General Plan Advisory Committee Meeting #3: Land Use & Roadway Network

City of Shafter

September 23, 2025



Agenda

- Call to Order & Pledge of Allegiance
- Roll Call, Approval of Agenda, & Approval of 4/22 Minutes
- Member changes & Team introductions
- Meeting outcomes and next steps
- Land Use and Circulation Considerations
- Small Group Design Exercise
- Large Group Discussion
- Conclusion and Next Steps

Introductions

GPAC & TEAM MEMBERS

What we're doing today

Meeting Outcome:

2 Draft Alternatives exploring different options for land use and regional roadway connectivity.

Adoption by April 2027 to meet State Requirements.

Path forward

Draft Land Use and Circulation Alternatives (Sep/Oct)

- GPAC (Today)
- EJWG (Oct. 2)
- Refine alternatives for public review

Conduct Public Review (Nov)

- Open House
- Online Survey
- Stakeholder Meetings

Confirm Preferred Alternative (Dec - Jan)

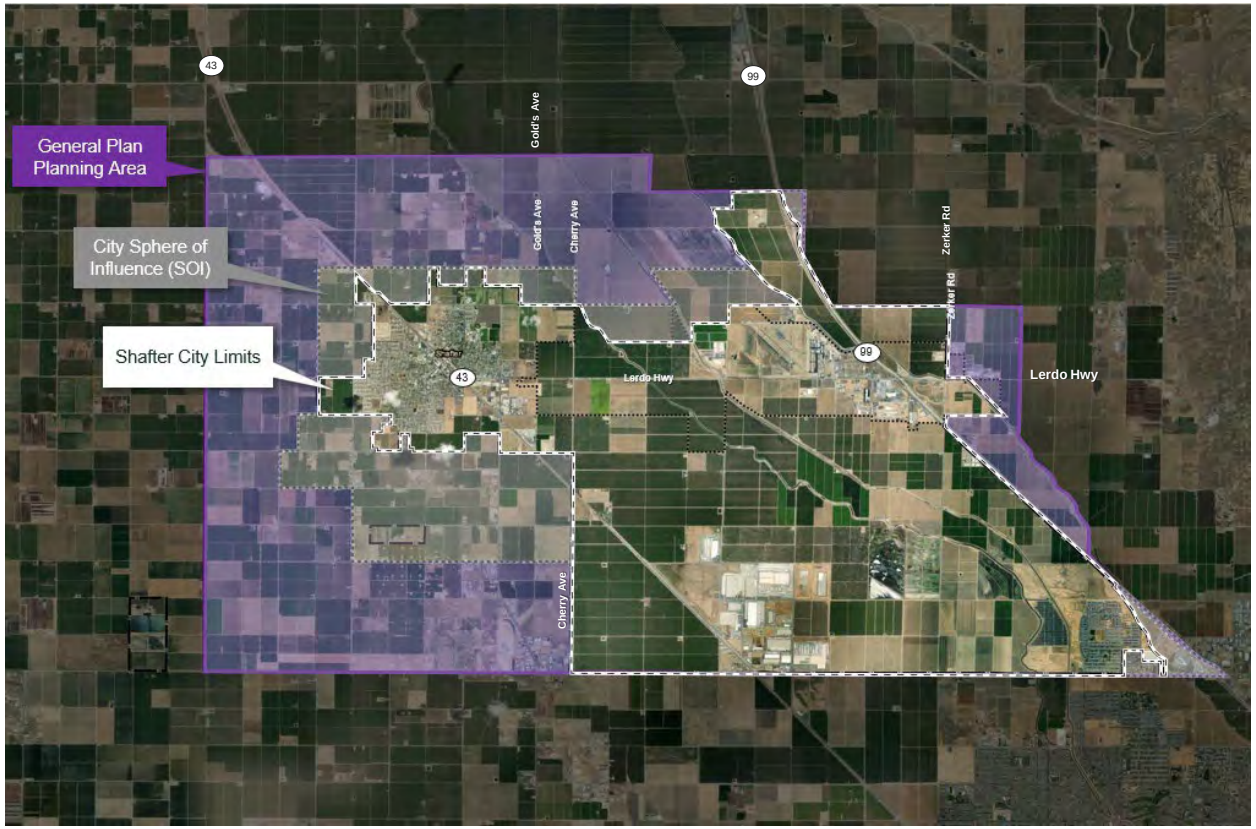
- Preferred alternative based on public input
- Confirm with GPAC, PC & CC

Update Policies and Conduct Environmental Studies

- Environmental studies (Jan 2026 – Feb 2027)
- Draft policies – Feb 2026 (GPAC #4)
- Final GPAC policy review – April 2026 (GPAC #5)
- Adoption hearings – March & April 2027

Developing Land Use Alternatives:

A Shared Vision for Shafter

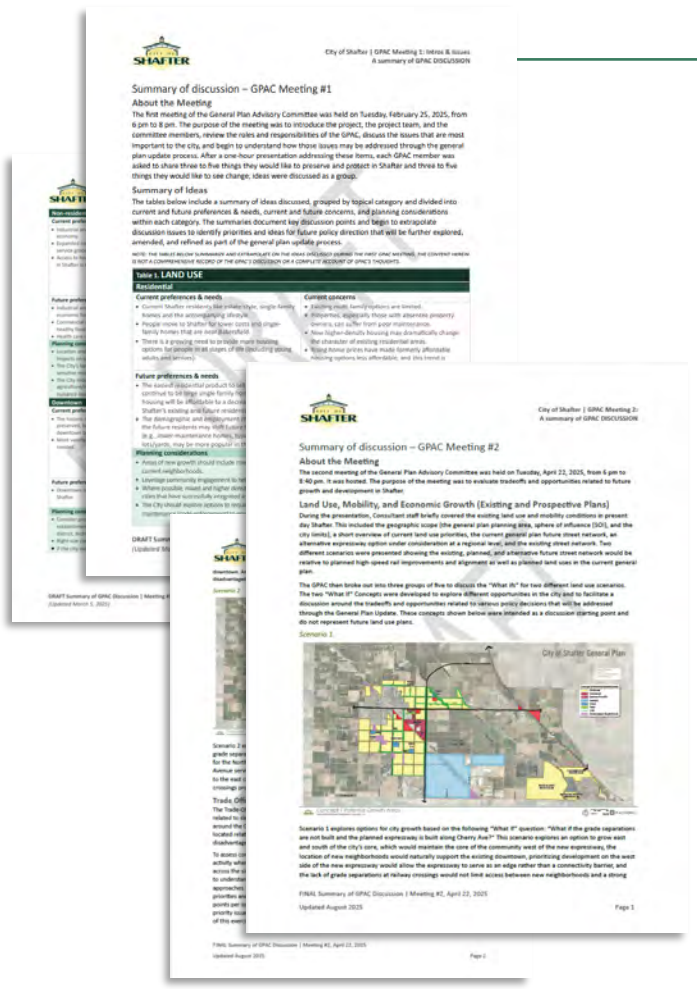


- **Land use**
  - How and where to grow while retaining what makes Shafter special?
- **Roadway network**
  - How will new roadways affect existing and future residents and businesses?
- **Inputs**
  - Community, market, state law



Community Considerations

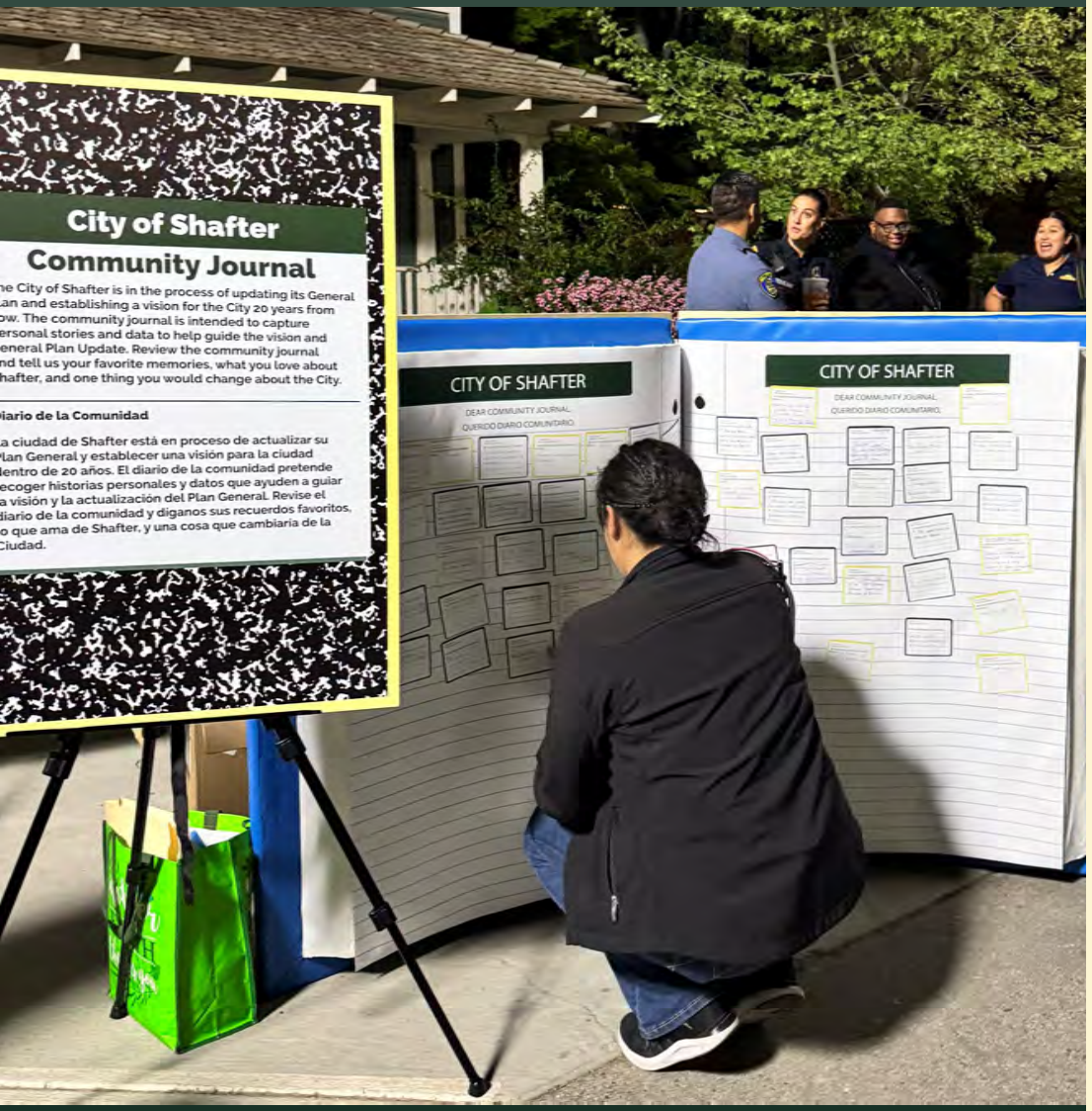
GPACS 1 & 2 Feedback



Feb 25 & Apr 22, 2025

- **Housing.** Integrate higher density housing the right way; allow a wider variety of housing where infrastructure is available.
- **Downtown.** A strong downtown is important, but new commercial growth should NOT be limited simply to improve chances for downtown's success.
- **Industrial and Ag.** Preserve and expand major economic drivers while proactively minimizing adverse impacts for existing and future development.
- **Annexation.** Not the best option to assist unincorporated EJ areas.
- **Public Facilities.** Expand parks and recreational opportunities; support regional roadway expansion along Cherry Avenue, but in a way that minimizes negative impacts on Shafter.

Pop-Up | First Friday 4/4/25



1 Maintaining Shafter's **small-town feel and peacefulness** as an asset.

*Mantener **la sensación de pueblo pequeño y la tranquilidad de Shafter** como un activo.*

2 Continuing to foster a **strong sense of community**, fostering close relationships and upholding community events and traditions.

*Seguir fomentando un **fuerte sentido de comunidad**, propiciando relaciones estrechas y manteniendo los actos y tradiciones comunitarios.*

3 A desire for **more diverse dining and retail options** (specifically various fast-food chains and shopping centers).

*Deseo de una **mayor diversidad de opciones gastronómicas y comerciales** (en concreto, varias cadenas de comida rápida y centros comerciales).*

4 A wish for **expanded recreational opportunities** (including more parks, dog parks, bike paths, and sports facilities like hardball and pickleball courts).

*Un deseo de **mayores oportunidades recreativas** (incluyendo más parques, parques para perros, carriles bici e instalaciones deportivas como canchas de hardball y pickleball).*

5 Keeping Shafter a **safe, clean, and family-oriented community**.

*Mantener Shafter como **una comunidad segura, limpia y orientada a la familia**.*

Shape our City Workshop Series



- **Local trails for connectivity.** Participants largely preferred the creation of additional local pedestrian and bicycle facilities compared to investing in a regional trail.
- **Support for some growth.** Participants at in-person events expressed support for residential and commercial growth, whereas slightly more survey respondents preferred limited development.
- **Continue to expand communication.** Residents would appreciate communication on potential City decisions and submitted projects through a variety of communication methods.
- **Route trucks away from the core.** Generally preferred routing trucks away from the city core and residential areas.
- **Improvements to public amenities/facilities.** More parks and recreation opportunities and improvements to transportation infrastructure that make it safer to walk and bike in Shafter.



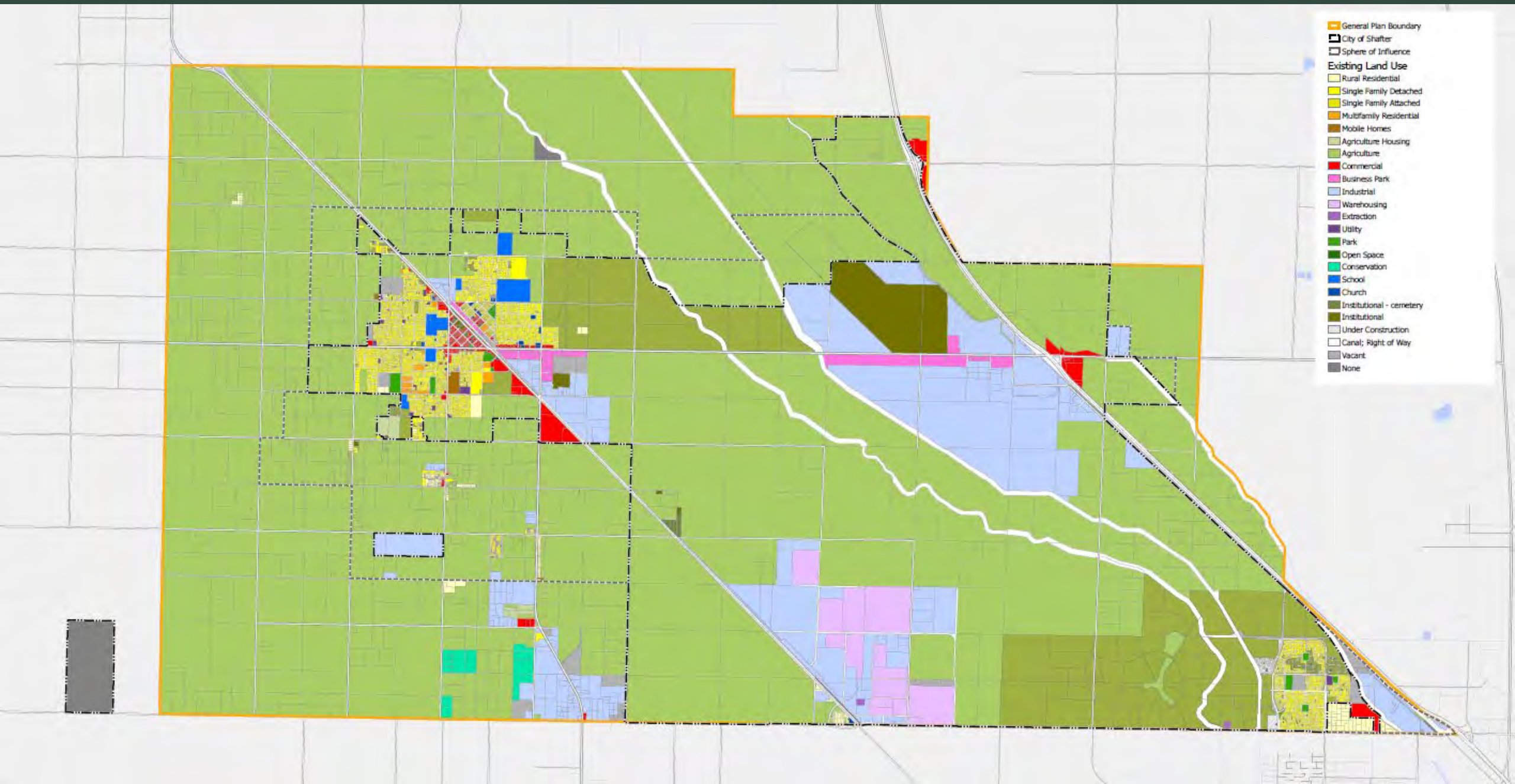
Land Use Design Considerations

How much growth & where?

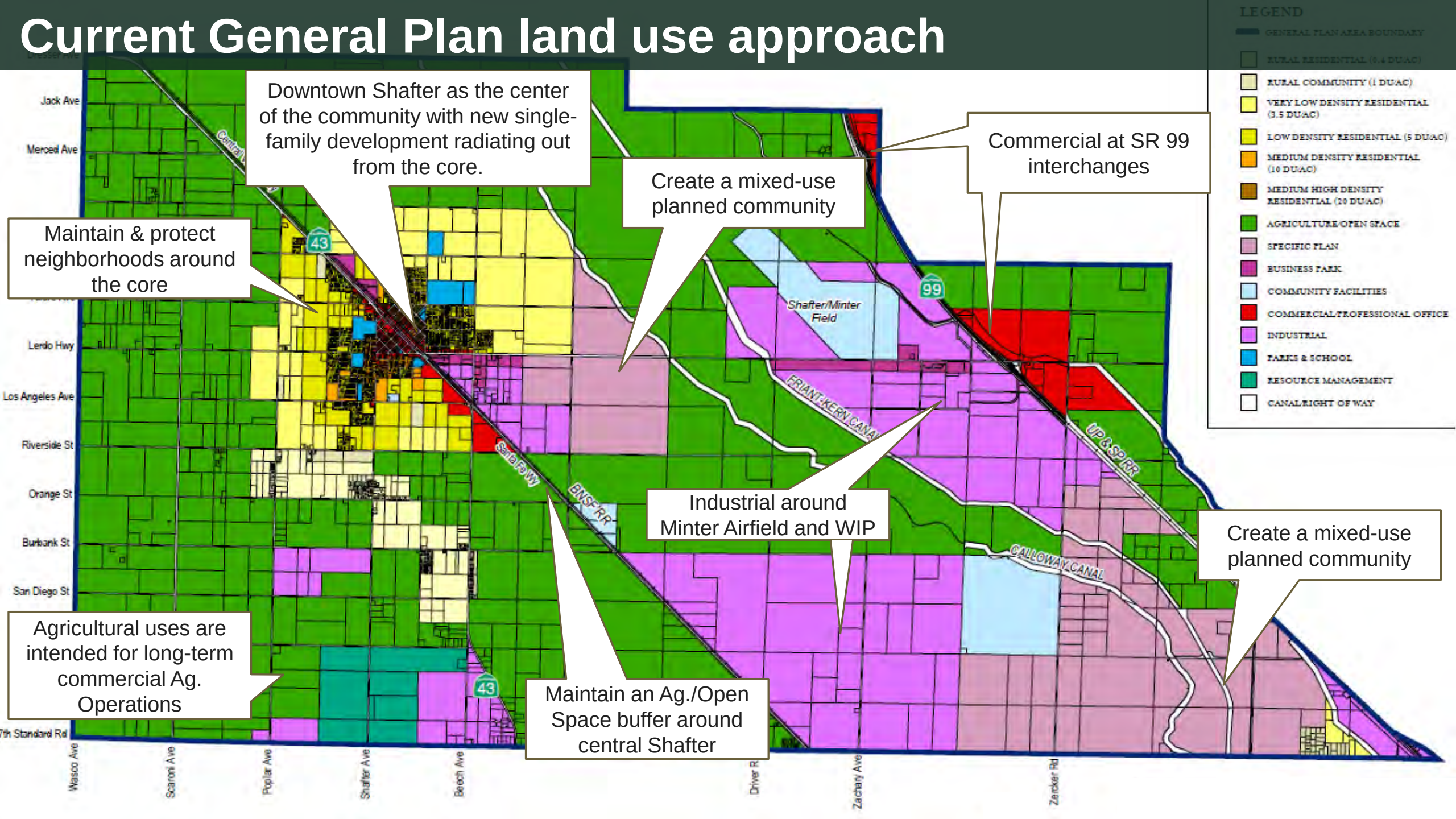
Current General Plan

WHERE IS THE CITY CURRENTLY PLANNING FOR GROWTH?

Existing Land Use



Current General Plan land use approach



Land Use

CHANGE – HOW MUCH, WHERE, AND WHAT TYPE

Housing

Community input

Market conditions and forecasts

State requirements

Community Considerations

- How do we integrate higher-density housing the right way?
- Need additional types of housing (townhomes, apartments, “missing middle housing”) so that more people can find options to live in Shafter

Pipeline

- How much housing is already entitled/under consideration?

Demographic and Market Considerations

- Demographic trends indicate need for smaller housing types
- Without changes, current forecasts are for steady growth in population and housing

State Law

- Housing Element implementation (RHNA)

Type of Household

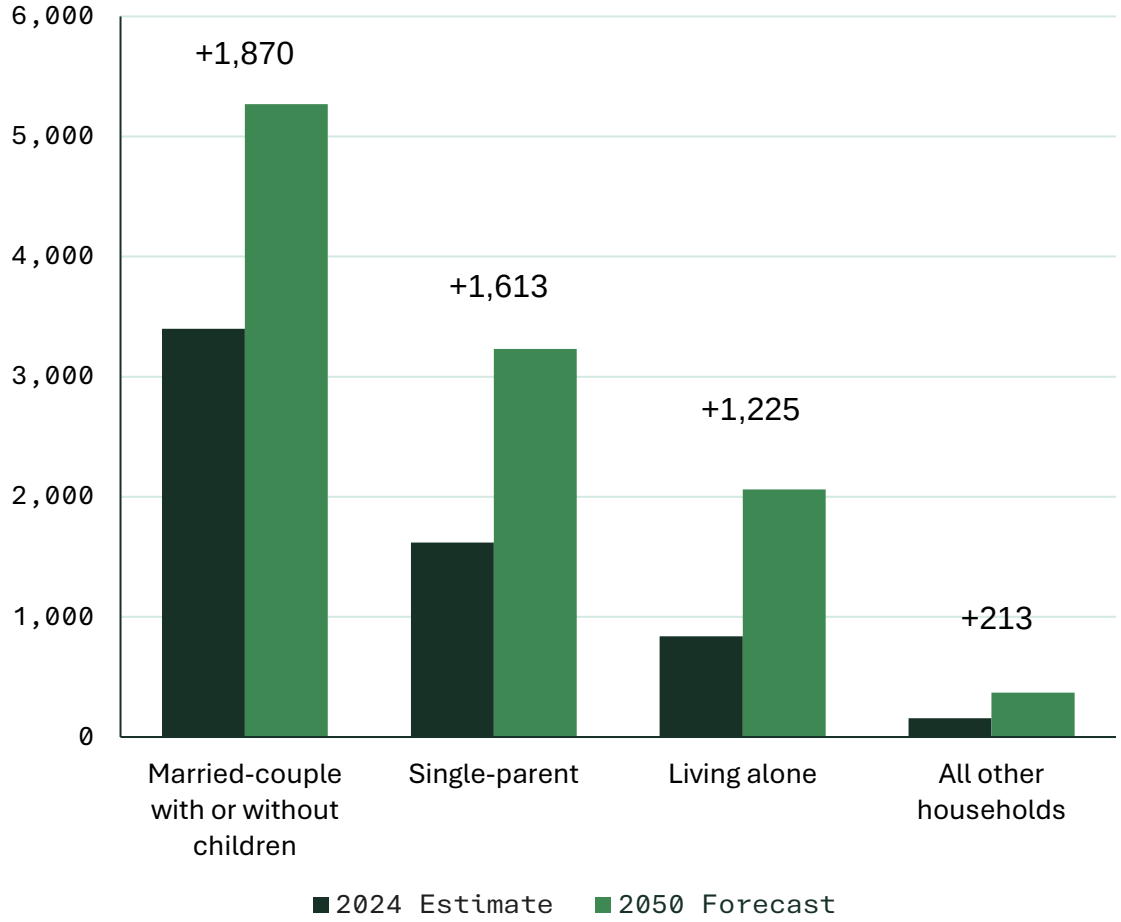
Although growth is forecast for the four major types of households, if present demographic changes continue, changes in the percentage of each household type are expected.

Married-couple families with or without children: decrease from 57% to 48%

Single-parent families: increase from 27% to 30%

Single-person households/living alone: increase from 14% to 19%

All other households: increase from 2.6% to 3.4%



Housing Implications

If present trends continue, Shafter can expect…

- Continued steady growth in population, households, and housing.
- Households will become slightly smaller, with more single-parent households and one-person households.
- The General Plan Update may need to consider some changes in the types and sizes of new housing.

External Considerations:

- Continued growth and development of the Wonderful Industrial Park and the potential for workforce housing may push residential growth rates higher.
- Because foreign migration has offset net domestic outmigration in California for decades, potential changes in US immigration policies may result in declines in statewide population growth and corresponding impacts to Shafter's residential growth rates.

To maintain compliance with state law, the City must rezone enough land for 760 to 931 affordable units by April 2027

Very Low Income	Low Income	Moderate Income	Above Moderate Income	RHNA Total
678*	431	604	1,581	3,294

After subtracting capacity from sites that are vacant and already have appropriate zoning, the City was left with an obligation to rezone sites for **931 lower-income units**

A new affordable housing project with 175 units, if approved, would reduce the rezoning requirement to approx. **760 units**

To maintain compliance with state law, the City must rezone enough land for 760 to 931 affordable units by April 2027

What is Affordable?

Max for VL income (3-4 persons)	$1,000-1,200/month rent $130-150,000 sales price
Max L income (3-4 persons)	$1,600-1,800/month rent $230-260,000 sales price

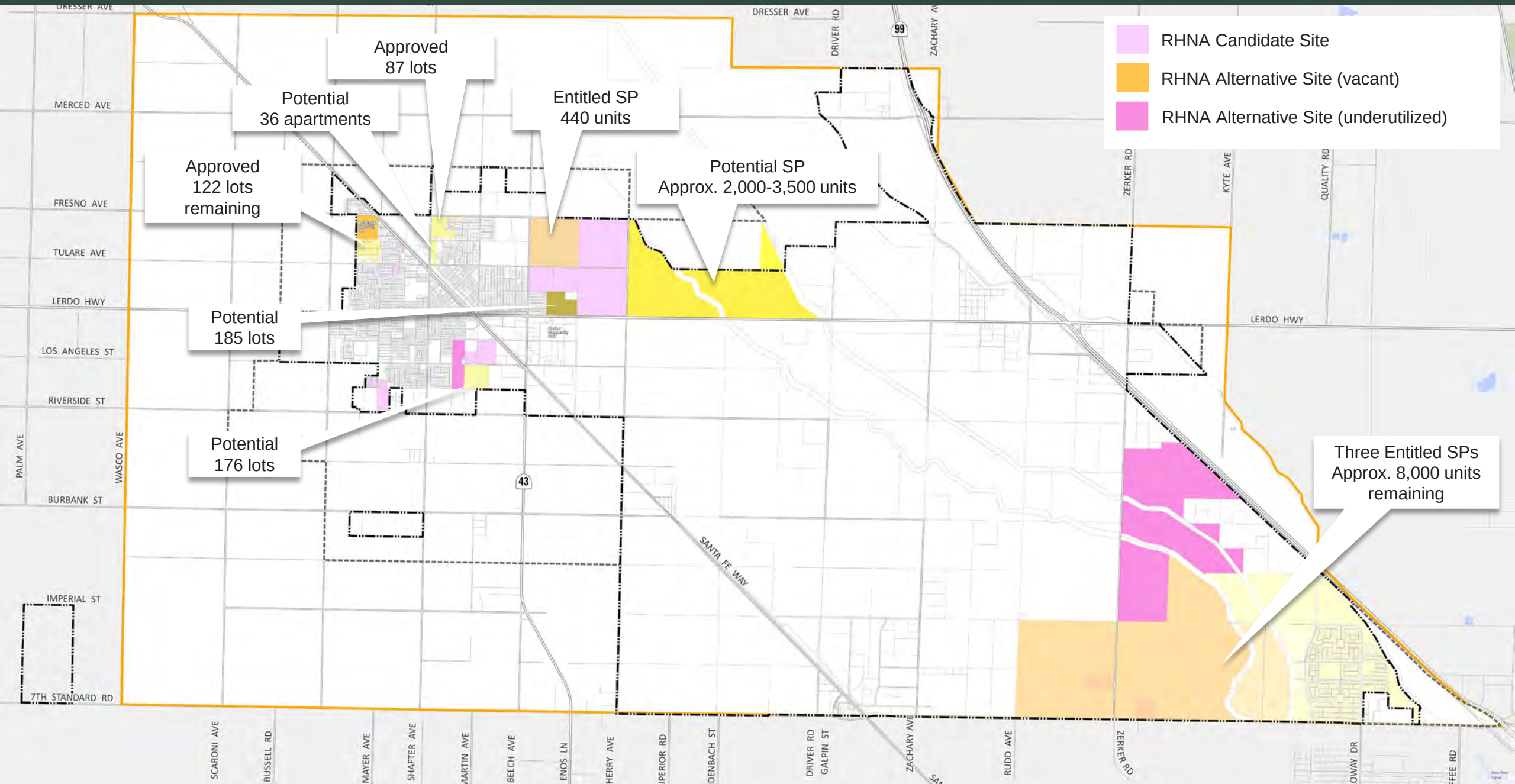
What land can count? How much? Likely need 50-100 acres

IDEAL SITES *(count 50-100%)*: 10 acres or less, vacant (no ag), no WMA, access to infrastructure, at least 20 units/acre

ACCEPTABLE SITES *(count 20-25%)*: all the above but on sites that are larger than 10 acres

ALL SITES: must be in City limits and potentially developed by 2031

Major Housing Pipeline Projects / Housing Element Sites



Commercial

- How do we support and attract more commercial growth?

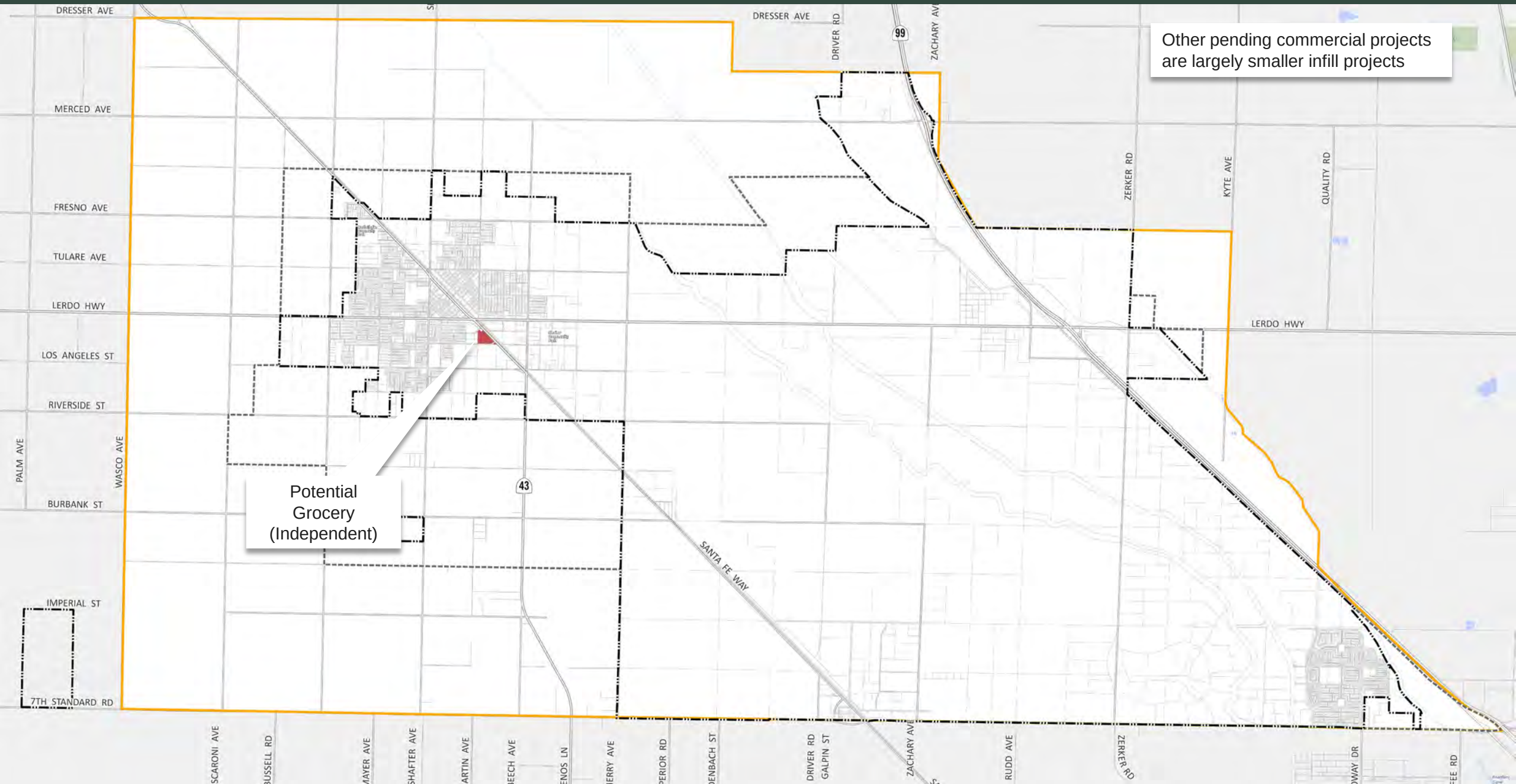
Community Considerations:

- There is a 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.
- Participants in outreach activities generally supported more housing growth if it would attract more commercial growth, but there were also many who preferred less growth overall.
- Some GPAC members expressed a desire to have a successful “Old Town” Shafter in the historic downtown and additional commercial growth in other areas, but growth outside of downtown should not be limited.

Retail Demand:

- The City has applications for a new grocery store.
- As Shafter continues to grow, it will be more attractive to retail businesses.

Major Pipeline Projects



Retail Demand

- As Shafter continues to grow, it will be more attractive to retail businesses
- As more retail businesses locate in Shafter, the percentage of residents' retail spending that leaks to Bakersfield and other places will decline
- The demand for retail building space is based on expected retail sales rather than the past trend in retail employment

- **Convenience goods: 150,000 SF.** New retail buildings that could be split across several areas in proximity to existing and new neighborhoods. (e.g. 1 grocery-anchored center by 2050)
- **Comparison goods: 120,000 SF.** This should be provided in a single location and can include additional building space for some convenience goods retailers.
  (e.g. 1 Walmart / Target – anchored center by 2050)

Industrial & Agriculture

- How do we preserve and expand our Ag and Industrial areas while minimizing conflicts with incompatible land uses?

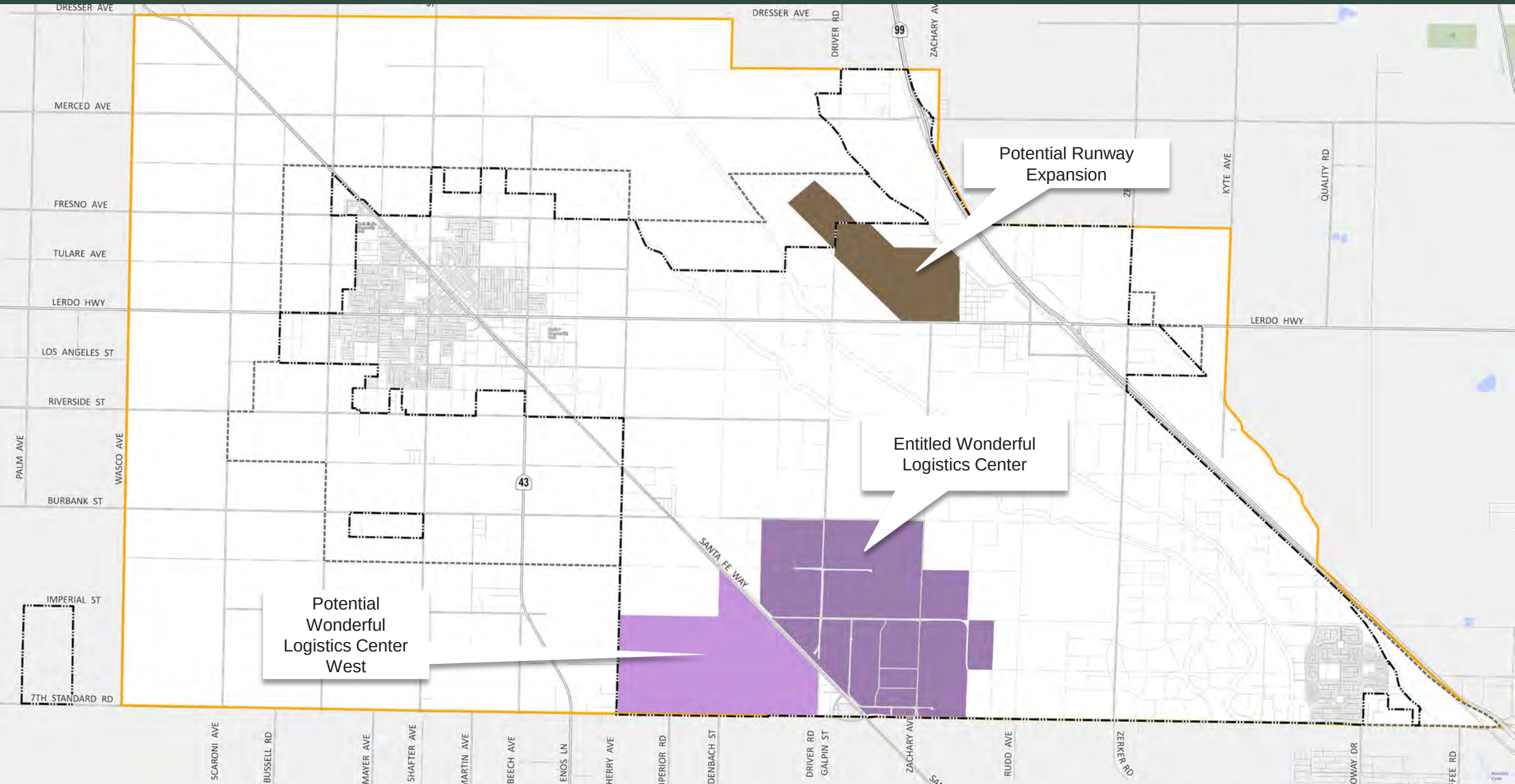
Community Considerations

- The GPAC supported maintaining existing industrial uses near the core as the city grows.
- Participants in outreach activities indicated the City's land use pattern should minimize conflicts between industrial and agricultural uses and existing/future sensitive receptors (housing, parks, schools, etc.).
- Participants in outreach activities indicated the City should proactively plan for and clearly define buffer zones between incompatible land uses (such as agriculture/industrial and residential/other sensitive receptors) to prevent the creation of adverse health risks and nuisance issues.

Market Factors

- WIP Expansion
- Industrial and Ag jobs are expected to account for nearly 75% of all new jobs through 2050.

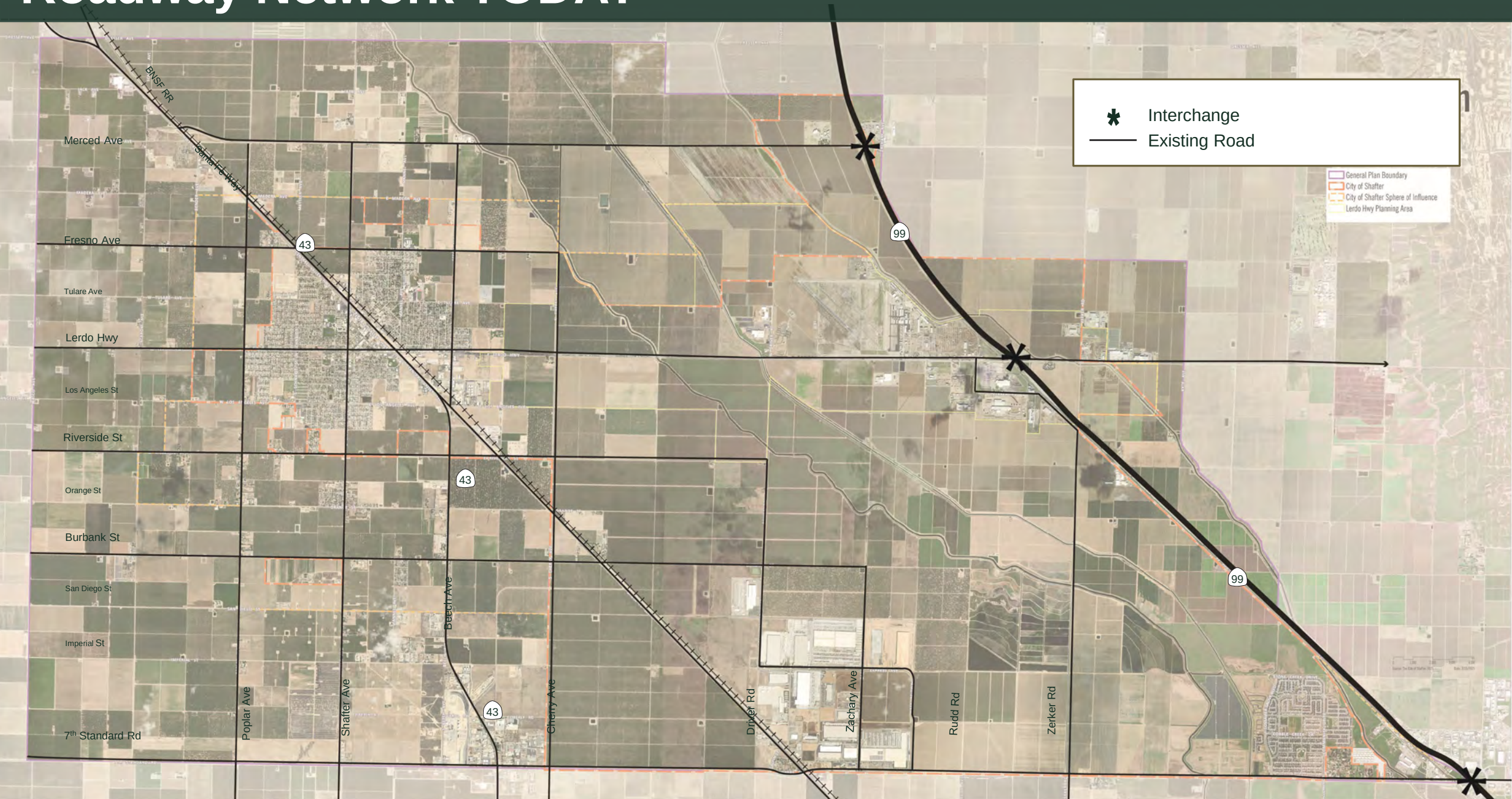
Major Pipeline Projects



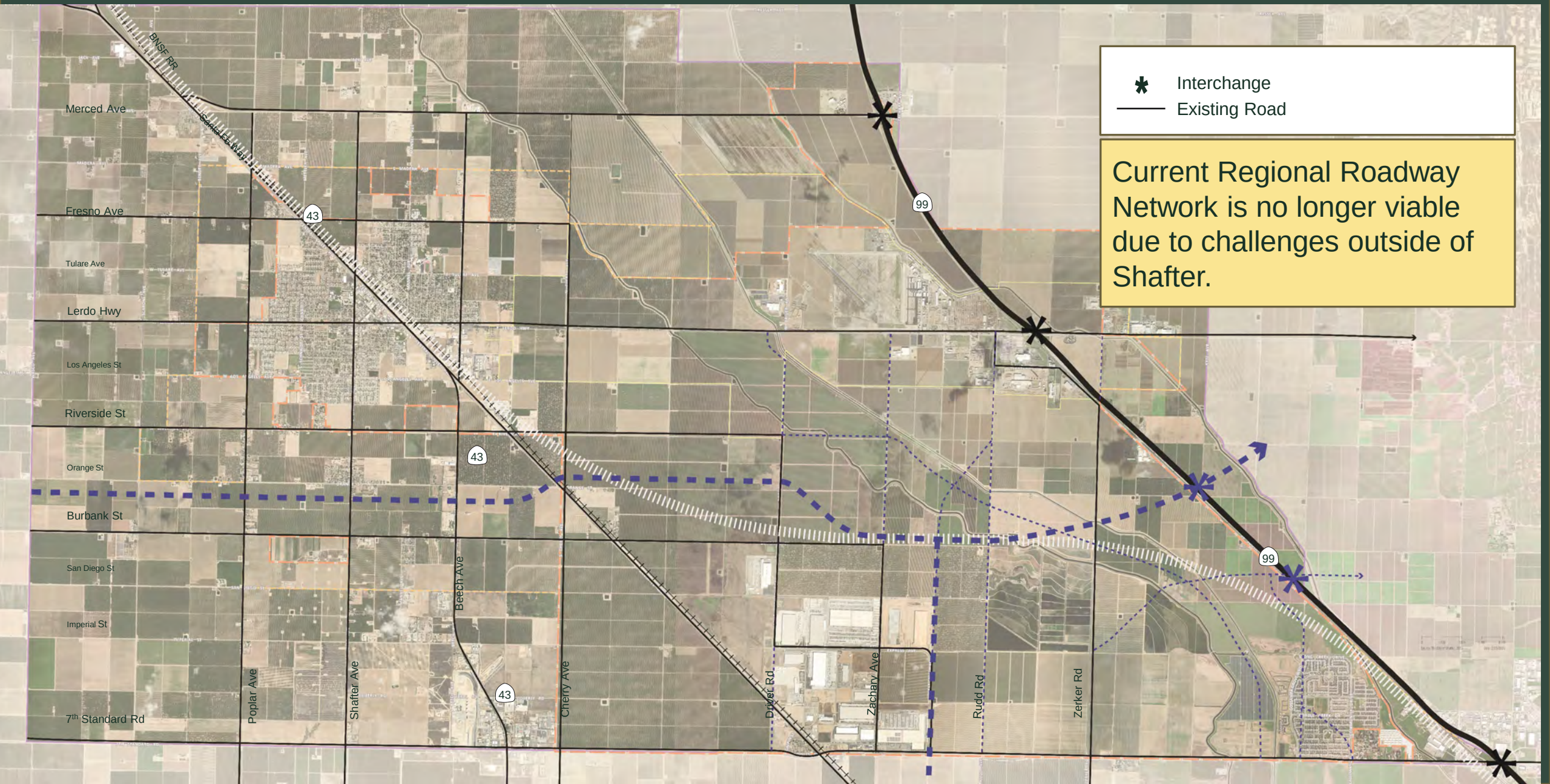
Roadway Network

EXPANDING REGIONAL CONNECTIVITY WHILE ENSURING LOCAL BENEFITS

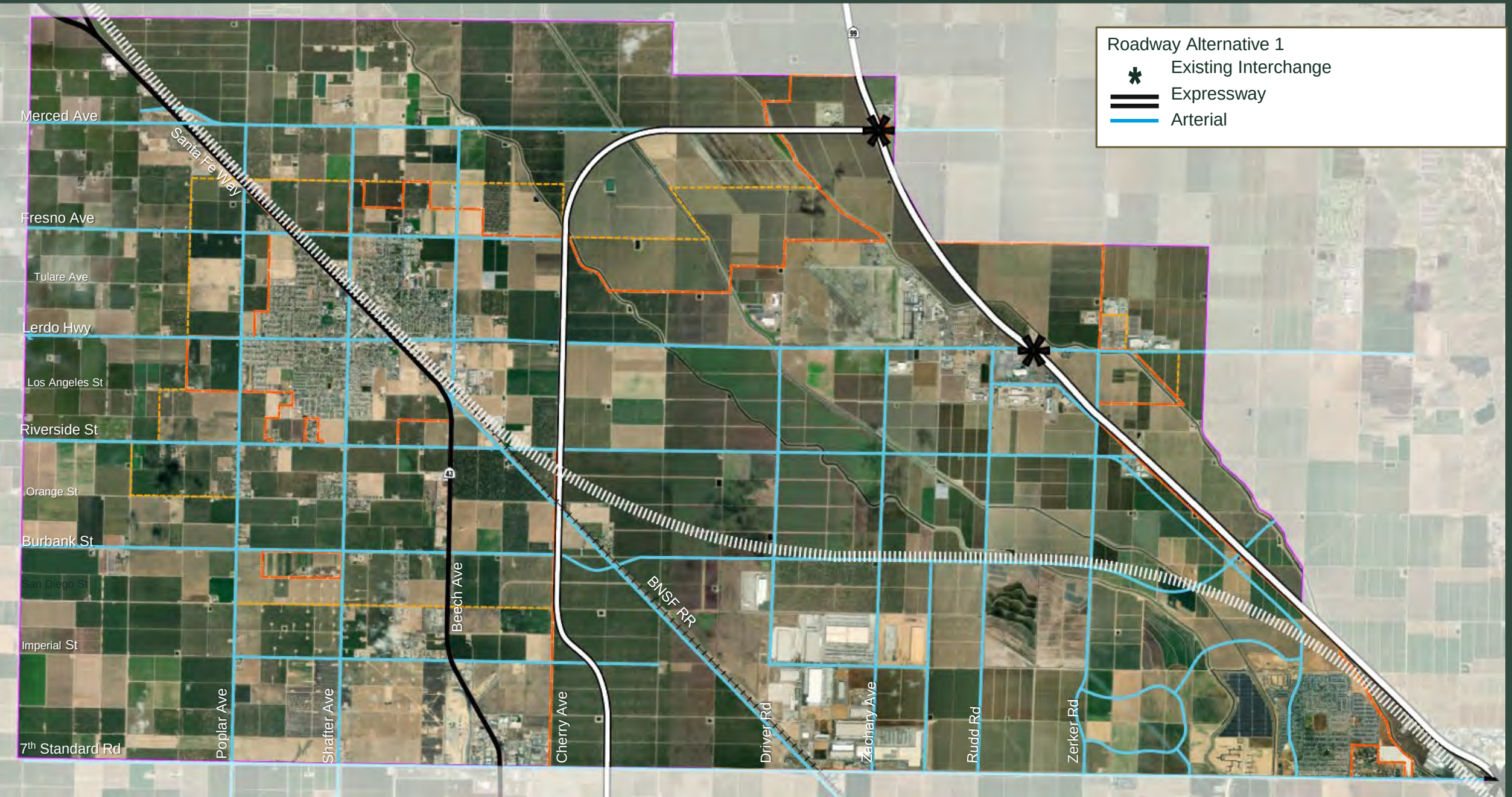
Roadway Network TODAY



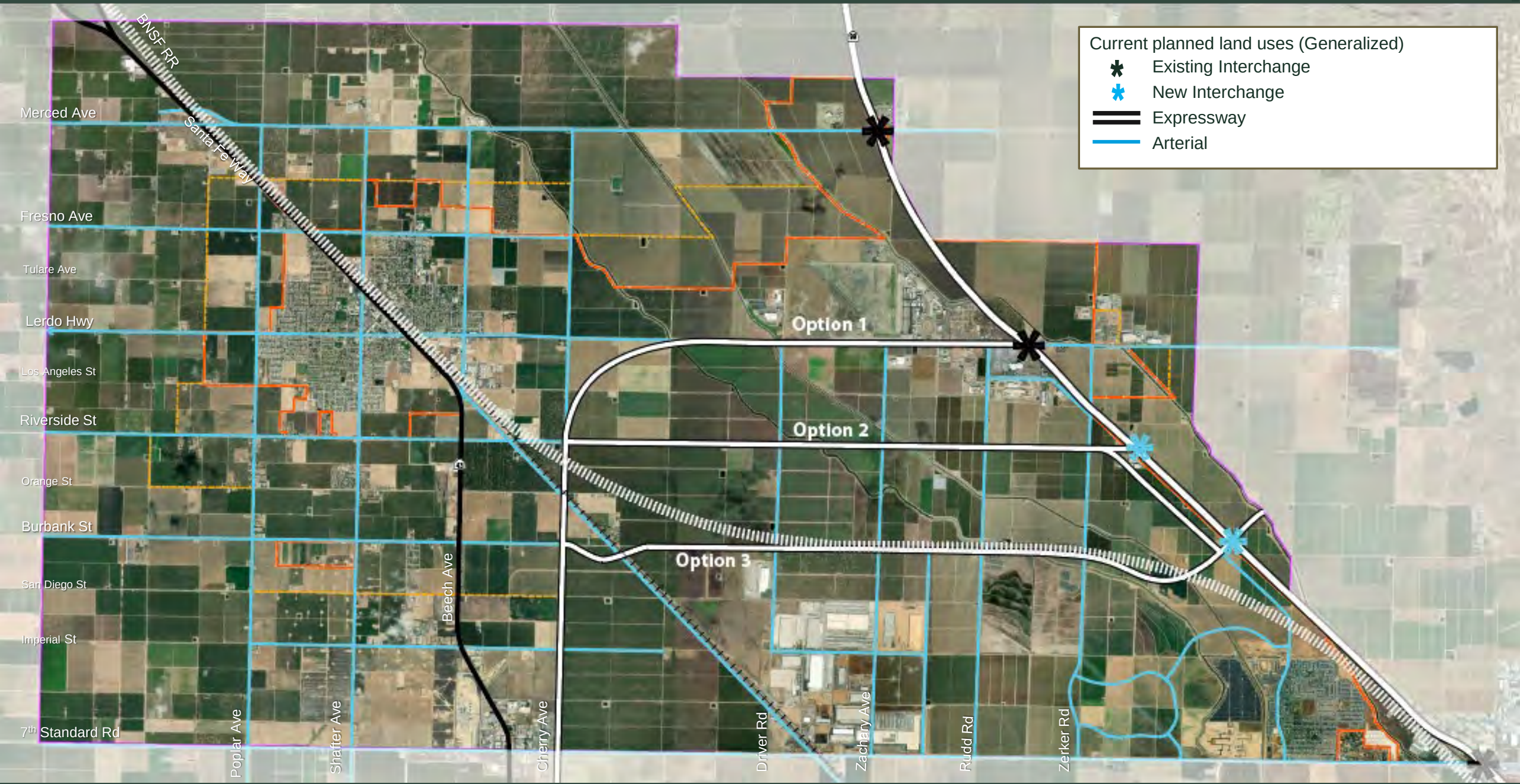
Roadway Network Current General Plan



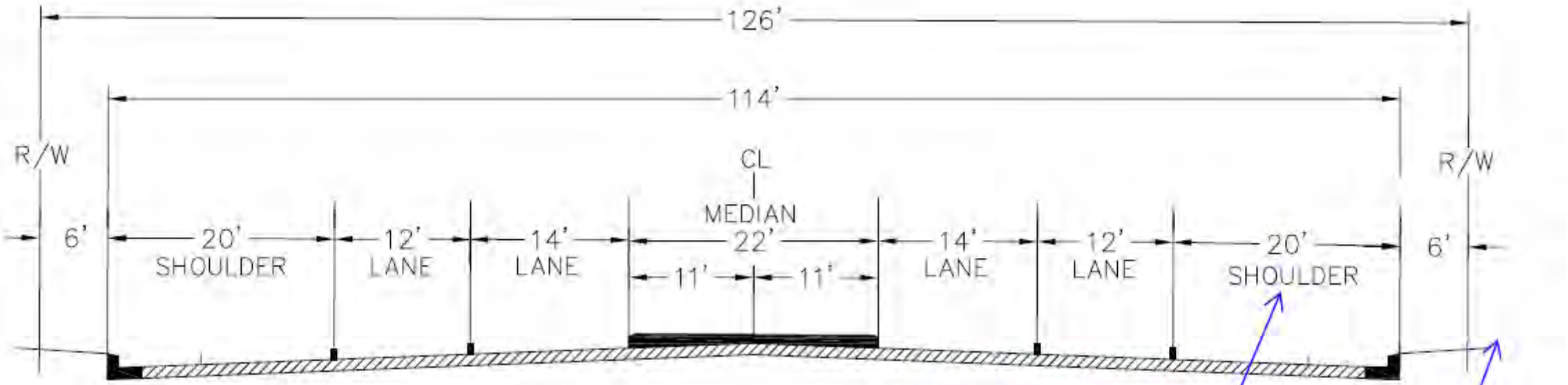
Roadway Alternative 1



Roadway Alternative 2 (Multiple Considerations)



Standard Expressway Dimensions



EXPRESSWAY
CROSS-SECTION

For future 12' lane + 8' shoulder

Can impose an additional 6' to 14' utility easement for power poles depending up on PGE

AB 98 – Truck Routes & Sensitive Receptors

Objectives:

- Complete truck route system, including local roads, across all California jurisdictions
- Maintain safe and efficient movement of goods
- Minimize the impact of heavy vehicles on sensitive receptors

Sensitive receptors:

- Uses that include residences, schools, daycare facilities, parks, playgrounds, nursing homes, and hospitals

AB 98 – Truck Routes & Sensitive Receptors

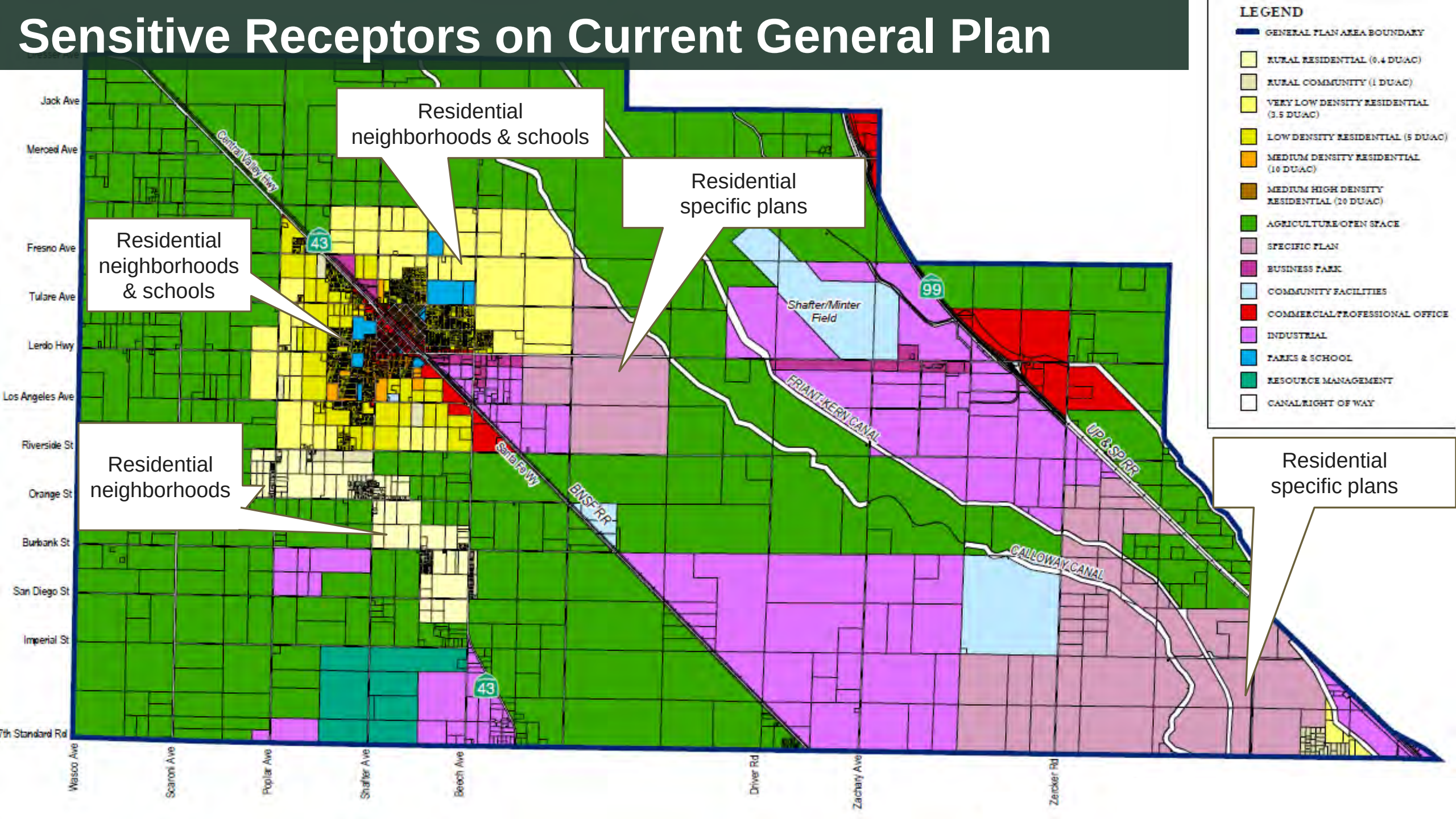
State requirements:

- Prioritize freeways, highways, and major roadways (arterials/collectors)
- Local roads acceptable when properties fronting roadway are at least 50% commercial or industrial
- Designate truck routes to minimize exposure of sensitive receptors
- Engage the community to obtain input

Federal law:

- Regardless of State or local truck route designations, federal law allows heavy duty trucks to travel along local roads when necessary to serve businesses and obtain food/rest/repairs by the safest and most practical route

Sensitive Receptors on Current General Plan



Issues, Opportunities, & Values

What we've learned

- Land Use:
  - The vision needs to establish how much growth the city should plan for and where
    - **Housing**: Should we plan for more housing than the current pipeline + housing element?
    - **Commercial**: Identify new opportunities in the most commercially viable locations with policies for economic development in downtown.
    - **Industrial & Ag**: Consider compatibility issues and buffer design
- Roadway Network:
  Planned Infrastructure will have a profound effect on how the community grows, is navigated, and perceived.
  - There is a lot of support for regional plans to expand the regional roadway and good movement network.
  - AB 98 requires additional evaluation of truck routes near homes, schools, parks, etc.

Collaboration starts here

- Your knowledge is important
- Share the space respectfully
- Trust (Bring big ideas! Nothing is too silly or too grand)
- Be open to learning from others; all points of view are valuable as we teach and learn from each other
- Ask questions (City staff and the consultant team are here to help guide your ideas)
- Have fun!



Small Group Design Exercise



Large Group Discussion



Next Steps

What we're doing next

Adoption by April 2027 to meet State Requirements.

Path forward

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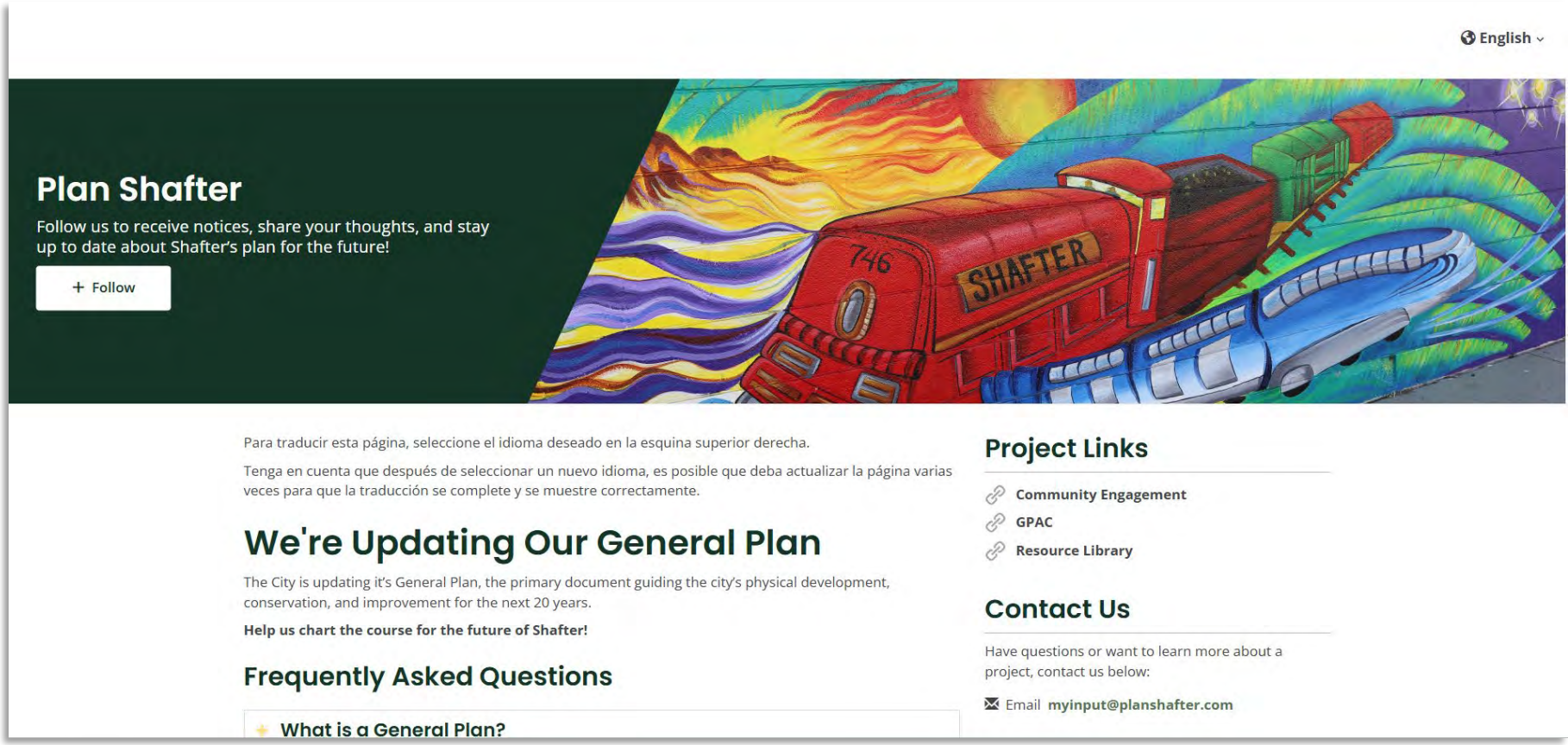
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Visit the GPU Project Website

PlanShafter.com




Public Comment



Thank you!