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## AGENDA

### REGULAR MEETING SHAFTER PLANNING COMMISSION TUESDAY, SEPTEMBER 12, 2006

**CALL TO ORDER: 7:00 P.M.**

**PLEDGE OF ALLEGIANCE:** Chairman Wiebe

**INVOCATION:** Commissioner Mouser

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

**APPROVAL OF AGENDA:**

**MINUTES OF PREVIOUS MEETING:**

Approval of minutes - Special Meeting of August 29, 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. Annexation No. 81/Pre-Zone No. 06-43:** a proposal to annex and pre-zone 154.24 acres west of Poplar Avenue, between Lerdo Hwy and Los Angeles Avenue. The project will pre-zone 154.24 acres for E (Estate) development. The proposal is consistent with the project site's existing Very Low Density Residential (VLR) land use designation. An Addendum to the Certified Final Environmental Impact Report for the 2005 General Plan Update has been prepared for the project.

2. **Continued Public Hearing for Tentative Tract 6614:** A request to subdivide approximately 140 acres of land into 430 buildable lots for development of single family dwellings, a approximately 5 acre public park, 2 sump lots, linear lots for paseos, and a oil well site. The project site is zoned SP (Specific Plan) and is generally located on the east side of Beech Avenue between Fresno and Tulare Avenue, within the City of Shafter. An Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update has been prepared for the project.
3. **Continued Public Hearing for Development Agreement 06-05:** A Development Agreement between the City of Shafter and Sage Communities, which will address development requirements associated with the Orchard Park Specific Plan which was approved by the Shafter City Council in July of 2006, and Tentative Tract 6614. An Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update has been prepared for the project.
4. **Continued Public Hearing for 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.

**PRESENTATIONS:**

Resolution of Commendation - Jerry Ezell

**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.*

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This is to certify that this Agenda notice was posted at City Hall and the Police Department by 6:00 p.m., September 8, 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