting Program – GPA 25-41 & ZC 25-74 (TTM 7498) Single-Family Residential Development					
No.	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
BIO-1	**San Joaquin Kit Fox (Vulpes macrotis mutica)** Prior to ground disturbance, a pre-construction survey must be conducted 14 - 30 days within the Project Area and a 500-foot buffer to identify active or potential San Joaquin kit fox dens. • If potential kit fox dens are observed within the Project Area, a 50-foot avoidance buffer should be implemented. If construction activities require the destruction of a potential den, then den monitoring shall be conducted by a qualified biologist for a minimum of 4 consecutive nights following the protocols set forth in the U.S. Fish and Wildlife Service Standardized Recommendations for the Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance (USFWS 2011). Known dens shall require an avoidance buffer of at least 100 feet. If a known den cannot be avoided, it shall be left undisturbed, and the monitoring biologist shall be contacted immediately. Natal dens found within the Project Area or within a 500-buffer surrounding the Project Area should be avoided and the USFWS and CDFW shall be contacted. • To prevent the entrapment of a San Joaquin kit fox or other wildlife, all steep walled, open trenches greater than 2 feet in depth should be covered at the end of each day. If covering an open excavation is not feasible, escape ramps made of earthen material or wooden planks at a 1:1- slope (45-degree angle) should be implemented. Trenches should be inspected in the morning prior to commencing work activities and prior to backfilling. If a San Joaquin kit fox or any other special-status species is found within the excavation, the monitoring biologist shall be contacted immediately. At no time should any personnel attempt to handle, corral, remove, or otherwise interact with the animal.	Prior to ground disturbance	Qualified Biologist; City of Shafter Planning Department; California Department of Fish and Wildlife		
		Steps to Compliance: 1. This mitigation measure shall be incorporated as a condition of approval for any Tentative Tract Map review. 2. Contract a qualified biologist to perform a pre-construction survey within 14-30 days prior to ground disturbance activities. 3. Provide results of survey to the Planning Department for the record. 4. If special-status species found, then contact CDFW to determine avoidance and minimization measures.			

EXHIBIT "A" - Mitigation Monitoring and Reporting Program – GPA 25-41 & ZC 25-74 (TTM 7498) Single-Family Residential Development					
No.	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
BIO-2	**Swainson's Hawk (Buteo swainsoni)** • If construction activities are to take place during the nesting season (February - August), a preconstruction survey will be conducted 14 - 30 days prior to ground disturbing activities within the Project Area and a 500-foot buffer to identify individual Swainson's hawk's and active nests. This survey can be conducted concurrently with the San Joaquin kit fox pre-construction survey described above, depending on the timing of the pre-construction survey. • If any active Swainson's hawk nest is found during the pre-construction survey, a qualified biologist will prescribe an appropriate buffer zone surrounding the nest and a plan to be implemented to prevent disruption of nesting activities. If nest disruption is not possible, CDFW should be contacted for guidance.	Prior to ground disturbance	Qualified Biologist; City of Shafter Planning Department; California Department of Fish and Wildlife		
		Steps to Compliance: 1. This mitigation measure shall be incorporated as a condition of approval for any site plan review. 2. Contract a qualified biologist to perform a pre-construction survey within 14-30 days prior to ground disturbance activities. 3. Provide results of survey to the Planning Department for the record. 4. If special-status species found, then contact CDFW to determine avoidance and minimization measures.			
BIO-3	**Tricolored blackbird (Agelaius tricolor)** • If construction activities are to take place during the nesting season for tricolored blackbird (February - May), a pre-construction survey will be conducted 14 - 30 days prior to ground disturbing activities within the Project Area and a 500-foot buffer to identify individual tricolored blackbirds and active nests. This survey can be conducted concurrently with the San Joaquin kit fox pre-construction survey described above, depending on the timing of the preconstruction survey. • If any active tricolored blackbird nest sites are found during the pre-construction survey, a qualified biologist will prescribe an appropriate buffer zone surrounding the nest site and a plan to be implemented to prevent disruption of nesting activities.	Prior to ground disturbance	Qualified Biologist; City of Shafter Planning Department; California Department of Fish and Wildlife		
		Steps to Compliance: 1. This mitigation measure shall be incorporated as a condition of approval for any Tentative Tract Map review. 2. Contract a qualified biologist to perform a pre-construction survey within 14-30 days prior to ground disturbance activities. 3. Provide results of survey to the Planning Department for the record. 4. If special-status species found, then contact CDFW to determine avoidance and minimization measures.			

EXHIBIT "A" - Mitigation Monitoring and Reporting Program – GPA 25-41 & ZC 25-74 (TTM 7498) Single-Family Residential Development					
No.	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
BIO-4	**Other Migratory Birds** Other migratory birds may use the proposed project site or surrounding lands for feeding, nesting, and roosting. In compliance with Sections 3503 and 3503.5 of the California Fish and Game Code and the Migratory Bird Treaty Act, if construction activities are to occur during the nesting and breeding season (February 1 through August 31), a qualified biologist shall determine the presence of any native bird and raptor nests prior to construction activities. If any nests are identified, appropriate buffer zones will be established around any identified nests to prevent disruption of nesting. If an adequate buffer zone cannot be established around any active nest, CDFW and USFWS will be contacted for guidance.	Prior to ground disturbance	Qualified Biologist; City of Shafter Planning Department; California Department of Fish and Wildlife		
		Steps to Compliance: 1. This mitigation measure shall be incorporated as a condition of approval for any Tentative Tract Map review. 2. Contract a qualified biologist to perform a pre-construction survey within 14 days prior to ground disturbance activities. 3. Provide results of survey to the Planning Department for the record. 4. If special-status species found, then contact CDFW to determine avoidance and minimization measures.			

EXHIBIT "A" - Mitigation Monitoring and Reporting Program – GPA 25-41 & ZC 25-74 (TTM 7498) Single-Family Residential Development					
No.	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
BIO-5	**General Wildlife Avoidance Measures** To further ensure no special-status species are impacted by the project, the project will comply with the following general wildlife avoidance measures during the construction period. • All vehicles should implement a maximum 10mph speed limit within the Project Area or adhere to the posted speed limit. • To avoid the entrapment of any animal, all excavations greater than 2 feet should be backfilled by the end of day. If backfilling by the end of day is not possible, excavations should be covered in a way to prevent wildlife species from entering the excavation. If excavations cannot be covered, an earthen escape ramp or a ramp constructed of wooden planks should be implemented inside the excavation at a 1:1 slope (45 degrees). If any wildlife is found entrapped inside an open excavation, the biologist should be contacted immediately. All pipes, culverts, or similar structures staged onsite should be capped in a way to prevent the entry of wildlife. Such structures should be checked prior to moving to ensure no wildlife is entrapped inside. • All food-related trash items including wrappers, cans, bottles, and scraps should be disposed of in a securely closed container and removed from the site at the end of each day. • No firearms or pets should be allowed onsite. • Any protected wildlife species that may venture onsite should be allowed to leave the site of their own accord. No attempt to handle or otherwise engage with the animal should be made. If after a reasonable amount of time the animal does not leave the project site, the biologist should be contacted.	During construction	City of Shafter Planning Department; Qualified Biologist (if needed); California Department of Fish and Wildlife (if needed)		
		Steps to Compliance: 1. This mitigation measure shall be incorporated as a condition of approval for any Tentative Tract Map review. 2. Provide results of survey to the Planning Department for the record. 3. If special-status species found, then contact CDFW to determine avoidance and minimization measures.			

EXHIBIT "A" - Mitigation Monitoring and Reporting Program – GPA 25-41 & ZC 25-74 (TTM 7498) Single-Family Residential Development					
No.	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
CUL-1	If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified archaeologist can evaluate the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.	During construction	Qualified Archeologist; City of Shafter Planning Department		
		Steps to Compliance: 1. This mitigation measure shall be incorporated as a condition of approval for any Tentative Tract Map review. 2. If prehistoric or historic-era cultural materials are discovered, halt all work, and contact a qualified archaeologist to assess finds and recommend procedures. 3. If necessary, implement recommended procedures. 4. Provide summary of all relevant activities to the Planning Department for the record.			

EXHIBIT "A" - Mitigation Monitoring and Reporting Program – GPA 25-41 & ZC 25-74 (TTM 7498) Single-Family Residential Development					
No.	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
CUL-2	If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the county coroner.	During construction	City of Shafter Planning Department; Kern County Coroner (if needed); Native American Heritage Commission (if needed)		
		Steps to Compliance: 1. This mitigation measure shall be incorporated as a condition of approval for any Tentative Tract Map review. 2. If human remains are uncovered, halt all work and contact the Kern County Coroner to evaluate the remains and follow the appropriate procedures and protocols. 3. If the County Coroner determines that the remains are Native American, the applicant/developer shall contact the Native American Heritage Commission. 4. If Native American human remains are located, the applicant/developer shall implement and comply with the requirements listed in this mitigation measure. 5. Provide summary of all relevant activities to the Planning Department for the record.			

EXHIBIT "A" - Mitigation Monitoring and Reporting Program – GPA 25-41 & ZC 25-74 (TTM 7498) Single-Family Residential Development					
No.	**Mitigation Measure**	**Time Frame for Implementation**	**Responsible Monitoring Agency**	**Date**	**Initials**
CUL-3	If any paleontological resources are encountered during ground disturbance activities, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or other appropriate facility regarding any discoveries of paleontological resources.	During construction	Qualified Paleontologist; City of Shafter Planning Department		
		Steps to Compliance: 1. This mitigation measure shall be incorporated as a condition of approval for any Tentative Tract Map review. 2. Contract a qualified paleontologist, if needed. 3. Perform additional investigations and fossil recovery, if needed. 4. Perform significance evaluation and effectuate recommendations, if needed. 5. Provide summary of all relevant activities to the Planning Department for the record.			
GEO-1	If any paleontological resources are encountered during ground disturbance activities, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County.	Prior to building permit issuance	City of Shafter Building Department; City of Shafter Planning Department		
		Steps to Compliance: 1. This mitigation measure shall be incorporated as a condition of approval for any Tentative Tract Map. 2. Provide summary of all relevant activities to the Planning Department for the record.			
GHG -1	Prior to the issuance of building permits, the project will provide proof to the Planning Department that the project scores a minimum of 29 points using the San Joaquin Valley Air Pollution Control District	Prior to building permit issuance	City of Shafter Building Department; City of Shafter Planning Department		

	(SJVAPCD) GHG Emission Reduction Best Performance Standard (BPS) Measures for Development Projects.	**Steps to Compliance:** 3. This mitigation measure shall be incorporated as a condition of approval for any Tentative Tract Map. 4. Provide summary of all relevant activities to the Planning Department for the record.			
TRA -1	Prior to issuance of building permits, the applicant/developer shall either pay or bond for 8.7% of the cost, as determined by the City Engineer, for a future signal at the Shafter Avenue and E. Los Angeles Street intersection.	Prior to building permit issuance	City of Shafter Engineering Department; City of Shafter Planning Department		
		Steps to Compliance: 1. This mitigation measure shall be incorporated as a condition of approval for any Tentative Tract Map. 2. The applicant/developer shall either pay or bond for 8.7% of the cost for the future signal. 3. Provide documentation to the Planning Department for the record.			

ATTACHMENT B
Figures

Figure 1: Regional Map

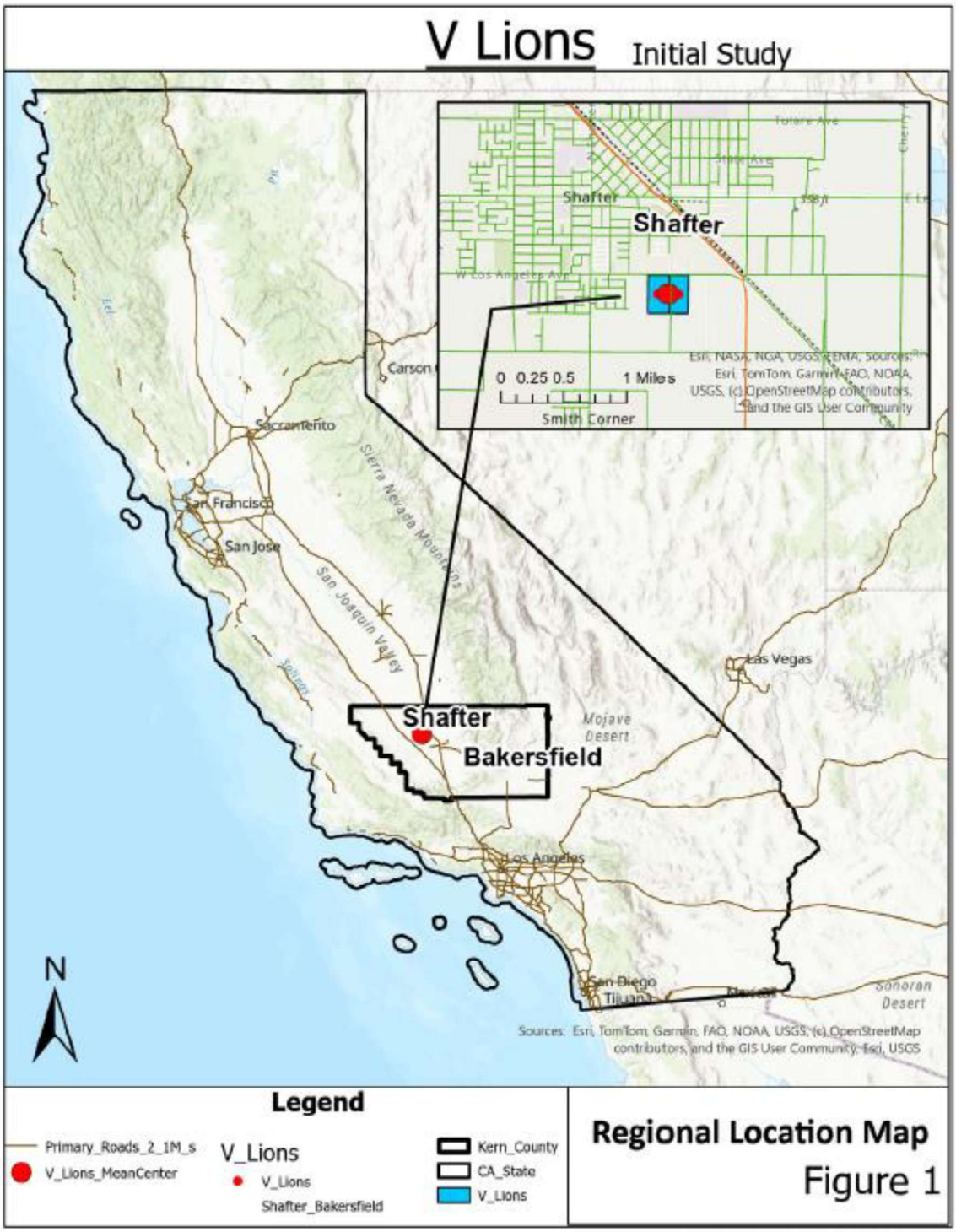


Figure 2: Aerial Overview

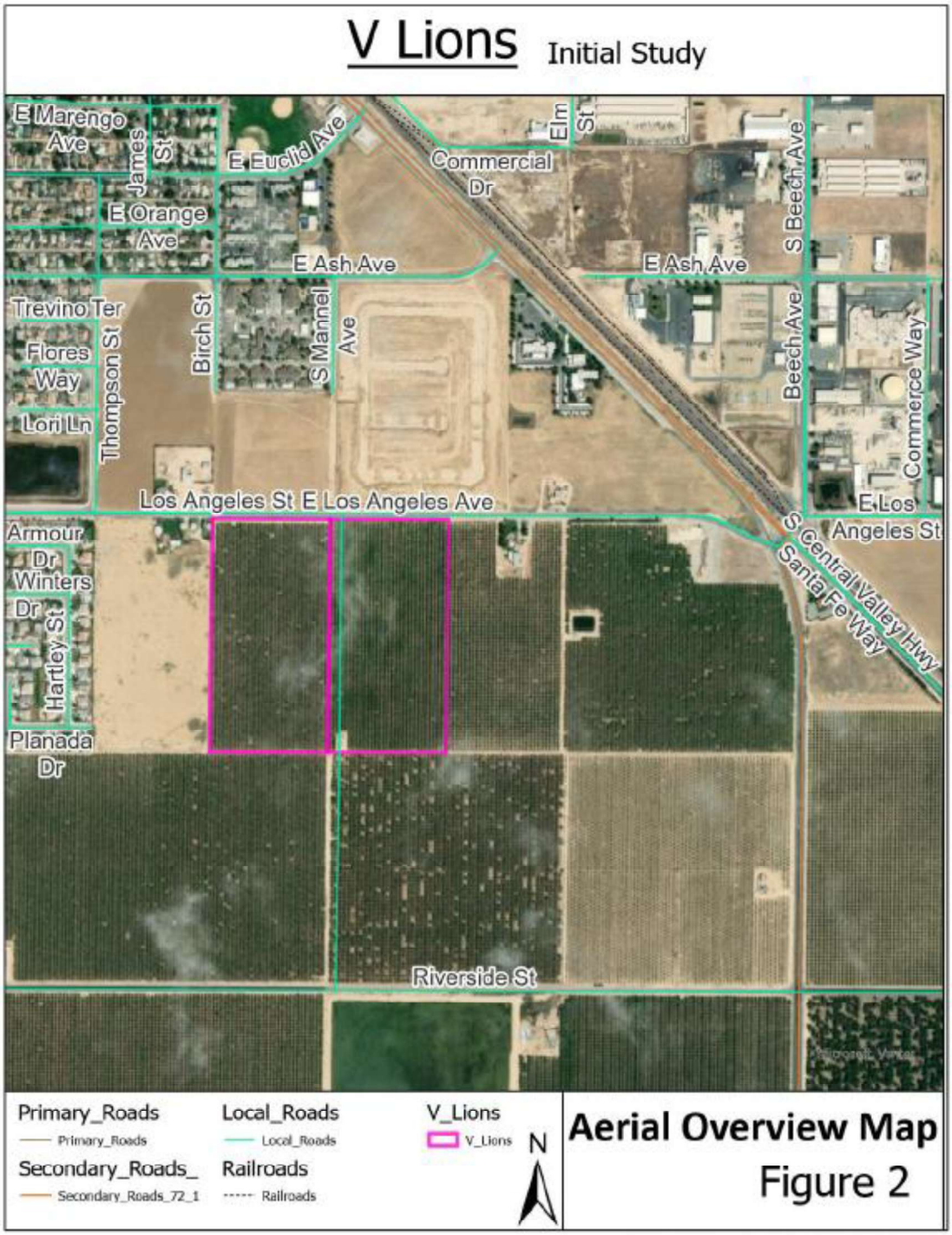


Figure 3: General Plan Land Use

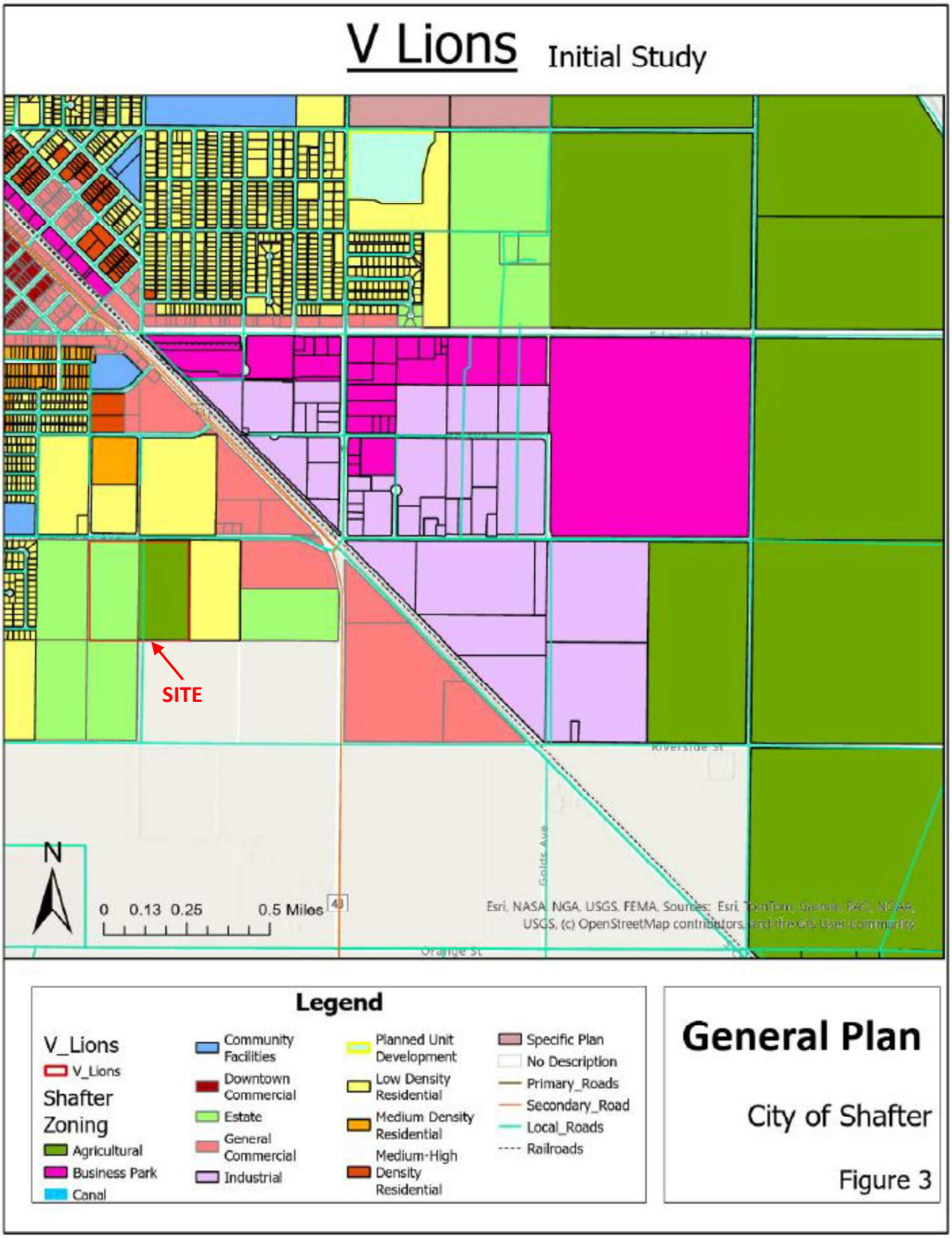
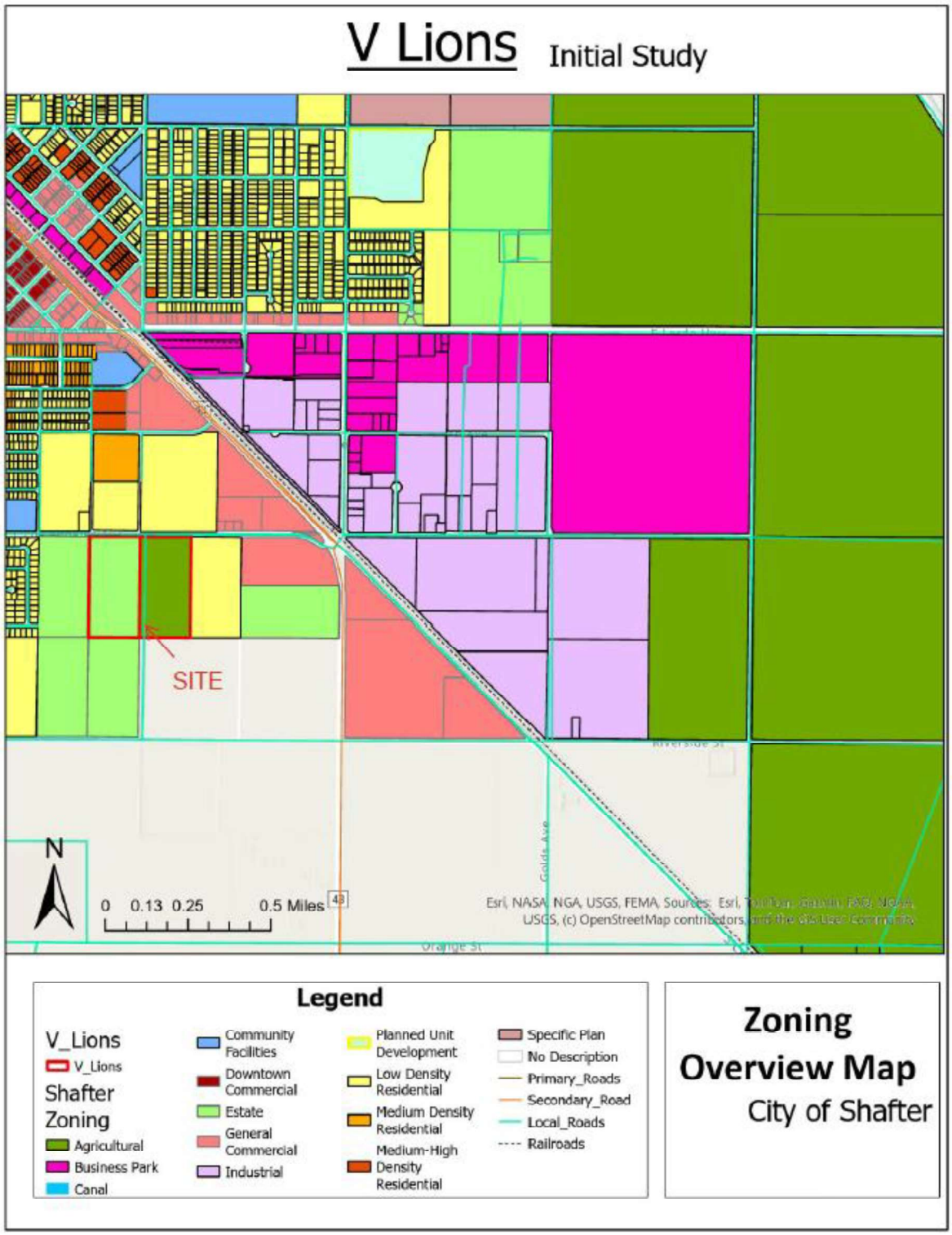


Figure 4: Zoning



Estate and Agricultural

Figure 5: TTM 7498

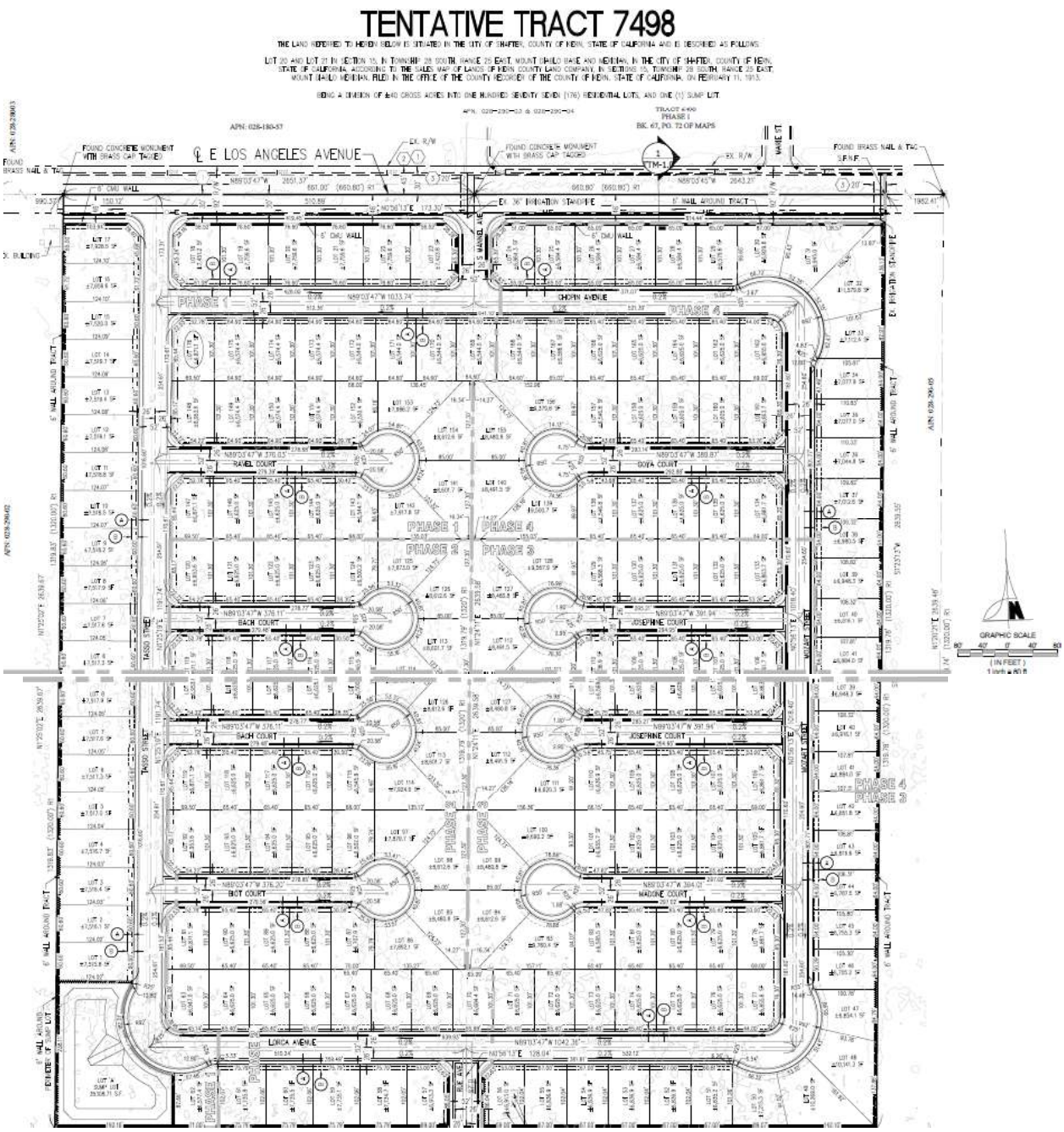


Figure 6: FIRMette

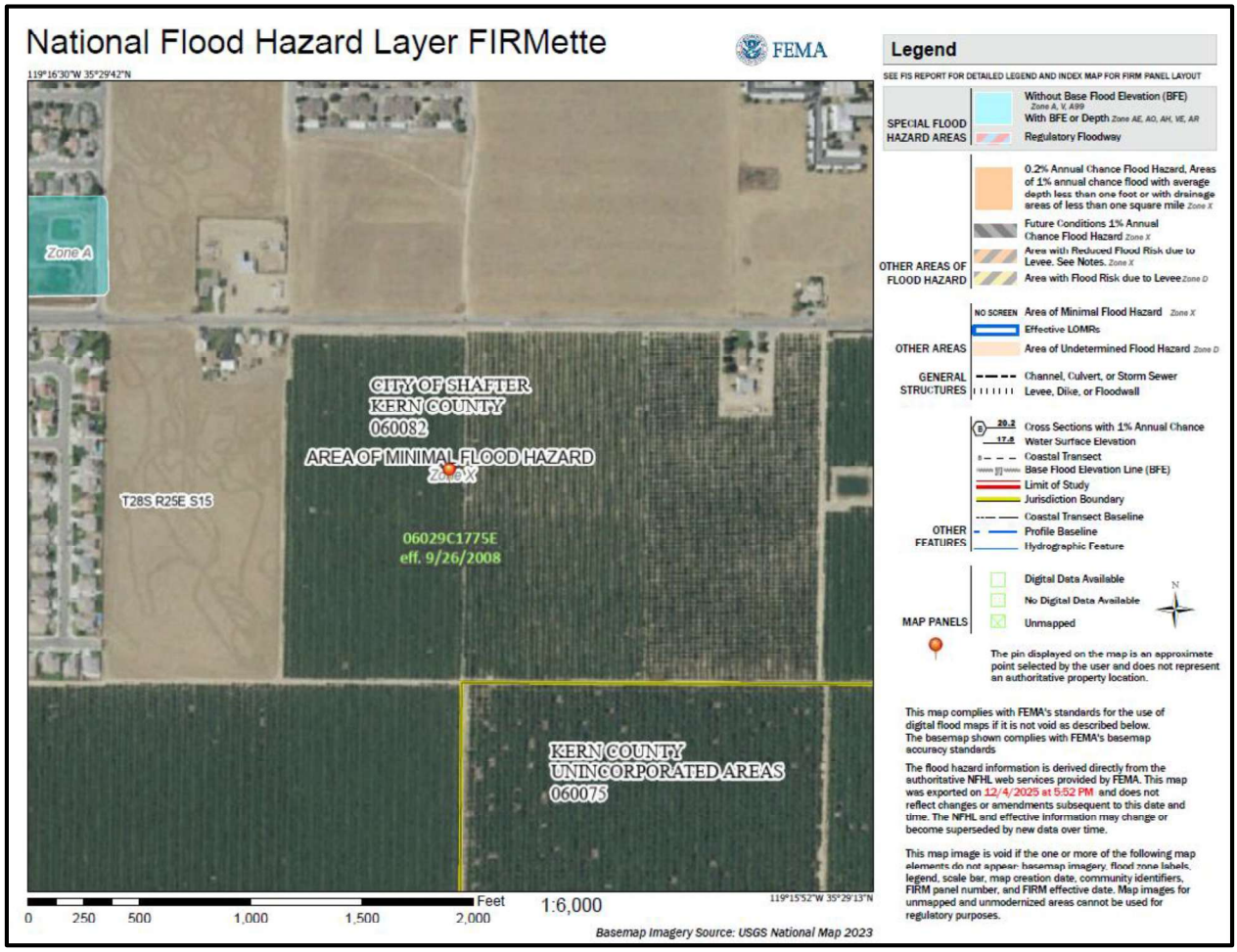


Figure 7: CalGEM 2025 Map

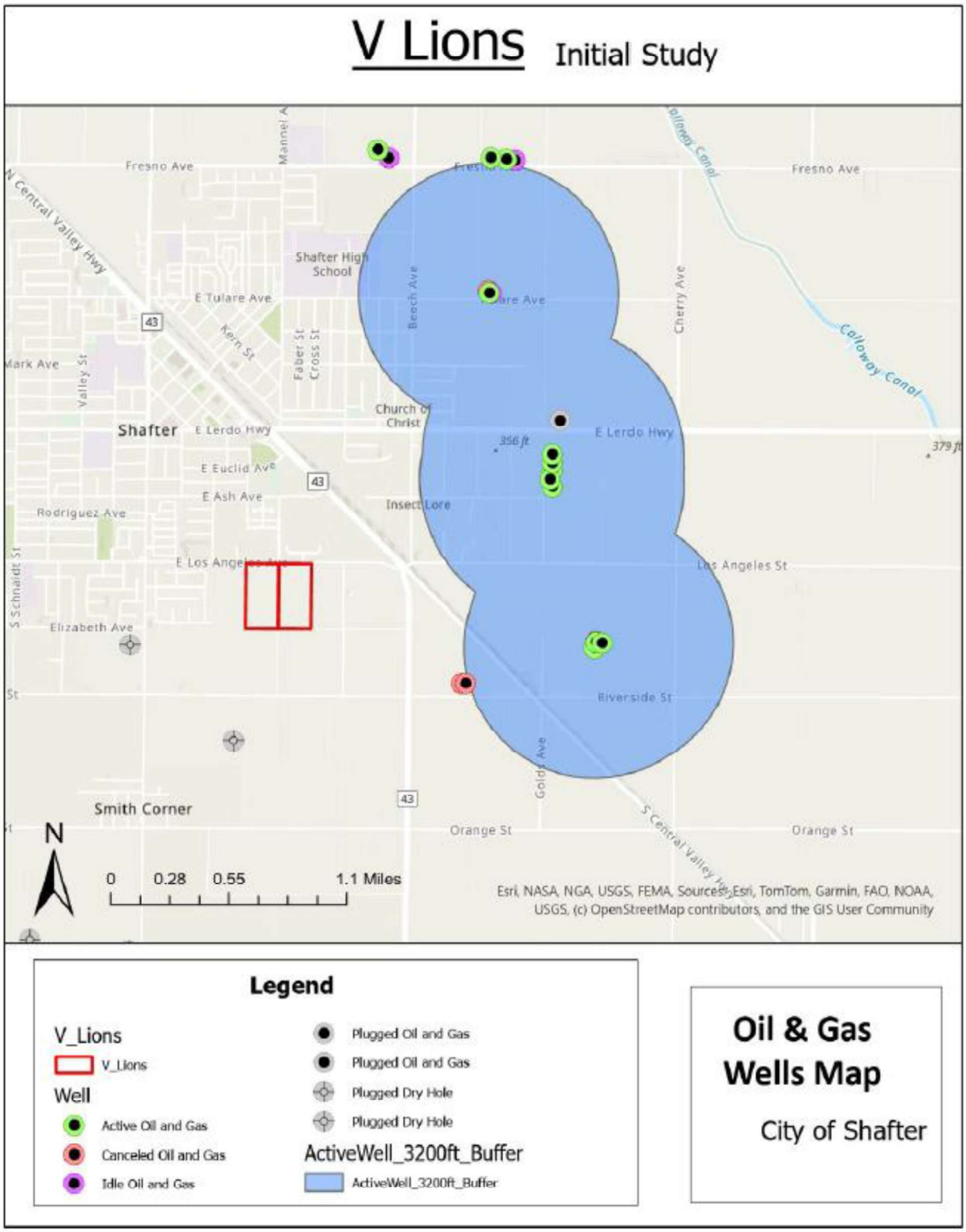


Figure 8: PG&E GRIP Map