



Inter Office Memo

DATE: July 20, 2017
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12658 - VARIANCE APPLICATION NO. 4028

APPLICANT: GMA Engineering

OWNER: West Valley Hulling

REQUEST: Allow construction of a 67-foot-tall dust collector (35-foot maximum building height allowed) for an existing nut hulling operation on a 40.13-acre parcel in the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the west side of Brannon Avenue (private road), between Panoche Road and Manning Avenue, approximately 14 miles southwest of the nearest city limits of the City of Mendota (45475 Panoche Road) (SUP. DIST. 1) (APN 027-110-38s).

PLANNING COMMISSION ACTION:

At its hearing of July 20, 2017, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Woolf and seconded by Commissioner Eubanks to adopt the recommended Variance Findings and approve Variance Application No. 4028 subject to the Conditions listed in Exhibit "B".

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Woolf, Eubanks, Borba, Chatha, Ede, Lawson and Mendes
	No:	None
	Absent:	Commissioner Abrahamian
	Abstain:	None

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By: 
William M. Kettler, Manager
Development Services Division

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NOTE: The approval of this project will expire one year from the date of approval unless a determination is made that substantial development has occurred. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Variance.

Attachments

EXHIBIT A

Variance Application No. 4028

- Staff: The Fresno County Planning Commission considered the Staff Report dated July 20, 2017, and heard a summary presentation by staff.
- Applicant: The Applicant's representative concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information:
- The proposed dust collector will replace an existing dust collector that was accidentally destroyed in a fire.
 - Current Air Quality Standards require the replacement dust collector to be taller than its predecessor.
- Others: No other individuals presented information in support of or in opposition to the application.
- Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.

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**Variance Application No. 4028
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development shall be in accordance with the Site Plan and Elevation Drawing as approved by the Planning Commission.

Conditions of Approval reference required Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	Plans related to construction and development of the project prepared by a licensed design professional shall be submitted to the Development Services Division of the Fresno County Department of Public Works and Planning for review and approval in order to acquire building and installation permits, and necessary inspections.
2.	According to FEMA FIRM Panel 1975H, portions of the project site are located within FEMA Flood Zone A, which is subject to flooding from the 1%-chance storm (100-year storm). Any work within designated Flood Zones shall conform to provisions established in Chapter 15.48 of the Fresno County Ordinance Code (Flood Hazard Areas).
3.	Any additional runoff generated by development cannot be drained across property lines, and must be retained on site per County Standards.
4.	A Grading Permit or Voucher shall be required for any grading activity associated with this proposal.

EXHIBIT B



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

August 8, 2017

GMA Engineering
7337 N. First Street #110
Fresno CA 93720

Dear Applicant:

Subject: Resolution No. 12658 - Variance Application No. 4028

On July 20, 2017, the Fresno County Planning Commission approved your above-referenced project with Conditions. A copy of the Planning Commission Resolution is enclosed.

Since no appeal was filed with the Clerk to the Board of Supervisors within 15 days, the Planning Commission's decision is final.

The approval of this project will expire one year from the date of approval. When circumstances beyond the control of the Applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Variance.

If you have any questions regarding the information in this letter please contact me at dchambers@co.fresno.ca.us or 559-600-4205.

Sincerely,

Derek Chambers, Planner
Development Services Division

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Enclosure