

City of Coalinga
Planning Commission Meeting Minutes
January 26, 2010

CALL TO ORDER

Vice-Chairman Hess called the meeting to order at 6:30 PM, PST.

Present: Hess, Jorgens, Reckas

Absent: Stoppenbrink, Papietro

Staff Present: City Manager Bill Skinner,
Community Development Coordinator Sean Brewer

City Clerk: Wanda Earls

1. APPROVAL OF MINUTES December 8, 2009

*Motion to Approve Minutes of the Planning Commission for December 8, 2009 Made by Commissioner Jorgens, Seconded by Commissioner Reckas. Motion **Approved** by a Voice Vote. (Stoppenbrink, Papietro Absent)*

2. COMMUNICATIONS

Item "A": Citizens to Address the Planning Commission

None

Item "B": Commission Reports

Commission Reports Deferred to Staff Reports.

3. PUBLIC HEARINGS

Item "A" Consider Certification of the Initial Study and Adoption of an Initial Study and Proposed Mitigated Negative Declaration for the Palmer Reservoir Replacement Project.

Resolution No. 010P-001 IS/MND with Mitigation Measures

Recommendation: Certify with Mitigation Measures

Community Development Coordinator Sean Brewer:

Project Information:

- General Plan Designation Public Facilities
- Existing Zoning of site: Exclusive Agricultural;
- Existing use of site: Existing Palmer Reservoir (APN: 070-030-65S)

- Assessor's Parcel Number: 070-030-56

Location:

Approximately 800 feet east of State Route (SR) 33/198 and south of West Palmer Avenue; approximately 3 miles northeast of the City of Coalinga in unincorporated territory of the County of Fresno.

Project would provide a 3-million gallon (MG) aboveground steel water reservoir for the City. It is intended to serve in parallel with and possibly replace the existing 2.8 MG Palmer Reservoir located on West Palmer Avenue, which was identified for repairs in the 2005 City of Coalinga Water Master Plan. The new tank would be located approximately 90-feet to the south of the existing Palmer Reservoir and the proposed site, including areas temporarily disturbed due to pipeline construction, would cover an approximate 2.1 acre footprint. Construction would take from 6-9 month, beginning March 2010.

The CEQA Initial Study analyzes the environmental impacts associated with the proposed project, which includes the construction and operation of the replacement of Palmer Reservoir. After the completion of this project, the existing reservoir can be taken offline for inspection. It would be determined if repairs are required to allow the old reservoir to operate in parallel with the new one and provide additional water storage.

Additional information covered:

- Project Design
- Environmental Considerations
- Environmental Review Process
- Policy Considerations:
 - General Plan
 - Zoning Code Requirements
 - Surrounding Land Uses and Settings
 - Special Permits
- Findings of Fact and Certification of the IS/MND
- Conditions of Approval
 - Biological Resources

Commissioners asked about the land ownership, repairs to Palmer Tank, start date and cost.

City Manager Skinner reported the City is waiting on environmentals. Chevron willing to deed land at no cost to the City; approximate cost \$3M. Start date is March 2011; need utility bond for funding. After construction of new tank the old tank would be drained and repaired.

Derrick needs rehab; Calaveras is newest tank used by PVSP and State hospital.

Recommendation is to Adopt Resolution No. 010P-001 – Certifying the Initial Study and Adopting a Mitigated Negative Declaration for the Palmer Reservoir Replacement Project with Mitigation Measures.

Vice-Chairman Hess opened and closed the public hearing receiving no comments.

*Motion to Approve Resolution No. 010P-001 a Resolution of the Planning Commission Certifying the Initial Study and Mitigated Negative Declaration for the Palmer Reservoir Replacement Project Made by Commissioner Reckas, Seconded by Commissioner Jorgens. Motion **Approved** by a Roll-call Vote:*

Ayes: Reckas, Jorgens, Hess
Noes: None
Abstained: None
Absent: Stoppenbrink, Papietro

4. NEW BUSINESS

None

5. STAFF REPORTS

Item “A”: Community Development Department Update (Bill Skinner).

City Manager Skinner gave an update on the following projects:

- Momentum high- it’s full speed ahead – 2 weeks behind on Durian Street
- Elm Street 3rd – 7th Approved
- Cherry Lane – Caltrans approved for encroachment for signal lights – trenching across highway – start in March – improvements done during summertime
- Dirt alleys – no funds available – applying for more COG funding
- Roofs at Keck Center and restrooms at parks
- Plaza Elm to clock tower
- Realignment of Polk – Forest
- Bakers Street – working with school district
- Beautification moving forward
- Octagon House - purchased across from City Hall – rehab inside – restore exterior to original design
- Purchased old dairy and vet yard
- Old Jolly Cone – to possibly be a new IHOP
- Old School Farm – no lakes – 9 hole par 4 golf course – developer to punch wells
- Increased interest in City by industries wanting to locate off I-5 – City has much to offer

Commissioner Reckas asked if packages could be available a little earlier to allow time to complete review.

6. DEFERRED BUSINESS

None

7. ANNOUNCEMENTS

None

8. ADJOURNMENT

Next Resolution Number: **010P-002**

Next Planning Commission Meeting Scheduled:

February 9, 2010

Vice-Chairman Hess adjourned the meeting at 6:55 PM, PST.

Chris Hess, Vice-Chairman

Wanda Earls, City Clerk

Date