General Plan Advisory Committee
Meeting #4: Land Use & Roadway Network Part 2

City of Shafter

October 20, 2025



Agenda

- Call to Order
- Pledge of Allegiance
- Meeting Objectives & Project Schedule
- Land Use and Circulation Design Considerations
- Discussion
- Conclusion and Next Steps

What we're doing today

Meeting Outcome:

Draft an Alternative exploring different options for land use and regional roadway connectivity.

Adoption by April 2027 to meet State Requirements.

*Dates subject to change

Path forward

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- EJWG (10/02)
- **GPAC #4 (TODAY)**
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Confirm Preferred Alternative (Dec - Jan)

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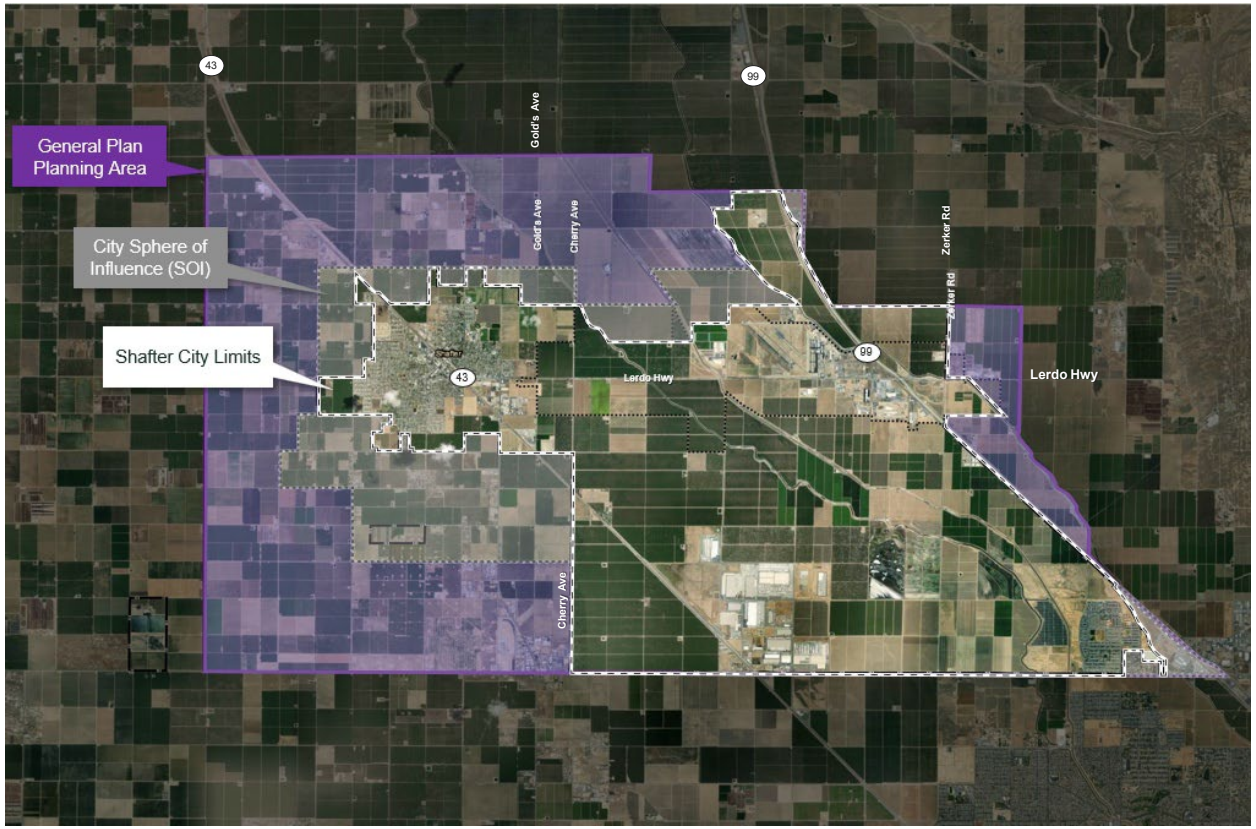
Developing Land Use Alternatives:

A Shared Vision for Shafter



- **Land use**
  - How and where to grow while retaining what makes Shafter special?
- **Roadway network**
  - How will new roadways affect existing and future residents and businesses?
- **Inputs**
  - Community, market, state law



Design Considerations

Land Use & Circulation



Community Input, Market, & State Law

Land Use & Circulation

Summary of Inputs

Community feedback

Market conditions and forecasts

State requirements

Community Feedback

- Integrate higher-density housing (don't isolate it); want additional housing options for young and aging households
- Strong desire for more places to shop (with Walmart and Grocery stores frequently noted), more dining options (a lot of interest in popular chains), and entertainment venues
- Preserve and allow ag/industrial uses to continue while minimizing land use compatibility conflicts

Demographic and Market Considerations

- Demographic trends indicate need for smaller housing types
- SPs in southeast already entitled / consistently building
- Shafter could support about 270,000 SF of new commercial
- WLC west expansion under consideration;

State Law (Housing Element & AB 98 Truck Routes)

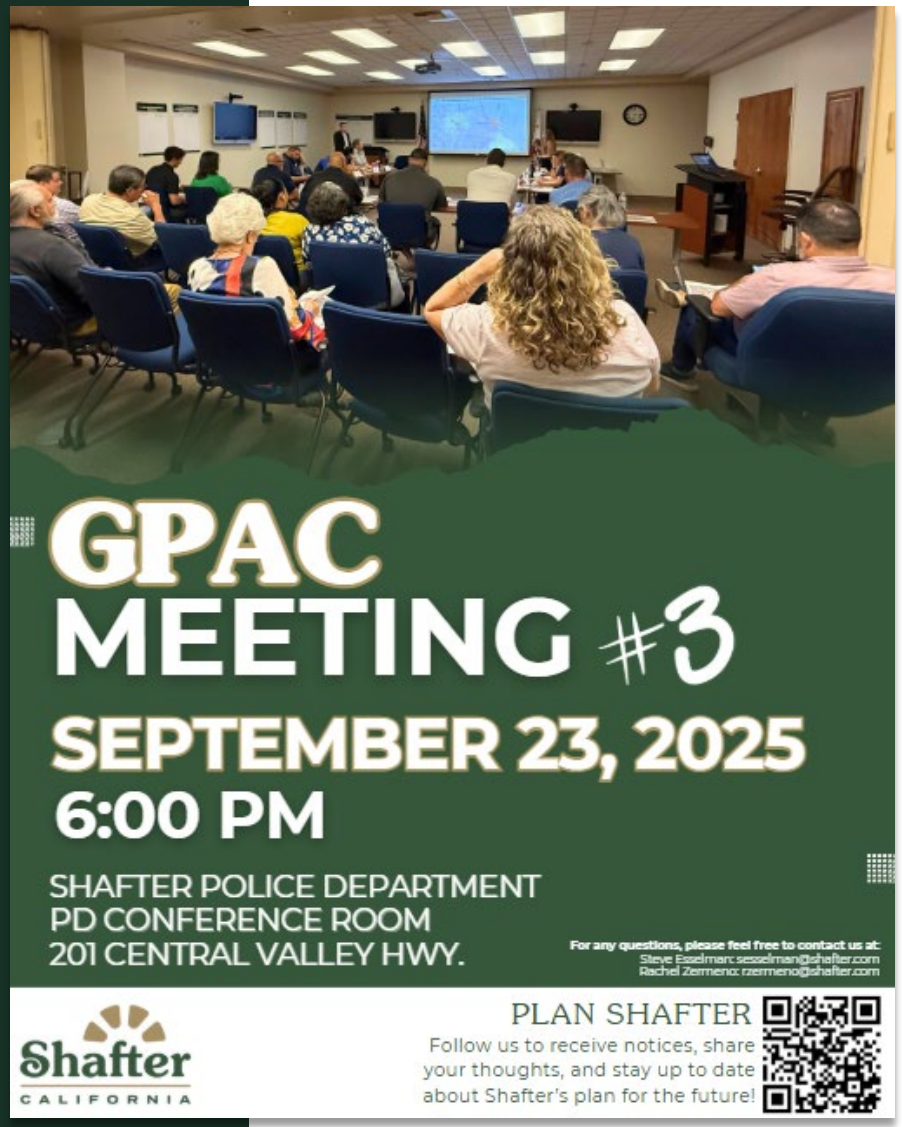
- Need to implement Housing Element and zone for higher density residential that could support 931 lower-income (affordable) units ($1,000 - $1,800 mo. rent / $130K - $260K ownership)
- Identify truck routes that serve goods movement while minimizing exposure to sensitive receptors (homes, schools, parks, etc.)

Preliminary Concepts & Policy Direction

HOUSING AND ROADWAY ALTERNATIVES

Continuing the Discussion

GPAC #3 /
EJWG #1

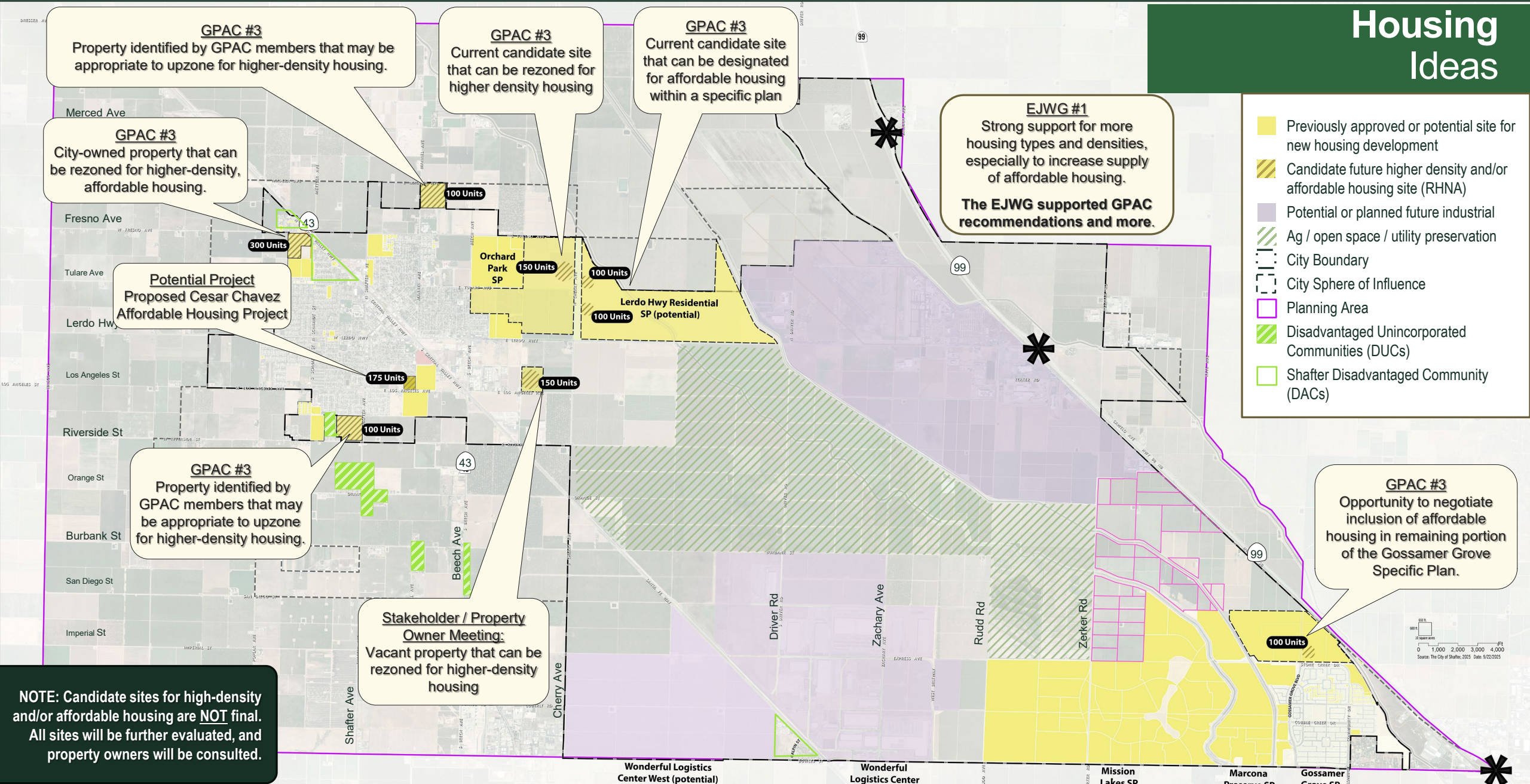




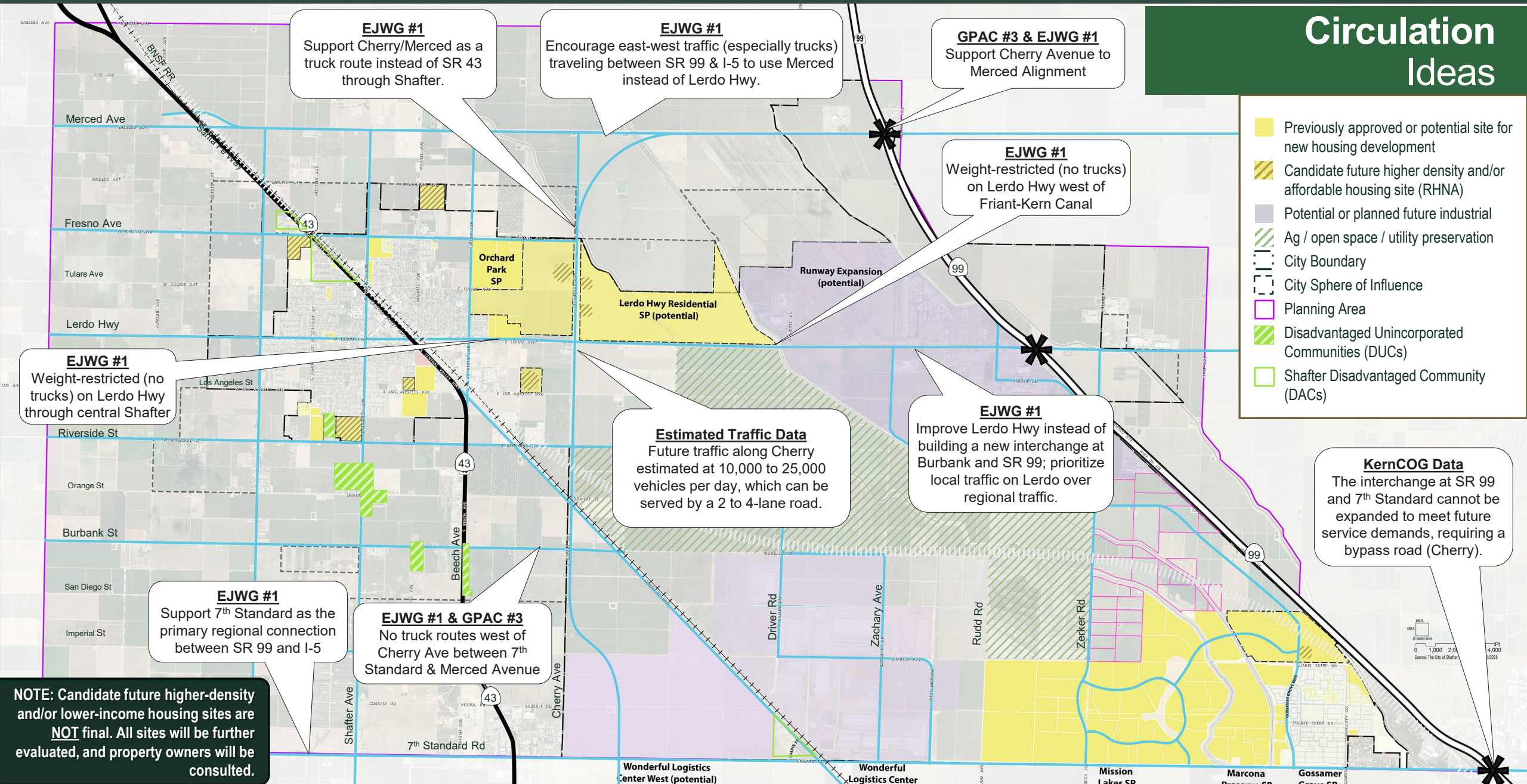
Environmental Justice Working Group #1

October 2, 2025

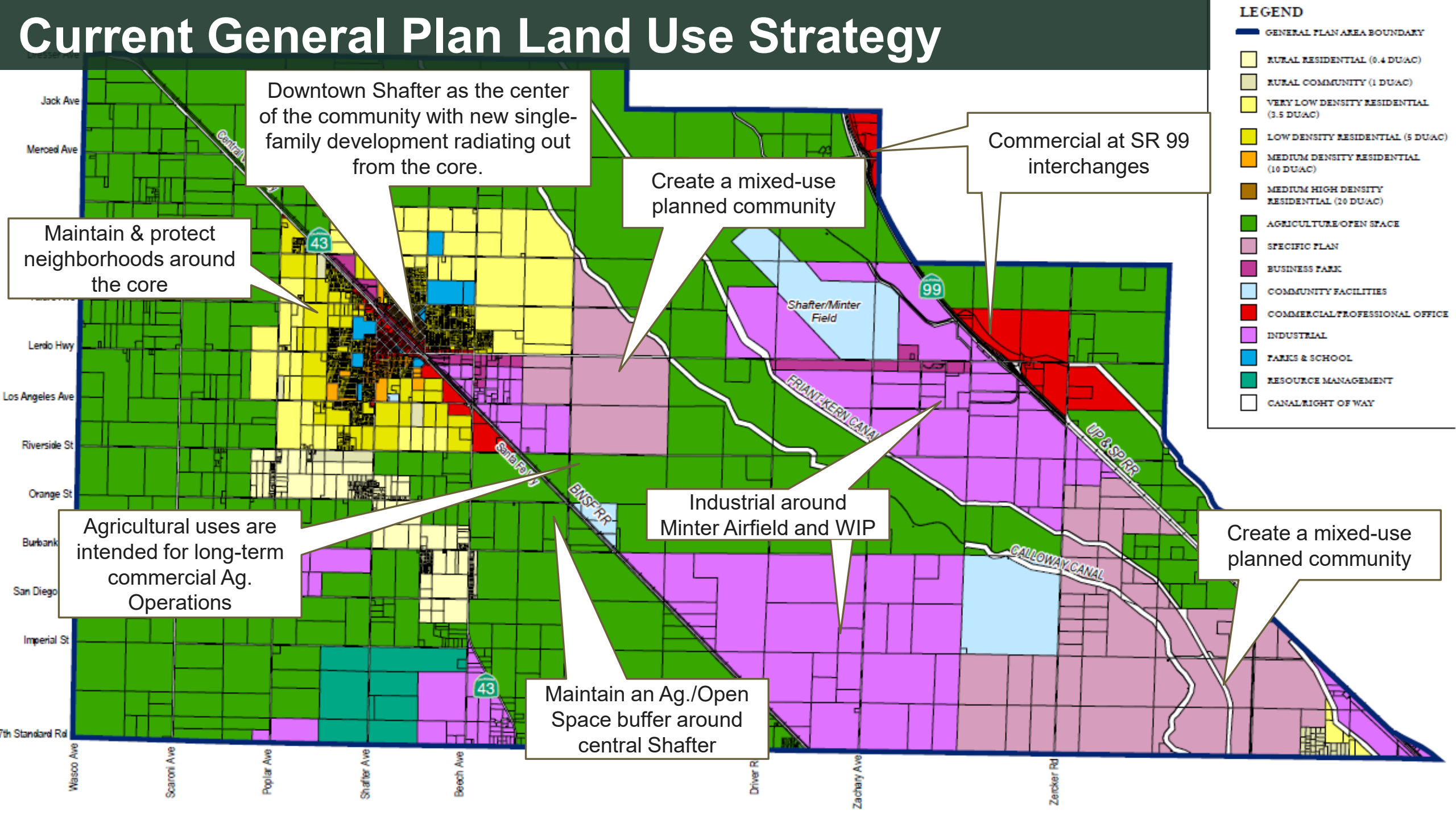
Housing Feedback



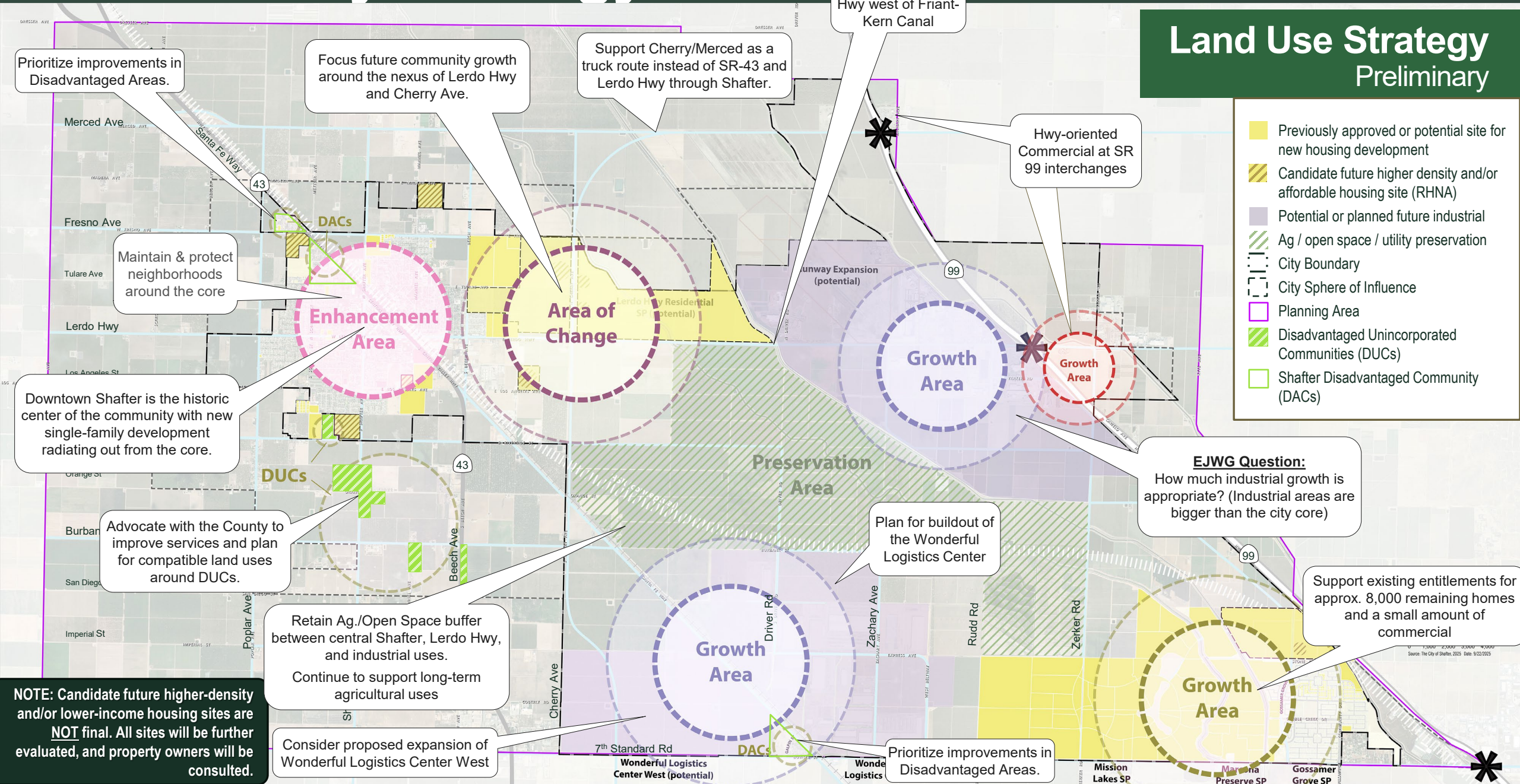
Regional Circulation Feedback + Considerations



Current General Plan Land Use Strategy



Preliminary Strategy





Discussion

Land Use Compatibility

What is Land Use Compatibility?

The ability of different land uses to coexist near each other without creating conflicts or negative impacts.

Land Use Compatibility Issues in Shafter

1. **Agricultural and Neighborhoods**
   Preserving agricultural lands while planning for new neighborhoods and community growth.
2. **Traffic and Transportation**
   Supporting regional goods movement while avoiding negative impacts on residential neighborhoods.
3. **Industrial Uses and Residential Neighborhoods**
   Proximity of existing industrial uses and residential neighborhoods in the core.
4. **Airport Compatibility**
   Safety/compatibility zones for Shafter Airport/Minter Field; landing/takeoff space, noise levels, and height restrictions influence what type of development is compatible.

Land Use Buffers

What is a Land Use Buffer?

A physical separation—consisting of distance, landscaping, berms, walls, or transitional land uses—placed between incompatible land uses to mitigate conflicts or negative impacts.

What can go in a buffer?

1. Other uses that are not negatively impacted by adjacent use
2. Open space and trails
3. Roads, parking, service uses, etc.

Other ways to establish a buffer

1. Residential Clustering

Current General Plan
Policy Direction

1. Agricultural & Neighborhoods

Preserving agricultural lands while planning for new neighborhoods and community growth.

Discussion

- Change from existing policies
- More detailed guidance/direction

- Establish **permanent agricultural/open space buffers** around central Shafter to physically separate the urban core from the surrounding agricultural areas
- **Prohibit urban development** on parcels with valid land conservation contracts
- Implement **right-to-farm ordinances** to protect existing agricultural operations from conflicts with adjacent urban development
- Require **suitable buffers** when new development is proposed adjacent to interim agricultural uses

(Policies: 2.3.3, 2.4.5, 2.4.10, 2.8.2, 6.2.3)

Draft Policies Under Consideration in Working Draft EJ and Health Program

*•Require **100-foot setbacks** with 20 feet of landscaping (trees and shrubs) between new residential/sensitive uses and agricultural lands*

(Policy 5.a (2021 Draft))

Current General Plan
Policy Direction

2. Traffic & Transportation

Supporting regional goods movement while avoiding negative impacts on residential neighborhoods.

Discussion

- Change from existing policies
- More detailed guidance/direction

- Route **truck routes around (not through)** residential areas

(Policy: 2.8.12)

Current General Plan
Policy Direction

3. Industrial Uses & Residential Neighborhoods

Proximity of existing industrial uses and residential neighborhoods in the core.

- Require **buffers with setbacks, landscaping, and screening** to minimize noise, light, glare, and other impacts
- Use **roadways rather than common property lines** to separate incompatible uses where industrial/warehouse cannot avoid abutting residential
- Establish **shared responsibility** for buffering between residential and industrial uses along boundaries
- **Reserve business park/industrial uses** as transitional buffer between residential and heavy industrial areas
- Provide **physical separations** between industries emitting toxic air contaminants and sensitive receptors
- Establish **adequate interface** through site planning to reconcile land use conflicts
- Apply **appropriate buffering** between multifamily and single-family neighborhoods
- Separate **noise-sensitive uses from major noise sources** through land use patterns

(Policies: 2.3.9, 2.7.3, 2.8.12, 2.8.12b, 2.8.12c, 2.8.14, 2.8.19c, 6.7.7, 7.7.2)

Current General Plan
Policy Direction

3. Industrial Uses & Residential Neighborhoods

Proximity of existing industrial uses and residential neighborhoods in the core.

CONTINUED FROM PRIOR SLIDE

Discussion

- Change from existing policies
- More detailed guidance/direction

Draft Policies Under Consideration in Working Draft EJ and Health Program

*•Require 2,000-foot **buffer zones around hazardous waste processors** (expandable based on risk assessments)*

*•Avoid creating environmental health risks from diesel emissions and toxic air contaminants by **providing appropriate physical separations between industries and sensitive uses***

*•**Truck loading dock and staging area setbacks***
(note: formal setback requirements enacted into State law through AB 98)

(Policies from 2021 Draft: 2, 3 (all subsections), 7)

Current General Plan
Policy Direction

4. Airport Compatibility

Safety/compatibility zones for Shafter Airport/Minter Field; landing/takeoff space, noise levels, and height restrictions influence what type of development is compatible.

Discussion

- Change from existing policies
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- **Airport Compatibility Zones**

Zones A, B1, B2, C with prohibited and restricted uses *(D/E not shown require noticing)*



Current General Plan
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4. Airport Compatibility

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- **Airport Compatibility Zones**

(Zones A, B1, B2, C, D, E with prohibited and restricted uses)

Zone	Additional Criteria		Examples	
	Prohibited Uses[5]	Other Development Conditions[8]	Normally Acceptable Uses[9]	Uses Not Normally Acceptable[10]
A	• All structures except ones with location set by aeronautical function • Assemblages of people • Objects exceeding FAR Part 77 height limits • Hazards to flight[6]	• Dedication of avigation easement	• Aircraft tiedown apron • Pastures, field crops, vineyards • Automobile parking	• Heavy poles, signs, large trees, etc.
B1 and B2	• Schools, day care centers, libraries • Hospitals, nursing homes • Highly noise-sensitive uses (e.g. amphitheaters) • Storage of highly flammable materials[7] • Hazards to flight[6]	• Locate structures maximum distance from extended runway centerline • Dedication of avigation easement	• Uses in Zone A • Any agricultural use except ones attracting bird flocks • Warehousing, truck terminals • Two-story offices • Single-family homes on an existing lot	• Residential subdivisions • Intensive retail uses • Intensive manufacturing or food processing uses • Offices with more than two stories • Hotels and motels
C	• Schools • Hospitals, nursing homes • Hazards to flight[6]	• Dedication of overflight easement for residential uses	• Uses in Zone B • Parks, playgrounds • Most retail uses • Duplexes and medium-density apartments • Two-story motels	• Large shopping malls • Theaters, auditoriums • Large sports stadiums • Hi-rise office buildings with more than four stories
D	• Hazards to flight[6]	• Deed notice required for residential development	• All except ones hazardous to flight	
E	• Hazards to flight[6]	• Special development conditions	• Unique circumstance land use development[11]	



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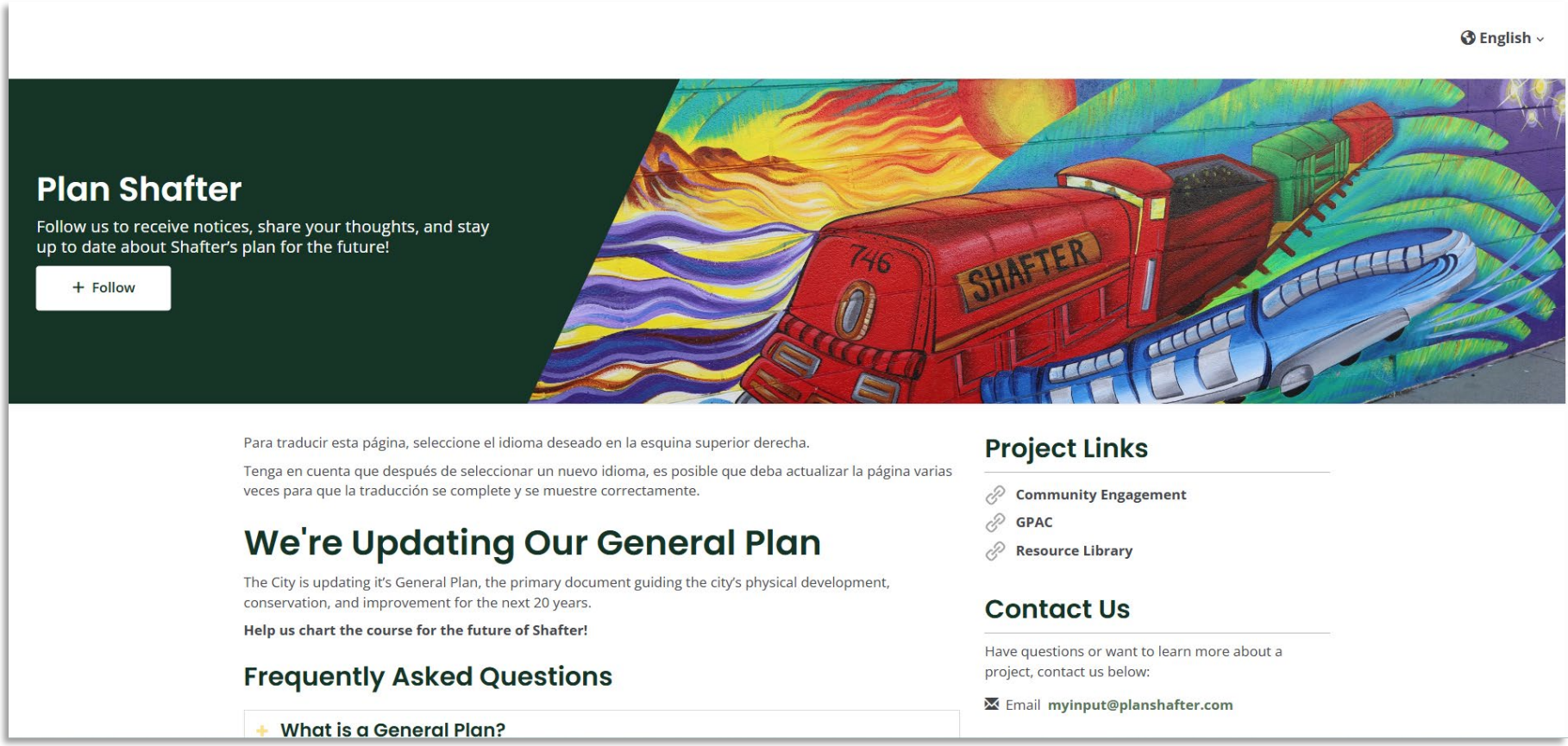
Visit the GPU Project Website

PlanShafter.com





Thank you!