



336 Pacific Avenue  
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## AGENDA

### REGULAR MEETING SHAFTER PLANNING COMMISSION TUESDAY, JUNE 13, 2006

#### WORKSHOP: 6:00 P.M.

1. Orchard Park Specific Plan

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

**PLEDGE OF ALLEGIANCE:** Commissioner Ezell

**INVOCATION:** Commissioner Gomez

**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 May 9, 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. **Tentative Parcel Map No. 11468:** A request to subdivide 40 acres of land into 14 lots for industrial/business park development. The project site is zoned "BP" (Business Park), and I (Industrial) and is located on the southwest corner of Lerdo Highway and Carsen Way, City of Shafter. The project is exempt from the provisions of CEQA pursuant to Section 15305 of the CEQA Guidelines.

2. **Tentative Tract No. 6398:** A request to subdivide 1.54 acres of land into 5 single family residential lots. The subject property is located at the southwest corner of Tulare Avenue and Beech Avenue and is designated for Low Density Residential (LR) development and zoned R-1 (Residential Low Density).
3. **General Plan Amendment No. 06-17, Zone Change No. 06-40, and Orchard Park Specific Plan:** a request to adopt a specific plan for a planned residential community containing a maximum of 440 dwelling units with a public park and recreational facilities, located on 140 acres of land east of Beech Avenue, between Fresno Avenue and Tulare Avenue. Included in this project is a general plan amendment and zone change to designate and zone the project site from Very Low Density residential (VLR) and Agriculture (A), respectively, to Specific Plan (SP). An Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update has been prepared for the project.
4. **Mineral Rights Ordinance Amendment:**

The City of Shafter is proposing to amend Title 15 of the Municipal Code to regulate drilling, re-drilling and recovery of oil, gas and other hydrocarbons, including injection wells, so that these activities may be conducted in a manner that: 1) 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 land uses; and e) protects the quality of the environment. The ordinance amendment provides local regulations for petroleum drilling and production.

## 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 661-746-2065 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., June 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