



**CITY OF SANGER**  
**PLANNING COMMISSION**  
**MARCH 12, 2009**

**AGENDA**

*6:00 PM Regular Meeting  
City Hall Council Chambers*

**Planning Commission**

*R.A. Drew Esquer  
Chairperson*

*Karen Steinhauer  
Vice Chairperson*

*Bill Collins  
Commissioner*

*Mark Morales  
Commissioner*

*Scott A. Haugland  
Commissioner*

*Raul Cantu  
Commissioner*

*Daniel Martinez  
Commissioner*

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**Development Services  
Department Staff**

*Tim Chapa  
Director*

*Ralph Raffi Kachadorian  
Senior Planner*

*Virgi Bustos-Altamirano  
Secretary*

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. FLAG SALUTE - Commissioner Collins**

**D. AGENDA APPROVAL, ADDITIONS AND/OR DELETIONS**

**E. PUBLIC PARTICIPATION**

*This portion of the meeting is reserved for persons desiring to address the Commission on any matter not on the agenda and within the area of responsibility of the Commission. It is the policy of the Commission not to answer any questions impromptu and complaints should be referred to the Director's office. Speakers should limit their comments to five minutes.*

**F. CONSENT CALENDAR**

*Matters listed under the consent calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items unless requested by a Commissioner or a member of the audience in which case the item will be removed from the Consent Calendar and considered separately.*

**1. Minutes of February 26, 2009**

**G. PUBLIC HEARINGS -**

*For each of the following items the public will be given an opportunity to speak. After a staff report, the Chairperson will open the public hearing. At that time the applicant will be allowed ten (10) minutes to present the case. Members of the public will then be allowed three (3) minutes each to speak. After all have spoken the applicant is allowed three minutes to summarize, and then the hearing is closed. Commissioners may ask the speaker questions. Those questions will not be counted against the Commissioner's time limit.*

**1. Non-Conforming Change of Use (Fred Garza, Jr) -**

**Tabled from 02/26/09** (Please bring items disbursed to you at previous meetings)

**Proposal:** A request by Mr. Fred Garza, to allow relocation and occupancy of an established retail/service business into the 1,824 square foot vacated commercial building at 2411 Jensen Avenue previously occupied by a retail florist "Exclusive Flowers & Gifts". This request is to allow for a change of nonconforming use, a retail florist, to another

nonconforming use, retail/service pool supply, proposing to relocate and expand its operations from its current downtown 'N' Street location.

**Recommendation:** That the Planning Commission considers the analysis presented in the staff report and determine if the required findings can be made for the proposed change of use in accordance with Section 90-925(3a,b) of the Sanger City Code.

**H. PUBLIC REPORTS - None.**

**I. DEPARTMENT REPORTS - (Public Works Department)**

1. Sanger Wastewater Treatment Plant Final Environmental Impact Report (WWTP-FEIR)

**Proposal:** As required by the California Environmental Quality Act (CEQA), the City of Sanger must prepare a Draft Environmental Impact Report (EIR) to address environmental issues associated with the expansion and continued operation of the City's wastewater treatment plant.

**Recommendation:** That the Planning Commission makes a recommendation that the City Council certify the Final EIR for the Sanger Wastewater Treatment Plant Project.

**J. STAFF/DIRECTOR COMMUNICATIONS**

**K. COMMISSIONER'S COMMENTS**

**L. NEXT MEETING - March 26 , 2009**

**M. ADJOURNMENT**



**CITY OF SANGER  
PLANNING COMMISSION  
MEETING OF MARCH 12, 2009**

**CITY OF SANGER  
MINUTES OF THE PLANNING COMMISSION  
For February 26, 2009**

The regular meeting of the Sanger Planning Commission of February 26, 2008, was held in the Sanger City Hall Council Chamber at 6:00 pm.

- CALL TO ORDER:** Vice Chairperson Steinhauer called the meeting to order at 6:10 pm.
- ROLL CALL:** Roll call by Secretary:
- PLANNING COMMISSIONERS PRESENT:** Karen Steinhauer, Scott Haugland, Bill Collins, Mark Morales, Raul Cantu, Daniel Martinez.
- PLANNING COMMISSIONERS ABSENT:** Drew Esquer.
- STAFF PRESENT:** Tim Chapa, Director; Ralph Kachadourian, Senior Planner; Virgi Bustos-Altamirano, Secretary.
- FLAG SALUTE:** Commissioner Morales led the flag salute.
- AGENDA APPROVAL, ADDITIONS AND/OR DELETIONS:** Commissioner Collins made a motion to approve the Agenda as presented. Commissioner Cantu voiced a second and the motion was unanimously approved.
- PUBLIC PARTICIPATION:** Gail Sergent welcomed the Commission to the Blossom Day clean-up scheduled for Saturday, February 28<sup>th</sup> from 9:00 am to 2:00 pm. Also included is an invitation to join in the cheering for the runners scheduled for Saturday.
- CONSENT CALENDAR:** Matters listed under the Consent Calendar:
1. Minutes of February 12, 2009.
- Commissioner Collins made a motion to approve the Consent Calendar. Commissioner Morales voiced a second and the motion was unanimously approved.
- PUBLIC HEARING:**
1. Nonconforming Change of Use (*Fred Garza, Jr.*) – Continued from 02/12/09
- Proposal:* A request by Fred Garza, to allow relocation and occupancy of an established retail/service business into the 1,824 square foot vacated commercial building at 2411 Jensen Avenue previously occupied by a retail florist "Exclusive Flowers & Gifts". This request is to allow for a change of nonconforming use, a retail florist, to another nonconforming use, retail/service pool supply, proposing to relocate and expand its operations from its current downtown 'N' Street location.

Recommendation: That the Planning Commission consider the analysis presented in the staff report and determine if the required findings can be made for the proposed change of use in accordance with Section 90-925(3a,b) of the Sanger City Code.

Motion: Commissioner Collins made a motion that the Planning Commission approve the change of use and make the Findings for the proposed change of use in accordance with Section 90-925(3a,b) of the Sanger City Code. Commissioner Cantu voiced a second and the motion was voted as follows:

AYES: Collins, Cantu, Haugland.  
NOES: Steinhauer, Morales, Martinez.  
ABSENT: Esquer.

Vote resulted in a tie; motion denied. A recess was called by the Chairperson.

Upon return to order a new motion was made:

Motion: Commissioner Cantu made a motion that the Planning Commission table this item to the next regular meeting of March 12, 2009, to allow full participation by all Commissioners. Commissioner Morales voiced a second and the motion was voted as follows:

AYES: Steinhauer, Cantu, Morales, Haugland.  
NOES: Collins, Martinez.  
ABSENT: Esquer.

This item will be tabled to the next regular meeting of March 12, 2009. Director Chapa advised the Commission that time is a factor and there should be no interim discussion among the Commission due to the Brown Act and because the item needs to be discussed in public allowing the public to hear and participate.

**PUBLIC REPORTS:**

None.

**STUDY SESSION:**

1. Updates to the Housing Element and the Planning Commission Rules of Procedure – It was decided by the Commission to table this item for the next regular meeting.

**DEPARTMENT REPORTS:**

None.

**STAFF / DIRECTOR COMMUNICATIONS:**

None.

**COMMISSIONER'S COMMENTS:**

1. Invitation to attend the Downtown Cleanup on Saturday and Sunday.
2. The Beautification Committee meeting was successful and they decided to schedule monthly meetings.
3. Congratulations to Vice Chairperson Steinhauer and Commissioner Martinez for their reappointment to the Commission.
4. A "thank you" to Commissioner Cantu for taking part in the Beautification Committee.

5. Request made to again discuss the improvement of wording on such documents as the Sign Ordinance, and address issues such as mailbox location, etc.

**NEXT MEETING:**

The next regular meeting of the Planning Commission is scheduled for Thursday, March 12, 2009 at 6:00 pm in the City Hall Council Chambers.

**ADJOURNMENT:**

The Planning Commission adjourned at 7:11 pm with a motion from Commissioner Collins. Commissioner Haugland voiced a second and the motion was unanimously approved.

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*Ralph Kachadourian, Secretary  
of the Planning Commission  
of the City of Sanger*



CITY OF SANGER  
PLANNING COMMISSION  
MEETING OF MARCH 12, 2009

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**TO: Sanger Planning Commission**  
**FROM: John A. White, Acting City Manager**  
**SUBJECT: SANGER WASTEWATER TREATMENT PLANT FINAL ENVIRONMENTAL IMPACT REPORT (WWTP-FEIR)**

**RECOMMENDATION**

That the Planning Commission recommends that the City Council certify the Final EIR for the Sanger Wastewater Treatment Plant Project.

**BACKGROUND**

As required by the California Environmental Quality Act (CEQA), the City of Sanger has prepared a Draft Environmental Impact Report (EIR) to address environmental issues associated with the expansion and continued operation of the City's wastewater treatment plant.

The project consists of the adoption of the proposed "*Waste Water Treatment Master Plan*" for the City of Sanger's Wastewater Treatment Plant (WWTP) and the associated upgrade and expansion and operation of the facility through the year 2035. The Domestic Plant capacity will be expanded from 3.0-mg/d to 5.3-mg/d (*million gallons/day*).

New improvements include: construction of a headworks to replace the existing domestic headworks, a parshall flume for influent flow metering, two mechanical bar screens, two aerated grit chambers, an anoxic basin, an influent pump station, an oxidation ditch and associated facilities, two 55-foot diameter secondary clarifiers, a return activated sludge (RAS) pump station, disinfection facilities including a duplicate of the existing tank and metering pumps, a chlorine contact basin, and a second centrifuge.

In addition, new support facilities include: Control/Administration Building, expansion of the maintenance building, new standby generators, upgrade of existing electrical system and Supervisory Control and Data Acquisition (SCADA) workstations throughout the plant. Two of the existing effluent pumps would be replaced with larger pumps. A second domestic force main (18-inch diameter) to transport treated effluent to the Lincoln Ponds will be constructed parallel to the existing force main. The route for the second pipeline will be 4 miles long and is within the right-of-way for Newmark Avenue. A second electrical transmission line may also be necessary and will run parallel with the existing transmission line along Ross Avenue and North Avenue.

The Draft EIR was prepared and circulated for public review and the required 45-day public review began on August 21, 2008 and ended on October 4, 2008. The document was sent to the State Clearinghouse and appropriate local agencies and the legal notice of the public hearing and the availability of the EIR was published in the Sanger Herald newspaper on August 21, 2008. A public hearing before the City Council was held on September 18, 2008.

During the public review period, a total of seven comment letters were received on the Draft EIR from the following agencies/individuals:

- California Regional Water Quality Control Board
- Fresno County Department of Public Health
- Frederic McNairy (Sanger resident)
- Native American Heritage Commission
- California State Clearinghouse
- San Joaquin Valley Air Pollution Control District
- State Water Resources Control Board

The comment letters were responded to in writing and included in the Final EIR, which was prepared and distributed to all commenting agencies/individuals. Minor clarifications to the Draft EIR were made as a result of the comment letters.

Mitigation measures are included as part of the Project to reduce environmental impacts and shall be incorporated into design and construction contracts as appropriate. It was determined through the CEQA process that all environmental impacts are less than significant or can be mitigated to a less than significant level with the exception of the following:

- Agricultural Resources (cumulative – based on population growth accommodated by expansion of the WWTP)
- Air Quality
- Population and Housing (cumulative – based on population growth accommodated by the expansion of the WWTP)
- Traffic and circulation (cumulative – based on population growth accommodated by the expansion of the WWTP)

A statement of overriding considerations has been prepared that supports the conclusion that the Project's economic, public policy, social, technological and other considerations and benefits override and outweigh the Project's significant and unavoidable impacts.

A copy of the Final EIR document is attached for your review.