



336 Pacific Avenue • Shafter, CA 93263

**AGENDA
REGULAR MEETING
SHAFTER PLANNING COMMISSION
THURSDAY, AUGUST 12, 2014**

CALL TO ORDER: 7:00 P.M.

PLEDGE OF ALLEGIANCE: Vice Chairman Wiebe

INVOCATION: Chairman Nunlist

ROLL CALL: Chairman Nunlist
Vice Chairman Wiebe
Commissioner Gonzalez
Commissioner Mestaz
Commissioner Mouser

APPROVAL OF AGENDA:

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: Special Joint City Council and Planning Commission Meeting of July 8, 2014.
2. Approval of Minutes: Regular Meeting of July 8, 2014.

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 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. **TENTATIVE TRACT NO. 7244 and ZONE CHANGE NO. 14-58:** a proposal to subdivide approximately 126 acres into 346 single-family residential lots, 1 commercial lot, 1 school site, 1 sump lot, and 1 drilling island lot within the 263 acre Heritage Ranch Specific Plan. The proposed residential lot sizes range from 6,600 square feet to 22,958 square feet. The project also proposes to provide a drilling island by changing the zoning from SP (Specific Plan) to DI (Drilling Island) on approximately 3 ½ acres (gross)

located at the northwest corner of Jewetta Avenue and Seventh Standard Road and to reconfigure Planning Area 3 (PA-3 – Commercial) consistent with the subdivision design on the east side of Jewetta Avenue. The purpose of the drilling island is to ensure reasonable surface access for oil and gas exploration and production. The project is exempt from the California Environmental Quality Act, i.e., exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, pursuant to California Government Code §65457. The project site is located on the north side of Seventh Standard Road between the Calloway Canal and the Friant Kern Canal.

- 2. 2014 SHAFTER MUNICIPAL SERVICES REVIEW UPDATE, SPHERE OF INFLUENCE AMENDMENT NO. 14-03, ANNEXATION NO. 83, PRE-ZONE NO. 12-55, ANNEXATION NO. 86, AND PRE-ZONE NO. 14-59:** The City of Shafter is proposing to update the existing Shafter Municipal Services Review (MSR) document, expand Shafter's Sphere of Influence (SOI) by 3,157.97 acres (SOI Amendment No. 14-03), annex 7,108 acres within the existing and proposed SOI (Annexation Nos. 83 and 86), and pre-zone all of the subject annexation territory for Agricultural use (Pre-Zone No. 12-55 and Pre-Zone No. 14-59). An Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH 2004101029) has been prepared, pursuant to the California Environmental Quality Act (CEQA), for the project. The entire proposal is located within the adopted General Plan Area Boundary of the City of Shafter General Plan.

COMMISSIONER REPORTS:

ADJOURNMENT:

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., August 7, 2014. Yazmina Pallares, S/S, Deputy City Clerk.