



**CITY OF FOWLER**  
**PLANNING COMMISSION MEETING**  
**March 10, 2011**  
**MINUTES**

Chairman Mukai called the meeting to order at 6:32 p.m.

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

**Commissioners Absent:** Sandie Monis and Mark Rodriguez

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

**Re-Organization:**

Chairman Mukai suggested the re-organization of Commissioners be presented for the next Planning Commission hearing when all the Commissioners can be present to vote.

**Approval of Minutes:**

Commissioner Fernandez moved to approve the minutes for December 2, 2010 and was second by Commissioner Mellon and passed by a 3-0-0-2 vote.

**Public Presentation:**

There were no public presentations (Public Presentation closed at 6:34 p.m.)

**Agenda Item No. 6:**

**Public Hearing to Consider 3<sup>rd</sup> Extension of Time - Conditional Use Permit No. 09-03 (Amended), Filed by Enviro Fuels Enterprises, LLC, for a Biodiesel Facility at 2398 S. Golden State Blvd. (APNs 345-110-66 and 67).**

Planning Consultant, Bruce O'Neal opened with presenting to the staff a brief summary of the project description. On September 3, 2009 the Planning Commission approved CUP No. 09-03 for a biodiesel facility, On March 11, 2010, the Commission extended the CUP for an additional six months until September 10, 2010 and amended CUP to allow rendering of vegetable oils prior to ethanol production, on October 7, 2010 the CUP was extended for an additional six months. It is recommended that the Commission approve another six month extension; Mr. McClaran is present to bring us up to date on the status of where they are at this point and other application issues.

Glen McClaran, CEO, for Enviro Fuels Enterprises, feels that they have made some progress since the last time they proposed for an extension. Mr. McClaran feels that the last remaining issue is a process that they've actually had to change back to the original CUP and that is the washing of the biodiesel. There are impurities in other un-reacting chemicals that occur in the process and originally the very common process do a water wash of the diesel so its actually rinsed through water which caused an issue with SKF Sanitation. So what they did was revised the process so that is would not use any water but dry wash the diesel, which consists of two large tubes filled with media that will absorb the impurities and chemicals without having to use any water which was discussed at the last Planning Commission Hearing.

The reason why there are back 6 months later is because it's taken them a while to refine the process and get it done. In addition they've had to reapply to SKF for approval of the new process; they are set up for a meeting to review that application with SKF next Tuesday.

Chairman Mukai asked Mr. McClaran if this new process of washing is standard procedure in this industry. Mr. McClaran stated that water washing is basically the standard in the industry but regarding the disposal of the water, some counties will accept that and some won't.

City Attorney, Scott Cross noticed on the Condition of Approval the date on Item No. 5 should reflect 2011 not 2010.

There were no public presentations pertaining to CUP No. 09-03 (Closed at 6:47 p.m.)

A motion was made by Commissioner Mellon to extend Conditional Use Permit No. 09-03 for six months with the date corrections as noted; this was second by Commissioner Fernandez and passed on a 3-0-0-2 vote.

**Agenda Item No. 7**

**Public Hearing to Consider Tentative Parcel Map No. 10-01 (Roger Anthony) for 14.06 ± acres located south of E. Valley Drive between Highway 99 and Golden State Boulevard (APN 345-180-39).**

Chairman Mukai questioned whether the Applicant would need to be present in order to discuss the Tentative Parcel Map and if questions were to arise pertaining to the proposal. Mr. O'Neal advised the Commission that Mr. Anthony was informed of the meeting through his application and by mail. If there are questions that staff is unable to answer than we can continue this matter for a later hearing. As long as the applicant's engineer complies with the requirements of the subdivision then generally there should not be any major issues. Tentative Parcel Map 10-01 is an extension of Tentative Parcel Map No. 07-02 in which the Commission approved in 2009 the 14.06 parcel was a remainder on that parcel map it's everything south of Valley Drive. The applicant is proposing to subdivide that remainder parcel into 4 industrial parcels ranging in sizes from 1.62 to 5.16 acres, the zone district is M-1, the map according to the our City's Engineer review complies with the subdivision map act. A letter from Giersch & Associates has been provided to review the requests of any changes be made to the map before it becomes final and recorded. A corrected map has been provided which complies with these conditions. Staff is recommending approval to this proposal. One of the conditions of approval is that the applicant provides a storm drain plan to the city engineer.

There were no public presentation pertaining to TPM No. 10-01 (Closed at 6:57 p.m.)

A motion was made by Commissioner Fernandez to approve Resolution No. 568 approving Tentative Parcel Map No. 10-01, this was second by Chairman Mukai and passed on a roll call vote of 2-1-0-2.

**Communications:**

Chairman Mukai acknowledged the updated Brown Act that was provided in the Planning Commission packets. Chairman Mukai also wanted to remind the Commissioners to submit their Financial Disclosure Statements (700 Forms) to Jeannie no later than April 1, 2011.

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Bruce O'Neal advised the Commission of the next Planning Commission hearing scheduled for May 5, 2011, if there is conflicts with this date please advise because there is an applicant requesting this date for a hearing.

No other business was discussed and the meeting was adjourned at 7:03 p.m.

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Gary Mukai  
Chairman

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Corina Burrola  
Planning Secretary