



CITY OF FOWLER  
PLANNING COMMISSION MEETING  
March 11, 2010

**MINUTES**

Chairman Mukai called the meeting to order at 6:27 p.m.

**Commissioners Present:** Gary Mukai, Craig Mellon, Henry Fernandez and Sandie Monis

**Commissioners Absent:** Mark Rodriguez

**City Staff Present:** City Attorney, Scott Cross, Planning Consultant, Bruce O'Neal, Community Development Director, Randy Deaver and Planning Secretary, Corina Burrola

**Approval of Minutes:**

A motion was made by Vice Chair Mellon to approve the minutes for November 5, 2009 and seconded by Commissioner Fernandez with a 4-0-0-1 roll call vote

A motion was made by Commissioner Monis to approve the minutes for December 3, 2009 and seconded by Commissioner Fernandez with a 4-0-0-1 roll call vote

**Public Presentation:** Public presentation opened and closed at 6:31 p.m.  
There were no public presentations

**Agenda Item No. 5:**

**Public Hearing to Consider Amended Conditional Use Permit No. 09-03, filed by Enviro Fuels Enterprises, LLC, to allow rendering of used vegetable oil and grease at a Bio-diesel Facility at 2398 S. Golden State Blvd. (APNs 345-110-66 and 67)**

Planning Consultant, Bruce O'Neal, prepared a brief summary of the proposed staff report. Commission took action on the original CUP in September of 2009 and in addition to considering the change in the permit to allow rendering a second issue is to extend the CUP for an additional six month period, the original approval allowed for a six month period during which the applicant was to pursue necessary permits from regulatory agencies and secure a certificate of occupancy from the city. The applicant is proposing the permit be extended for an additional six month period to allow the applicant with sufficient time to comply with the requirements. The applicant was informed, that in order to process the used vegetable oil which is a major component of the bio-diesel operation; the applicant must secure a permit from the State Department of Food and Agriculture for rendering, this will be defined as an independent rendering plan, which means it is not associated with any animal slaughtering or byproducts but is intended only for the rendering of used vegetable to remove the fat from the process. Since approval of the CUP, Enviro Fuels Enterprises, LLC, has brought equipment to the site and worked on compliance with conditions of approval, including installing a new water line and coordinating with several regulatory agencies. If approved, the State will also require that the City verify that such rendering is permitted by zoning and use permit.

Vice Chair Mellon brought up concerns regarding fire safety. Mr. O'Neal brought up the fact that EPA regulations require a containment wall around the entire tank operation in case of a spill. The material itself is not highly flammable. Employers are required to train their employees on fire safety.

**Public Hearing:** opened at 6:43 p.m.

Before presenting proposal of Amended CUP 09-03, Enviro Fuel Representative, Bryan Aivazian, answered some of the few questions that were asked by the commission regarding fire suppression. Mr. Aivazian stated that new water lines were installed including three additional fire hydrants and the installation of a sprinkler system within the whole building. The applicant is also planning to install a monitor that sprays foam over oil fires, because the best way to put out oil fires is to smother it. An Air Quality permit was also issued the first week of January; a copy was submitted to Mr. O'Neal. The SKF permit has not been issued since they only found out about it last week; a copy of the application was sent to the landlord of the building but was never given to the applicant. SKF has visited the site and an application has been submitted and all maps and supplements have been reviewed.

There were no public presentations pertaining to Amended Conditional Use Permit (CUP) No. 09-03.

Public hearing closed at 7:11 p.m.

A motion was made by Commissioner Fernandez to approve Amended CUP 09-03; this was seconded by Commissioner Monis and passed on a 4-0-0-1 roll-call vote.

**Communications:**

Chairman Mukai brought to the attention to the Commissioners to submit their 700 forms to the City Clerk.

Chairman Mukai questioned whether the Commissioners are planning to attend the Planners Institute

Re-organization will be placed on the next Planning Commission Agenda

Bruce O'Neal mentioned the Growth Management Report meeting scheduled for Tuesday, March 16, 2010

Bruce O'Neal advised the Commissioners and staff at this time that there are no current items to be presented for April's Planning Commission hearing.

No other business was discussed and the meeting was adjourned at 7:18 p.m.

Corina Burrola  
Planning Secretary