



Council Chamber, 336 Pacific Avenue • Shafter, CA 93263

**AGENDA  
REGULAR MEETING  
SHAFTER PLANNING COMMISSION  
TUESDAY, SEPTEMBER 12, 2017**

- CALL TO ORDER:** 7:00 p.m.
- ROLL CALL:** Chairman Nunlist  
Vice Chairman Wiebe  
Commissioner Frantz  
Commissioner Johnston  
Commissioner Mouser
- PLEDGE OF ALLEGIANCE:** Chairman Wiebe
- INVOCATION:** Commissioner Nunlist

**APPROVAL OF AGENDA:**

**PUBLIC COMMENT:**

*This portion of the meeting is reserved for persons wanting to address the Commission only on matters not listed on this agenda. Speakers are limited to five minutes unless additional time is needed for translation. Please state your name and address for the record before making your presentation.*

**MINUTES OF PREVIOUS MEETING:**

1. Approval of Minutes: Regular Meeting of August 8, 2017.

**PUBLIC HEARING:**

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

1. **TEMPORARY LAND USE PERMIT NO. 17-92:** a request to conduct a public hearing; find the project is categorically exempt from CEQA under Section 15304 of the CEQA Guidelines; and adopt Resolution No. 17-309, a Resolution of the Planning Commission of the City of Shafter Approving Temporary Land Use Permit No. 17-92 for a temporary contractor's storage yard on property located south of East Lerdo Hwy, and 350 feet east of South Beech Ave. (APNs: 089-230-48, 57) (Planning Director Clausen)

**ADJOURNMENT:**

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In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, please contact the Planning Director's office at 661-746-5002 at least three (3) working days prior to the meeting or time when special services are needed to allow City staff in making reasonable arrangements to provide you with access to the meeting. Should anyone challenge any proposed action which is the subject of a public hearing listed on this agenda, that person may be limited to raising those issues addressed at the public hearing described in this notice, or in a written correspondence delivered to the City Council at or prior to this public hearing. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at Shafter City Hall, 336 Pacific Ave., Shafter, CA 93263. This is to certify that this Agenda notice was posted at City Hall and the Police Dept. by 5:00 p.m., September 8, 2017. Rachel Zermeño, S/S, Deputy City Clerk.

**MINUTES OF THE REGULAR MEETING OF THE  
SHAFTER PLANNING COMMISSION  
COUNCIL CHAMBER, 336 PACIFIC AVENUE  
TUESDAY, AUGUST 8, 2017**

**CALL TO ORDER:** 7:00 p.m.

**ROLL CALL:**

PRESENT: Chairman Nunlist, and Commissioners Frantz and Johnston. ABSENT: Commissioner Mouser and Vice Chairman Wiebe absent with an excused absence. Also Present: Planning Director Clausen, Senior Planner Forrest, and Deputy City Clerk Zermeno.

**PLEDGE OF ALLEGIANCE:** Chairman Nunlist

**INVOCATION:** Commissioner Johnston

**APPROVAL OF AGENDA:**

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

*AYES: FRANTZ, JOHNSTON, AND NUNLIST.*

*NAYS: NONE.*

*ABSENT: MOUSER AND NUNLIST.*

*ABSTENTIONS: NONE.*

**MINUTES OF PREVIOUS MEETING:**

1. Approval of Minutes: Regular Meeting of June 13, 2017, Special Meeting of July 25, 2017.

*MOVED (FRANTZ) AND SECONDED (JOHNSTON) COMMISSIONERS APPROVED THE MINUTES OF THE  
REGULAR MEETING OF JUNE 13, 2017 AND SPECIAL MEETING JULY 25, 2017, AS PRESENTED. MOTION  
CARRIED BY THE FOLLOWING VOTE:*

*AYES: FRANTZ, JOHNSTON, AND NUNLIST.*

*NAYS: NONE.*

*ABSENT: MOUSER AND WIEBE.*

*ABSTENTIONS: NONE.*

**PUBLIC COMMENT:**

There were no members of the public wishing to speak.

**PUBLIC HEARING:**

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

- 1. ANNEXATION NO. 87/ GENERAL PLAN AMENDMENT NO. 17-30/ PRE-ZONE NO. 17-65:** Senior Planner Forrest made introductory comments. A notice of public hearing was properly advertised.

Chairman Nunlist opened the public hearing.

There being no additional members of the public wishing to speak, the hearing was closed.

*MOVED (FRANTZ) AND SECONDED (JOHNSTON) COMMISSIONERS ADOPTED RESOLUTION NO. 17-302; A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER CERTIFYING IT HAS RECEIVED, REVIEWED, EVALUATED, AND CONSIDERED THE INFORMATION CONTAINED IN THE ADDENDUM TO THE CERTIFIED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE 2005 GENERAL PLAN UPDATE AND RELATED ACTIONS (SCH NO. 2004101029) FOR ANNEXATION NO. 87, GENERAL PLAN AMENDMENT NO. 17-30, AND PRE-ZONE NO. 17-65, AND CERTIFYING THAT THE ADDENDUM HAS BEEN COMPLETED IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND STATE CEQA GUIDELINES, AND RECOMMENDING ADDENDUM CERTIFICATION TO THE CITY COUNCIL OF THE CITY OF SHAFTER; ADOPTED RESOLUTION 17-303, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING THE CITY COUNCIL OF THE CITY OF SHAFTER INITIATE ANNEXATION NO. 87 FOR SUBMITTAL TO THE LOCAL AGENCY FORMATION COMMISSION OF KERN COUNTY AS PROVIDED IN EXHIBIT A AND EXHIBIT B; ADOPTED RESOLUTION 17-304, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 17-30 AS DEPICTED IN EXHIBIT A, TO THE CITY COUNCIL OF THE CITY OF SHAFTER; AND ADOPTED RESOLUTION NO. 17-305, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING THE CITY COUNCIL ADOPT PRE-ZONING (PRE-ZONE NO. 17-65) FOR CERTAIN PROPERTY BEING ANNEXED TO THE CITY OF SHAFTER (ANNEXATION NO. 87). MOTION CARRIED BY THE FOLLOWING VOTE:*

*AYES: FRANTZ, JOHNSTON, AND NUNLIST.*

*NAYS: NONE.*

*ABSENT: MOUSER AND WIEBE.*

*ABSTENTIONS: NONE.*

- 2. CONDITIONAL USE PERMIT NO. 17-90:** Planning Director Clausen made introductory comments. A notice of public hearing was properly advertised.

Chairman Nunlist opened the public hearing.

Hermenegildo Perales, 678 Vasquez Avenue, Shafter, CA 93263 spoke in favor of the project.

Aaron Perales, 678 Vasquez Avenue, Shafter, CA spoke in favor of the project.

Steven Haworth, 656 Minter Ave, Shafter, CA 93263, spoke in opposition of the project.

There being no additional members of the public wishing to speak, the hearing was closed.

*MOVED (JOHNSTON) AND SECONDED (FRANTZ) COMMISSIONERS FOUND THIS PROJECT IS CATEGORICALLY EXEMPT FROM CEQA UNDER SECTION 15301 OF THE CEQA GUIDELINES; AND ADOPTED RESOLUTION 17-306, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER APPROVING CONDITIONAL USE PERMIT NO. 17-90 FOR AN AUTOMOTIVE REPAIR AND BODY SHOP FACILITY AT 676 EAST LERDO HIGHWAY; AMENDING CONDITION OF APPROVAL NO. 13 TO PROHIBIT HOURS OF OPERATION FROM 6P.M. TO 8A.M.; ADDING THE CONDITION TO PROHIBIT SANDBLASTING; AND ADDING THE CONDITION TO FENCE AND SCREEN THE ENTIRE REAR STORAGE AREA TO A HEIGHT OF SIX (6) FEET. MOTION CARRIED BY THE FOLLOWING VOTE:*

*AYES: FRANTZ, JOHNSTON, AND NUNLIST.  
NAYS: NONE.  
ABSENT: MOUSER AND WIEBE.  
ABSTENTIONS: NONE.*

- 3. TEMPORARY LAND USE PERMIT NO. 17-88:** Planning Director Clausen made introductory comments. A notice of public hearing was properly advertised.

Chairman Nunlist opened the public hearing.

Omni Family Health representatives Jose Ramirez and Oscar Fletes spoke in favor of the project.

There being no additional members of the public wishing to speak, the hearing was closed.

*MOVED (FRANTZ) AND SECONDED (JOHNSTON) COMMISSIONERS FOUND THIS PROJECT IS CATEGORICALLY EXEMPT FROM CEQA UNDER SECTION 15301 OF THE CEQA GUIDELINES; AND ADOPTED RESOLUTION NO.17-307, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER APPROVING TEMPORARY LAND USE PERMIT NO. 17-88 FOR A FARMER'S MARKET AND COMMUNITY GARDEN AT 655 SOUTH CENTRAL VALLEY HIGHWAY; WITH THE ADDITION OF THE INDEMNIFICATION CONDITION AS OUTLINED IN THE MEMORANDUM DATED AUGUST 8, 2017, FROM PLANNING DIRECTOR CLAUSEN; REMOVAL OF CONDITION NO. 3 REGARDING A PROPOSED SETBACK FOR THE COMMUNITY GARDEN; AND ADDITION TO THE CONDITION REQUIRING FENCING AND SCREENING FOR THE COMMUNITY GARDEN. MOTION CARRIED BY THE FOLLOWING VOTE:*

*AYES: FRANTZ, JOHNSTON, AND NUNLIST.  
NAYS: NONE.  
ABSENT: MOUSER AND WIEBE.  
ABSTENTIONS: NONE.*

- 4. TEMPORARY LAND USE PERMIT NO. 17-91:** Planning Director Clausen made introductory comments. A notice of public hearing was properly advertised.

Chairman Nunlist opened the public hearing.

There being no additional members of the public wishing to speak, the hearing was closed.

*MOVED (FRANTZ) AND SECONDED (JOHNSTON) COMMISSIONERS FOUND THIS PROJECT IS CATEGORICALLY EXEMPT FROM CEQA UNDER SECTION 15301 OF THE CEQA GUIDELINES; AND ADOPTED RESOLUTION NO.17-308, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER APPROVING TEMPORARY LAND USE PERMIT NO. 17-91 FOR BAKED POTATO AND ROASTED CORN SALES IN THE LA HACIENDA MARKET PARKING LOT AT 315 JAMES STREET; AND THE ADDITION OF THE INDEMNIFICATION CONDITION AS OUTLINED IN THE MEMORANDUM OF AUGUST 8, 2017, FROM PLANNING DIRECTOR CLAUSEN. MOTION CARRIED BY THE FOLLOWING VOTE:*

*AYES: FRANTZ, JOHNSTON, AND NUNLIST.*

*NAYS: NONE.*

*ABSENT: MOUSER AND WIEBE.*

*ABSTENTIONS: NONE.*

**ADJOURNMENT:**

*MOVED (FRANTZ) AND SECONDED (JOHNSTON) COMMISSIONERS ADJOURNED THE MEETING AT 8:33 P.M. MOTION CARRIED WITH NO OPPOSITION WITH COMMISSIONERS MOUSER AND VICE CHAIRMAN WIEBE ABSENT.*

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Ron Nunlist, Chairman

**ATTEST:**

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Rachel Zermeño, Deputy City Clerk

**DATE:** September 12, 2017

**TO:** Planning Commission

**FROM:** Planning Department

**SUBJECT:** Temporary Land Use Permit No. 17-92: Jeffries Bros. Inc. is requesting approval of a temporary contractor's storage yard for property located on the south side of East Lerdo Highway, approximately 350 feet east of South Beech Avenue (APNs: 089-230-48, 57). See Exhibit 1.

**APPLICANT/OWNER:**

Matt Jeffries, CEO  
Jeffries Bros., Inc.  
177 Aviation Street  
Shafter, CA 93263

**LOCATION:**

The project site is located on the south side of East Lerdo Highway, approximately 350 feet east of South Beech Avenue (APNs: 089-230-48, 57). See Exhibit 1.

**PROJECT DATA:**

1. General Plan Designation: The current land use designation for the project site is Business Park (BP).
2. Zoning: The project site is zoned Business Park (PB).
3. Use: The project site is not developed for commercial or industrial land uses.

**PROJECT ANALYSIS:**

The applicant is requesting a temporary contractor's storage yard for property on the south side of East Lerdo Highway, approximately 350 feet east of South Beech Avenue (APNs: 089-230-48, 57). See Exhibit 1 and Exhibit 2 for adjacent land uses. The subject property is zoned Business Park (BP). The applicant has informed the City that the property is currently being leased by an electrical company as a temporary contractor's storage yard. The applicant has indicated that the electrical company will need to utilize the property through the end of December, 2017. The subject property is not developed or improved for commercial or industrial land uses.

Commercial or industrial use of the subject property requires prior City of Shafter approval under Title 17 (Zoning Ordinance) of the City of Shafter Municipal Code. Improvements for ingress and egress, meeting City of Shafter Development Standards, are required as well.

The City of Shafter Zoning Ordinance allows such temporary land uses with approval from the Planning Commission. Temporary land use permits are valid for one year. Extensions may be approved for a total of 4 years. However, due to the intensity of the proposed temporary land use,

i.e., a contractor's storage yard, and undeveloped status of the property, staff is recommending that the temporary land use only be allowed until December 31, 2017 (Condition No. 17). The City of Shafter Zoning Ordinance requires a conditional use permit for contractor storage yards in the BP Zone District. If the property owner intends to lease or rent the subject site for a similar use after December 31<sup>st</sup>, staff is recommending a conditional use permit for the subject property (Condition No. 18). Conditions of Approval for Temporary Land Use Permit No. 17-92 are proposed in Exhibit B of Resolution No. 17-309.

Staff believes that with the proposed conditions of approval and short duration of the permit, the project is compatible with the surrounding community and recommends approval of the temporary land use permit. Staff has determined that this project is categorically exempt from CEQA under Section 15304 of the CEQA Guidelines in that only minor alterations to the existing vacant property are proposed under Temporary Land Use Permit No. 17-92. Therefore, a Notice of Exemption has been prepared for the project.

**RECOMMENDATION:**

Staff is recommending that the Planning Commission adopt Resolution No.17-309 (Exhibit 3), approving Temporary Land Use Permit No. 17-92 to allow a temporary contractor's storage yard on property described in Resolution No. 17-309 and identified in Exhibit "A", with Conditions of Approval required in Exhibit "B".

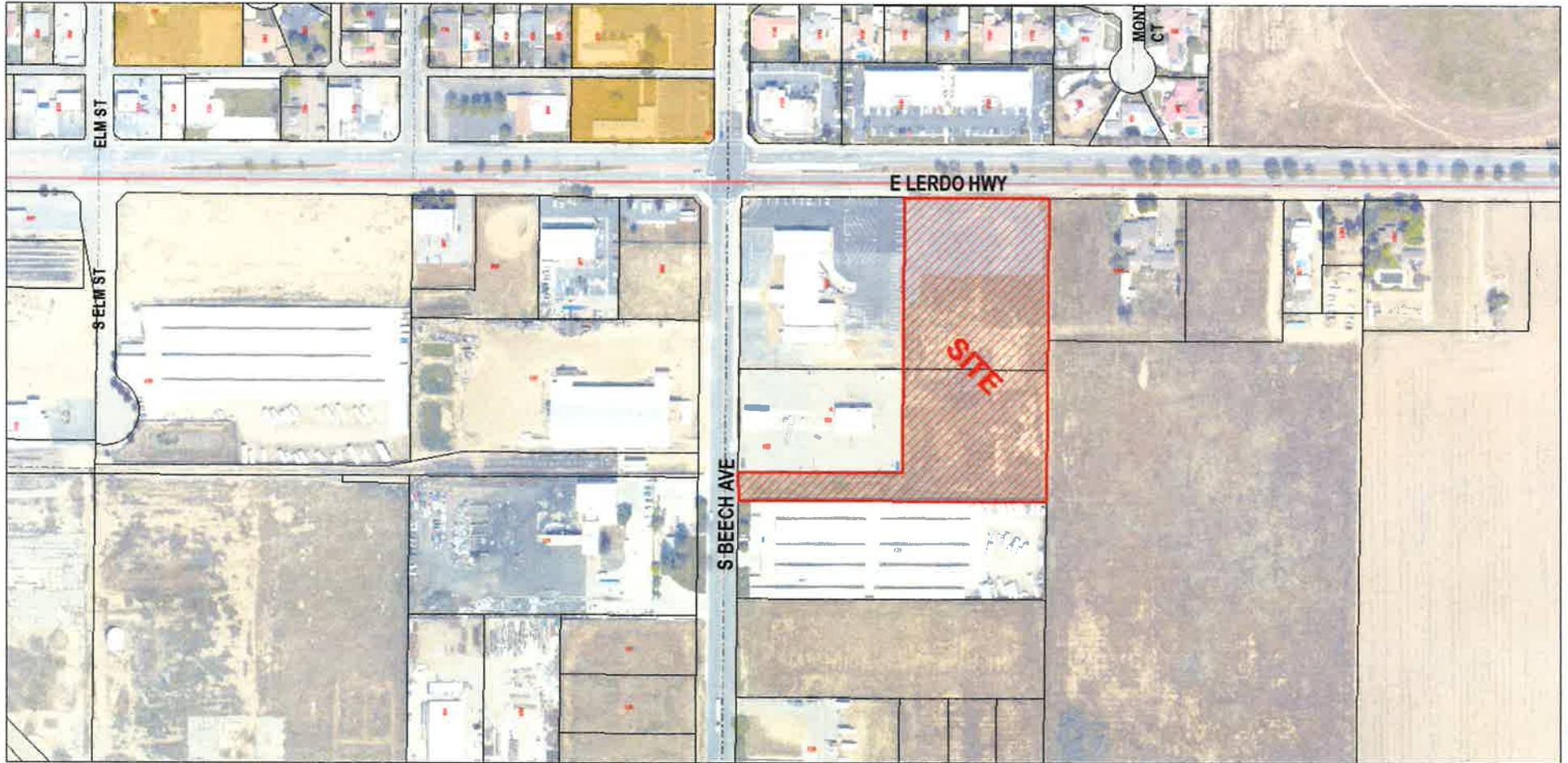
**ATTACHMENTS**

**EXHIBIT**

Vicinity Map	1
Project Site	2
Resolution No. 17-309	3

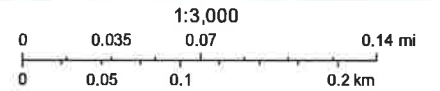


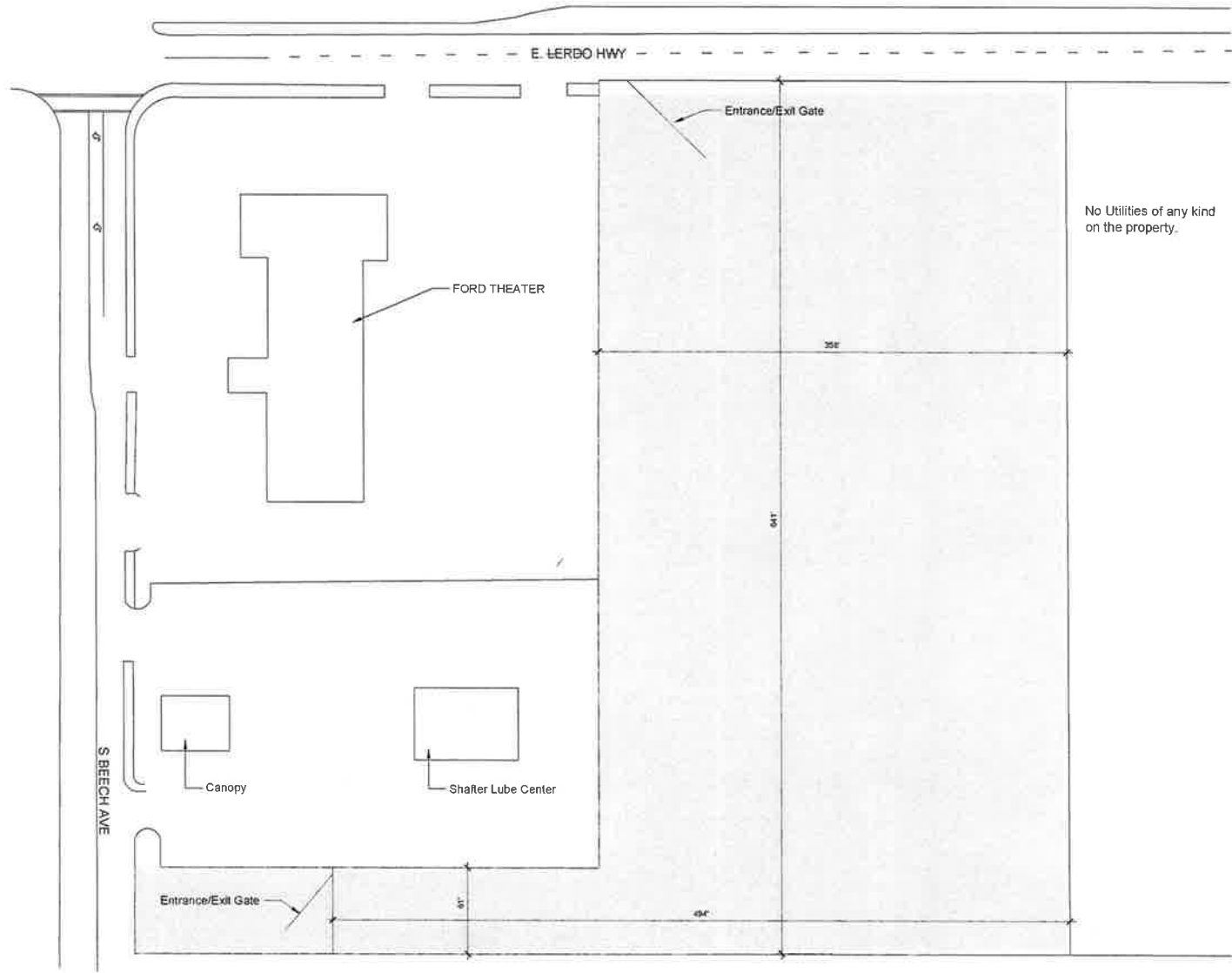
# TEMPORARY LAND USE PERMIT NO. 17-92



August 17, 2017

City	Highway	Airport - Gated	Ramp	Airport - Secondary	Public Building	Green: Band_2
County	Ramp	Airport - Secondary	Arterial	Dirt	Recreation	Blue: Band_3
Other	Arterial	Dirt	Collector	Church	School	
Airport Roads	Collector	Interstate	Local/Residential	Church/School	City Limits	
Interstate	Local/Residential	State Highway	Airport - Primary	Museum	Kem County Boundary	
State Highway	Airport - Primary	Highway	Airport - Gated	Park	Red: Band_1	





**CVE**  
CAL VALLEY EQUIPMENT

8080 FULTON, E. H. #100 BANGORFIELD, CA 93201  
PHONE: (541) 325-3441 FAX: (541) 325-3701  
E-MAIL: CVE@CALVALLEYEQUIPMENT.COM

DATE	DESCRIPTION

SITE AT



OPEN AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. NOTIFY ENGINEER IMMEDIATELY TO THE CONTRACTOR. THE DIMENSIONS, NOTES, AND DETAILS REPRESENTED ON THIS SHEET ARE THE RESPONSIBILITY OF THE ENGINEER.

JOB NAME: \_\_\_\_\_

APN #: \_\_\_\_\_

DRAWN BY: KJS

CHECKED BY: M. CHAND

DATE: \_\_\_\_\_

SHEET TITLE: \_\_\_\_\_

SHEET NUMBER: \_\_\_\_\_

DATE: 11/16/15

**BANGI ENGINEERING**  
P.O. Box 3504, Visalia, CA 93278-3504  
rabengineering@ymail.com  
Phone: (559) 936-6252

**RESOLUTION NO. 17-309**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER APPROVING TEMPORARY LAND USE PERMIT NO. 17-92 FOR A TEMPORARY CONTRACTOR'S STORAGE YARD ON PROPERTY LOCATED SOUTH OF EAST LERDO HIGHWAY AND 350 FEET EAST OF SOUTH BEECH AVENUE (APNS: 089-230-48, 57)**

**WHEREAS**, the applicant, Jefferies Bros. Inc. is requesting a Temporary Land Use Permit to allow a temporary contractor's storage yard for property located on the south side of East Lerdo Highway, approximately 350 feet east of South Beech Avenue (APNs: 089-230-48, 57) as identified in Exhibit "A"; and

**WHEREAS**, the subject property is zoned Business Park (BP); and

**WHEREAS**, the Planning Commission has, at its regularly scheduled meeting on September 12, 2017, studied and considered the proposed temporary land use permit application for a temporary contractor's storage yard on property located south of East Lerdo Highway and 350 feet east of South Beech Avenue (APNs: 089-230-48, 57), as shown in Exhibit A; and

**WHEREAS**, the Planning Commission has determined that the proposed temporary land use permit is categorically exempt from CEQA under Section 15304 of the CEQA Guidelines in that only minor alterations to the existing vacant property are proposed under Temporary Land Use Permit No. 17-92; and

**WHEREAS**, a timely and properly noticed public hearing for Temporary Land Use Permit No. 17-92 was held by the Planning Commission of the City of Shafter at a regular meeting on September 12, 2017, at which hearing evidence, oral and documentary, was admitted on behalf of said project; and

**WHEREAS**, the Planning Commission determined certain conditions of approval are necessary for the temporary land use permit.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Shafter, approves Temporary Land Use Permit No. 17-92 to allow a temporary contractor's storage yard on property located south of East Lerdo Highway and 350 feet east of South Beech Avenue (APNs: 089-230-48, 57), as described in this resolution and identified in Exhibit "A", and subject to the conditions of approval as provided in Exhibit "B".

**PASSED AND ADOPTED THIS 12<sup>th</sup> DAY OF SEPTEMBER, 2017.**

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Ron Nunlist, Chairman

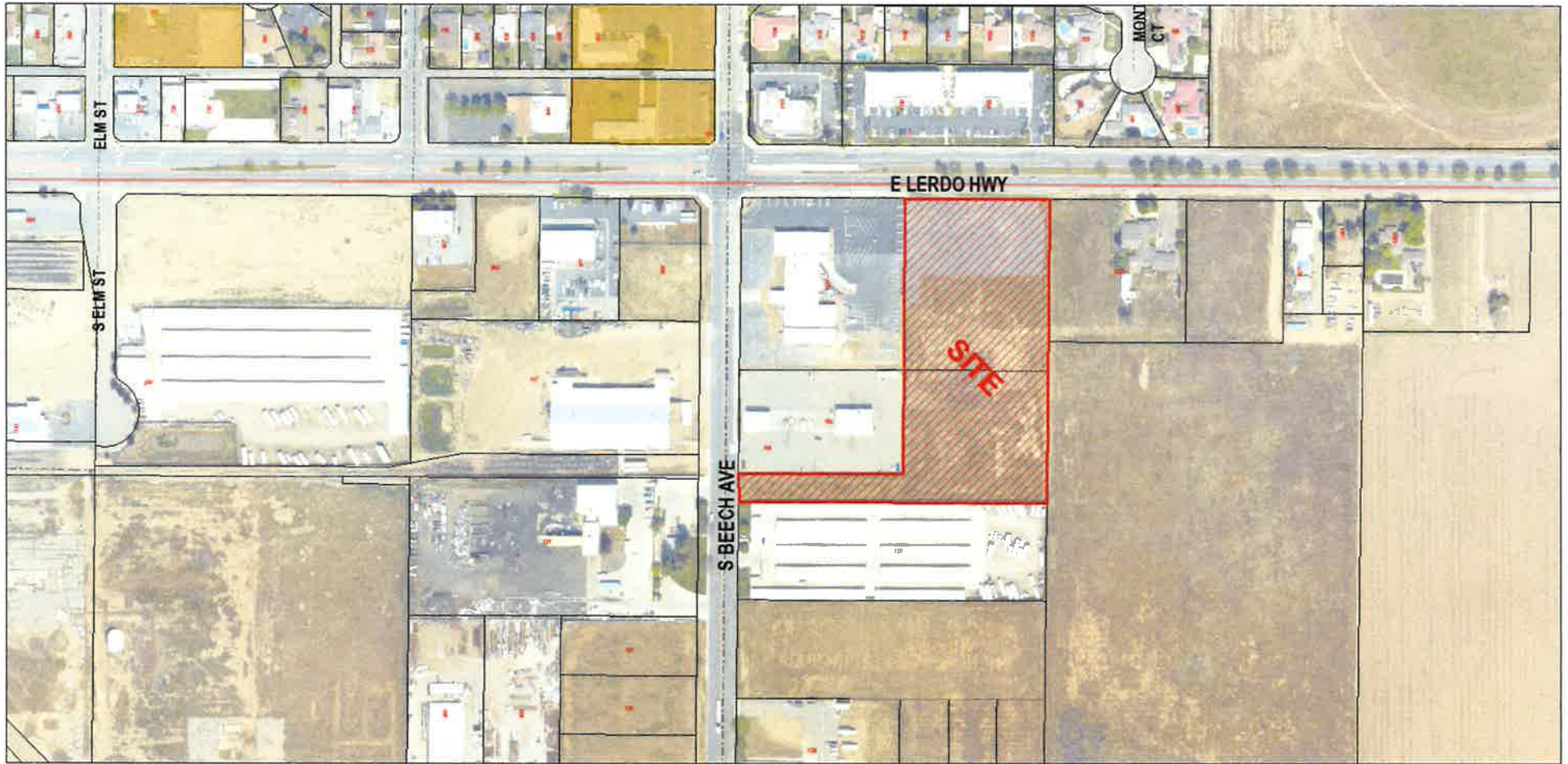
ATTEST

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Rachel Zermeno, Deputy City Clerk

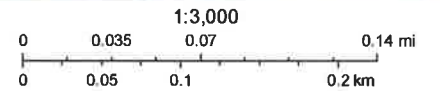
**EXHIBIT 3**

# TEMPORARY LAND USE PERMIT NO. 17-92



August 17, 2017

- |               |                   |                     |                   |                     |                      |               |
|---------------|-------------------|---------------------|-------------------|---------------------|----------------------|---------------|
| City          | Highway           | Airport - Gated     | Ramp              | Airport - Secondary | Public Building      | Green: Band_2 |
| County        | Ramp              | Airport - Secondary | Arterial          | Dirt                | Recreation           | Blue: Band_3  |
| Other         | Arterial          | Dirt                | Collector         | Church              | School               |               |
| Airport Roads | Collector         | Interstate          | Local/Residential | Church/School       | City Limits          |               |
| Interstate    | Local/Residential | State Highway       | Airport - Primary | Museum              | Kern County Boundary |               |
| State Highway | Airport - Primary | Highway             | Airport - Gated   | Park                | Red: Band_1          |               |



## EXHIBIT B

### TEMPORARY LAND USE PERMIT NO. 17-92 CONDITIONS OF APPROVAL

#### General

1. The owner(s) or project proponents (hereinafter referred to as “Developer”), solely at their cost and expense, shall defend, indemnify and hold harmless the City of Shafter (hereinafter referred to as “City”), its agents, legislative bodies, officers and employees regarding any legal or administrative action, claim or proceeding concerning approval of Temporary Land Use Permit No. 17-92 (hereinafter referred to as “TLUP 17-92”) and/or related actions including, without limitation, actions taken or not taken with respect to the California Environmental Quality Act (hereinafter referred to as “CEQA”); or, at its election and in the alternative, shall relinquish such approval. Developer shall assume the defense of the City in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by Developer, but subject to the City’s reasonable approvals. Developer shall also reimburse the City, its agents, legislative bodies, officers, and employees for any judgments, amounts paid in settlements, court costs and attorneys’ fees which the City, its agents, legislative bodies, officers and employees may be required to pay or otherwise pay as a result of such action, claim, or proceeding. The City may, at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve Developer’s obligations under these conditions of approval (hereinafter referred to as “Conditions”).
2. Temporary Land Use Permit No. 17-92 authorizes a temporary contractor’s storage yard for property located on the south side of East Lerdo Highway, approximately 350 feet east of South Beech Avenue (APNs: 089-230-48, 57).
3. Developer, or general contractor, shall submit a list of all contractors and/or subcontractors performing any work on this project to the City’s Administrative Services Department and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City prior to the commencement of work.
4. Developer shall comply with all provisions of the City’s Zoning Ordinance, latest adopted Uniform Building Code, Uniform Mechanical Code, Uniform Plumbing Code, National Electrical Code, Fire Code, and all other applicable codes, ordinances, regulations, and development standards in effect at the time of issuance of relative permits. Identification of specific sections of any of the aforementioned City documents does not negate the Developer’s responsibility to conform to unmentioned sections of the City’s Zoning Ordinance, Subdivision and Engineering Design Manual, Uniform Building Code, and all other applicable ordinances, resolutions, standards, and requirements of the City.
5. Approval of TULP 17-92 shall not vest until all of the Conditions are met.
6. Construction or use of the project site identified as TULP 17-92 shall be in substantial accordance with any and all submittals to the City by Developer, including, but not limited to all Conditions of TULP 17-92.

## **Planning**

7. No new construction, or improvements to the property, including signage, shall be permitted without first obtaining the proper permits from Planning, Building, and Engineering Departments of the City.
8. Unless otherwise stated, all Conditions shall be completed prior to a final inspection and prior to an occupancy permit being issued by the City of Shafter.
9. TULP 17-92 shall not become effective for any purpose unless an "Acceptance of Conditions" form has been signed by the applicant and returned to the Planning Department.
10. The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance.
11. The hours of operation on the subject property shall be prohibited from 7:00 pm to 6:00 am.
12. Vehicular access to and from East Lerdo Highway shall be prohibited.
13. All vehicular access to and from the subject property shall be provided from South Beech Avenue. An improved driveway meeting City of Shafter Development Standards shall be utilized for said access. Said driveway plans shall be approved by the City of Shafter prior to any construction activities.
14. Dust Control measures meeting the requirements of the San Joaquin Valley Air Pollution Control District shall be implemented for all vehicular access roads and storage areas on the subject property.
15. The west boundary of the subject property shall be fully fenced and screened to a height of six (6) feet.
16. No building permit shall be issued for the subject property until TULP 17-92 has become effective.
17. Temporary Land Use Permit No. 17-92 shall expire on December 31, 2017
18. The City of Shafter Zoning Ordinance requires a conditional use permit for a contractor's storage yard in the Business Park Zone District. A conditional use permit shall be required for any type of contractor's storage yard on the subject property after December 31, 2017.

## **Building Department**

19. Building permits shall be obtained for all structural, mechanical, and electrical installation.
20. No trailer for permanent lodging, office, or restroom use shall be permitted on the subject property.