



336 Pacific Avenue
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AGENDA

REGULAR MEETING SHAFTER PLANNING COMMISSION TUESDAY, JULY 11, 2006

CALL TO ORDER: 7:00 P.M.

PLEDGE OF ALLEGIANCE: Commissioner Gomez

INVOCATION: Chairman Wiebe

ROLL CALL: Chairman Wiebe
Vice Chairman Mouser
Commissioner Craig
Commissioner Ezell
Commissioner Gomez

APPROVAL OF AGENDA:

MINUTES OF PREVIOUS MEETING:

Approval of minutes - Regular Meeting of June 13, 2006

PUBLIC COMMENT:

This portion of the meeting is reserved for persons desiring to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. Speakers are limited to five minutes. Please state your name and address for the record before making your presentation.

PUBLIC HEARINGS:

Should anyone challenge any proposed action which is the subject of a Public Hearing listed on this Agenda or otherwise, that person may be limited to raising those issues addressed at the Public Hearing, or in written correspondence delivered to the Planning Commission at or prior to this Public Hearing.

- 1. Mineral Rights Ordinance Amendment:** a proposal by the City of Shafter to amend Title 16 and Title 17 of the Municipal Code to regulate drilling, redrilling and recovery of oil, gas and other hydrocarbons, including injection wells, so that these activities may be conducted in a manner that: a) protects public health, safety and welfare; b) conforms with established codes and regulations; c) minimizes the potential impact to property and mineral rights owners; d) encourages drill site consolidation to allow for multiple uses; and e) protects the quality of the environment.

2. **Annexation No. 79 and Pre-Zone No. 06-42:** a proposal to annex and pre-zone 121.61 acres east and west of Shafter Avenue, along the north side of Riverside Street. The project will annex 37.1 acres west of Shafter Avenue and 77.62 acres east of Shafter Avenue. The project will also annex 6.89 acres of Shafter Avenue and Riverside Street right-of-way. The project will pre-zone 75.48 acres for R-1 (Low Density Residential) development and 39.24 acres for E (Estate) development. The proposal is consistent with the project site's existing Low Density (LR) and Very Low Density Residential (VLR) land use designations. An Addendum to the Certified Final Environmental Impact Report for the 2005 General Plan Update has been prepared for the project.

COMMISSIONER REPORTS:

ADJOURNMENT:

In compliance with the AMERICANS WITH DISABILITIES ACT, if you need special assistance to participate in a Planning Commission meeting, please contact the Planning Director's office at 661-746-5002 at least three (3) working days before the meeting or time when special services are needed. This notification will help City staff in making reasonable arrangements to provide you with access to the meeting.

This is to certify that this Agenda notice was posted at City Hall and the Police Department by 6:00 p.m., July 6, 2006. Further information regarding this Agenda notice is available at City Hall, 336 Pacific Avenue, Shafter, California.

Marilyn J. Bergman S/S
Marilyn J. Bergman, Planning Department Secretary