



# County of Fresno

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

## Planning Commission Staff Report Agenda Item No. 3 October 6, 2016

**SUBJECT:** Variance Application No. 4003

Allow a building height of 42 feet (35-foot maximum height permitted) for an agricultural structure on a 14.88-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District

**LOCATION:** The subject parcel is located at the western corner of East Avila Avenue and South Portola Avenue, adjacent to the unincorporated community of Del Rey (5151 S. Portola Ave) (Sup. Dist. 4) (APN 350-080-83).

**OWNER/APPLICANT:** Central California Packing Co.

**STAFF CONTACT:** Christina Monfette, Planner  
(559) 600-4245

Chris Motta, Principal Planner  
(559) 600-4227

**RECOMMENDATION:**

- Approve Variance No. 4003; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**EXHIBITS:**

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans
6. Elevations
7. Applicant's Findings

**SITE DEVELOPMENT AND OPERATIONAL INFORMATION:**

<b>Criteria</b>	<b>Existing</b>	<b>Proposed</b>
General Plan Designation	Limited Industrial	No Change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District	No Change
Parcel Size	14.88 gross acres (14.07 net acres)	No Change
Project Site	N/A	No Change
Structural Improvements	None	Two metal canopies, one metal barn, ponding basin, truck scales
Nearest Residence	330 feet southeast of the building	No Change
Surrounding Development	Northeast: Industrial Southeast: Residential West, South, North: Agricultural	No Change
Operational Features	N/A	N/A
Employees	N/A	N/A
Customers	N/A	N/A
Traffic Trips	N/A	N/A
Lighting	None	N/A
Hours of Operation	N/A	N/A

**EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N**

**ENVIRONMENTAL ANALYSIS:**

It has been determined pursuant to Section 15305 of the California Environmental Quality Act (CEQA) guidelines: *Minor Alterations in Land Use Limitations* that the proposed project will not have a significant effect on the environment and is not subject to CEQA.

**PUBLIC NOTICE:**

Notices were sent to 140 property owners within 1,320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

**PROCEDURAL CONSIDERATIONS:**

A Variance may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

The decision of the Planning Commission on a Variance Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

**BACKGROUND INFORMATION:**

The subject 14.88-acre parcel was rezoned from an A-1 (Agricultural, 100,000 square-foot minimum parcel size) Zone District to an AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District on June 5, 1978. On November 9, 1978, Conditional Use Permit (CUP) No. 1524 was approved, which allowed a fresh fruit packing and storage business. The original paving approved by this application has persisted and is shown as existing on the site plan for the subject application. The Applicant proposes to access the site from the historical driveway on South Portola Avenue. No other structures remain from the original CUP.

The current request is to allow an agricultural structure with a height of 42 feet where the zoning ordinance limits structures to a maximum building height of 35 feet. The Applicant has stated use for this building as packing, storing, and processing.

In addition, there have been eight other variance applications approved within a mile of the subject application, but none of those variances are related to building height.

**ANALYSIS/DISCUSSION:**

*Findings 1 and 2:* *There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification; and*

*Such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.*

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n):</b>
Setbacks	Front: 35 feet Side: 20 feet Rear: 20 feet	Front (southeast): 252 Street Side (northeast): 150 Side (west): 50 Rear(southwest): 274	Yes
Parking	No Requirement	No Requirement	N/A
Lot Coverage	No Requirement	No Requirement	N/A
Separation Between Buildings	No animal or fowl pen, coop, stable, barn, or corral shall be located within 40 feet of any dwelling or other building	No change	Yes

	<b>Current Standard:</b>	<b>Proposed Operation:</b>	<b>Is Standard Met (y/n):</b>
	used for human habitation.		
Wall Requirements	No Requirement	No Requirement	Yes
Septic Replacement Area	100 percent	No change	Yes
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	No change	Yes

**Reviewing Agencies/Department Comments Regarding Site Adequacy:**

Agricultural Commissioner: No comments.

Design Division of the Fresno County Department of Public Works and Planning: No comments.

Development Engineering Division of the Fresno County Department of Public Works and Planning: Portola Avenue is a County-maintained road which is classified as a Collector with an existing 40 feet for right-of-way southwest of the centerline along the parcel frontage, per Plat Book. The minimum width for a Collector road right-of-way southwest of centerline is 42 feet. Records indicate this section of Portola Avenue, from American Avenue to Avila Avenue, has an Average Daily Traffic (ADT) of 1,800, pavement width of 24 feet, and is in good condition.

Avila Avenue is a County-maintained road which is classified as a Local with an existing 42 feet for right-of-way northwest of the centerline along the parcel frontage, per Plat Book. The minimum width for a Local road right-of-way northwest of centerline is 30 feet. Records indicate this section of Avila Avenue, from Portola Avenue to Wildwood Avenue, has an ADT of 200, pavement width of 36.5 feet, and is in excellent condition while the section from Wildwood Avenue to Carmel Avenue has an ADT of 100, pavement width of 36.6 feet, and is in excellent condition.

Any work done within the right-of way to construct a new driveway or improve an existing driveway will require and Encroachment Permit from the Road Maintenance and Operations Division.

If not already present, a ten-foot by ten-foot corner cutoff should be improved for sight distance purposes at the exiting driveway onto Avila Avenue. If not already present, a twenty-foot by twenty-foot corner cutoff should be improved for sight distance purposes at the exiting driveway onto Portola Avenue.

According to FEMA, FIRM Panel 2165H, the parcel is not subject to flooding from the 1%-chance storm. According to U.S.G.S. Quad Maps, there are existing natural drainage channels near the northerly and westerly property line of the subject parcel. Typically, any additional runoff generated by the proposed development of this site cannot be drained across property lines and must be retained or disposed of per County Standards.

A grading permit or voucher would be required for any grading proposed with this application.

Environmental Health Division of the Fresno County Department of Public Health: Within 30 days of the occurrence of any of the following events the Applicant/operators shall update their online Hazardous Materials Business Plan (HMBP) and site map: there is a 100% or more increase in the quantities of a previously-disclosed material; or the facility begins handling a previously-undisclosed material at or above the HMBP threshold amounts. The business shall certify that a review of the business plan has been conducted at least once every three years and that any necessary changes were made and that the changes were submitted to the local agency.

All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes.

The facility shall update and resubmit the Risk Management Plan (RMP) within six months if there is a significant change to the regulated process. RMPs must be updated at least once every five years.

The RMP must be updated for resubmission sooner than the five-year anniversary date if any of the following changes occur [as specified in 40 CFR 68.190(b)]: if a change alters the Program Level that applies to any covered process, the RMP must be resubmitted within six months of that change; if a change requires a revised Off-Site Consequence Analysis, the RMP must be resubmitted within six months of that change; if a change requires a revised process hazard analysis or hazard review, the RMP must be resubmitted within six months of that change; if a new regulated substance is present above the threshold quantity in an already covered process, the RMP must be resubmitted on the date which the new substance is present; if a regulated substance is present above the threshold quantity in a new process, the RMP must be resubmitted on the date which the substance is present above the threshold quantity; or if the Environmental Protection Agency (EPA) begins regulating a new substance, the RMP must be resubmitted within three years of the date the substance is first regulated.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: No comments.

Zoning Section of the Fresno County Department of Public Works and Planning: All new/proposed structures will require permits. Clearance from the jurisdiction of the existing irrigation easement will be necessary for the construction of the proposed metal canopy.

**Analysis:**

In support of Finding 1, the Applicant states that the existing site has the infrastructure from a former agricultural crop packing and processing warehouse/packing shed originally established in the late 1970's and is therefore a logical site for the agricultural crop processing. Additionally, the new building height is necessary for the following reasons: the metal structural main frame/vertical clearance from floor to bottom of frame is required for vertical lift during installation, maintenance, operations, and removal of the special processing equipment; required separation from the fire sprinkler system: the vertical distance from the top of the equipment to the sprinkler heads provides a safe, operable dimension in relation to the vertical/horizontal spacing of the heads; required separation from the interior lighting system: the vertical distance from the top of the equipment to the lighting provides and allows for efficient coverage required for task lighting; and the vertical distance allows for flexibility required for future equipment installation and raisin processing operations.

In support of Finding 2, the Applicant states that the Applicant is an established business in the Del Rey community, originally located at 5287 S. Del Rey Avenue and leasing storage lots in the general area for storage and processing of raisins. The office was located on a parcel adjacent to a Pom Wonderful bottling plant on the east side of Del Rey Avenue and south of East American Avenue. Pom Wonderful growth has been phenomenal with us as Central California Packing Company. Pom Wonderful acquired the out-grown Central California Packing Company parcel, which lead to the larger parcel at 5151 South Portola Avenue, consisting of 14.07 (net) acres, providing an opportunity for all their operations, processing, and product storage. The subject site was originally developed in the 1970's as an agricultural produce processing and packaging warehouse. Utility infrastructure, foundations, and paving remain of the former use. The subject site location, previous use, and employee base provide the substantial right of the Applicant.

Staff acknowledges that a previous use permit was approved for this parcel. CUP No. 1524 was approved on November 9, 1978 and allowed a fresh fruit packing and storage facility. At the time, the parcel was zoned A-1 (Agricultural), which is a zoning designation used to provide for some land uses prior to rezoning to other districts. Under the current AE-20 zoning, the applicant is permitted to pursue a fresh fruit packing and storage facility by right. The staff report for CUP No. 1524 identifies the previous building as having 30,000 square feet of floor space and a height of 24 feet. The current request is for a building of similar size (29,889 square feet as provided by the application) and a height of 42 feet.

The previous use does not provide a justification for excessive building height. However, Staff recognizes the need for extra space to safely operate the equipment and concurs with the Applicant's analysis that the extra height is necessary to ensure the safety of workers on the site. The parcel is 14.88 acres in size and has a triangular shape with the southwestern corner cropped off. As compared to other parcels in the area with a similar zoning, the parcel is irregular in shape and substandard in size. It is one of two parcels in the area which abuts both residential and industrial uses. Those other parcels with two or more borders on the community of Del Rey are zoned for Limited Agricultural, which limits more intensive uses. The size and location of the subject property restrict some uses on the property and staff believes that the granting of this Variance to allow a fruit processing facility in a 42-foot-high metal building will aid in correcting that circumstance.

A consideration in addressing variance applications is whether there are alternatives available that would avoid the need for the Variance. In this case, the Applicant could utilize equipment that does not require a 42-foot ceiling to operate. The Applicant could also apply for a minor variance, which would allow a maximum building height of approximately 38.5 feet. Based on the elevations provided, the height of the processing equipment is 26 feet, 1.25 inches.

**Recommended Condition of Approval:**

*See recommended Conditions of Approval attached as Exhibit 1.*

**Conclusion:**

Findings 1 and 2 can be made.

*Finding 3:* *The granting of a Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.*

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence*:
Northeast:	2.56 acres	Packing House	M-1	None
Southeast:	0.22 acres 0.11 acres 0.06 acres 0.17 acres 0.17 acres 0.09 acres 0.08 acres	Del Rey Comm. Serv. Residential Residential Residential Residential Residential Church	AE-20 R-1 R-1 R-1 R-1 C-6 C-6	None 400 feet 370 feet 315 feet 300 feet 310 feet None
Southwest:	5.60 acres	Ponding Basin	AE-20	730 feet
West:	20.00 acres	Agriculture/Residential	AE-20	430 feet

\*Measured from the proposed 42-foot building

**Reviewing Agencies/Department Comments:**

Building and Safety/Plan Check Sections of the Fresno County Department of Public Works and Planning: If approved, plans, permits, and inspections are required, including site development, based upon the California Codes in effect at the time of plan check submittal.

Fresno County Fire Protection District (FCFPD): The project shall comply with California Code of Regulations Title 24-Fire Code. Prior to receiving FCFPD conditions of approval for the subject application, plans must be submitted to the County of Fresno Public Works and Planning for review. It is the Applicant’s responsibility to deliver a minimum of three sets of plans to FCFPD.

The subject project may be subject to joining Community Facilities District (CFD) No 2010-01. Before plans are submitted to the Fresno County Fire Protection District, the Applicant must fill out the Fire Permit Application to submit with the plans. A determination will be made and information provided to the Applicant on how to join the CFD based on the application.

**Analysis:**

In support of Finding 3, the Applicant states that the former site use, the industrial/manufacturing use on the northeast side and the proximity to American Avenue for trucking routes without travel through residential areas minimizes impacts to public welfare.

In regard to Finding 3, staff notes that the subject parcel is located in an area of varied land uses. West of the parcel is land zoned as M-1 (Light Manufacturing), south is zoned C-6 (General Commercial) and R-1 (Single-Family Residential), while the remaining land is AE-20 (Exclusive Agricultural, 20-acre minimum parcel size). The maximum building height in those districts is: M-1 is 75 feet, C-6 is 35 feet, R-1 is 25 feet, and as discussed previously, AE-20 is 35 feet. The nearest residence to the proposed building is approximately 300 feet southeast of the building.

The use of the site for packing and shipping does not require any discretionary permitting as long as the processed fruit is from properties that are under the same ownership as the processing property. Therefore, staff did not analyze for impacts to the community based on this by-right use, but only for the impacts of allowing an increase in building height.

A private airstrip was approved by the Board of Supervisors on January 12, 2012. It is located more than half a mile from the project site and the review areas indicate a flight pattern generally away from the proposed building. As previously discussed, there is a 75-foot maximum height allowance on adjacent parcels. Therefore, allowing an increase in height to 42 feet will not adversely impact the operation of the airstrip or expose workers on site to additional risks due to proximity to the airstrip.

In regard to aesthetics, staff notes from recent street-views of the site that the parcel is screened by existing plantings of oleanders which would screen the building from adjacent traffic.

Based on adjacent industrial uses having a maximum by-right height of 75 feet and the distance between the proposed building and the nearest residence, staff does not believe that the additional height will create an adverse impact on the character of the neighborhood or public welfare. Finding three can be made.

**Recommended Conditions of Approval:**

None.

**Conclusion:**

Finding 3 can be made.

*Finding 4: The granting of such a Variance will not be contrary to the objectives of the General Plan.*

There are no specific policies related to building height in agriculturally-designated areas.

**Reviewing Agencies/Department Comments:**

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is not subject to a Williamson Act Contract.

Water/Geology/Natural Resources Section of the Fresno County Department of Public Works and Planning: The parcel is not located in a low-water area.

**Analysis:**

In support of Finding 4, the Applicant states that the AL zone district was established adjacent to rural communities providing growth and employment for the community, thereby supporting the objectives of the Fresno County General Plan.

In regard to the Applicant's statements, staff notes that the existing zoning on the parcel is Exclusive Agricultural and not Limited Agricultural as stated by the Applicant. As discussed in the background information, Amendment Application No. 3007 changed the zoning from A-1 to AE-20 when it was approved on June 5, 1978. Staff should also note that the height limitations for AE-20 and AL-20 are identical (35-foot maximum).

The Fresno County General Plan does not have any policies which relate to building height and therefore the application is consistent with the General Plan and Finding 4 can be made.



**Recommended Conditions of Approval:**

None.

**Conclusion:**

Finding 4 can be made.

**PUBLIC COMMENT:**

None.

**CONCLUSION:**

Staff believes the required Findings for granting the Variance can be made based on the factors cited in the analysis. Staff therefore recommends approval of Variance No. 4003.

**PLANNING COMMISSION MOTIONS:**

**Recommended Motion** (Approval Action)

- Move to determine that the required Findings can be made and move to approve Variance No. 4003, subject to the Conditions and Project Notes attached as Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Alternative Motion** (Denial Action)

- Move to determine the required Findings cannot be made (state basis for not making the findings) and move to deny Variance No. 4003; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

**Recommended Conditions of Approval and Project Notes:**

See attached Exhibit 1.

CMM:

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**Conditions of Approval and Project Notes  
Variance Application No. 4003**

<b>Conditions of Approval</b>	
1.	Development of the property shall be in accordance with the Site Plan and elevations approved by the Planning Commission.
Conditions of Approval reference recommended Conditions for the project.	
<b>Notes</b>	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	<p>Within 30 days of the occurrence of any of the following events the Applicant/operators shall update their online Hazardous Materials Business Plan (HMBP) and site map (<a href="http://cers.calepa.ca.gov/">http://cers.calepa.ca.gov/</a> or <a href="https://www.fresnocupa.com/">https://www.fresnocupa.com/</a>): there is a 100% or more increase in the quantities of a previously-disclosed material; or the facility begins handling a previously-undisclosed material at or above the HMBP threshold amounts.</p> <p>The business shall certify that a review of the business plan has been conducted at least once every three years and that any necessary changes were made and that the changes were submitted to the local agency. Contact the Certified Unified Program Agency at (559)600-3271 for more information.</p>
2.	All hazardous waste shall be handled in accordance with requirements set forth in the California Code of Regulations (CCR), Title 22, Division 4.5. This Division discusses proper labeling, storage and handling of hazardous wastes.
3.	<p>The facility shall update and resubmit the Risk Management Plan (RMP) within six months if there is a significant change to the regulated process. RMPs must be updated at least once every five years. Owners and operators responsible for RMP implementation should review A Checklist for Submitting your Risk Management Plan (RMP).</p> <p>You must fully update your RMP for resubmission sooner than the five-year anniversary date if any of the following changes occur [as specified in 40 CFR 68.190(b)]: if a change alters the Program Level that applies to any covered process, the RMP must be resubmitted within six months of that change; if a change requires a revised Off-Site Consequence Analysis, the RMP must be resubmitted within six months of that change; if a change requires a revised process hazard analysis or hazard review, the RMP must be resubmitted within six months of that change; if a new regulated substance is present above the threshold quantity in an already covered process, the RMP must be resubmitted on the date which the new substance is present; if a regulated substance is present above the threshold quantity in a new process, the RMP must be resubmitted on the date which the substance is present above the threshold quantity; or if the EPA begins regulating a new substance, the RMP must be resubmitted within three years of the date the substance is first regulated.</p> <p>You may use RMP*eSubmit for your resubmission. Resubmissions reset the five-year anniversary date by which you must next update your RMP. To resubmit, you must update all nine sections of your RMP.</p>

**Notes**

4.	Building and Safety/Plan Check Sections of the Fresno County Department of Public Works and Planning: If approved, plans, permits, and inspections are required, including site development, based upon the California Codes in effect at the time of plan check submittal.
5.	Clearance from the jurisdiction of the existing irrigation easement will be necessary for the construction of the proposed metal canopy.
6.	The project shall comply with California Code of Regulations Title 24-Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the subject application, plans must be submitted to the County of Fresno Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD.
7.	The subject project may be subject to joining Community Facilities District (CFD) No 2010-01. Before plans are submitted to the Fresno County Fire Protection District, the Applicant must fill out the Fire Permit Application to submit with the plans. A determination will be made and information provided to the Applicant on how to join the CFD based on the application.
8.	If not already present, a ten-foot by ten-foot corner cutoff should be improved for sight distance purposes at the exiting driveway onto Avila Avenue and a twenty-foot by twenty-foot corner cutoff should be improved for sight distance purposes at the exiting driveway onto Portola Avenue.
9.	Any work done within the right-of way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
10.	A grading permit or voucher is required for any grading proposed with this application.

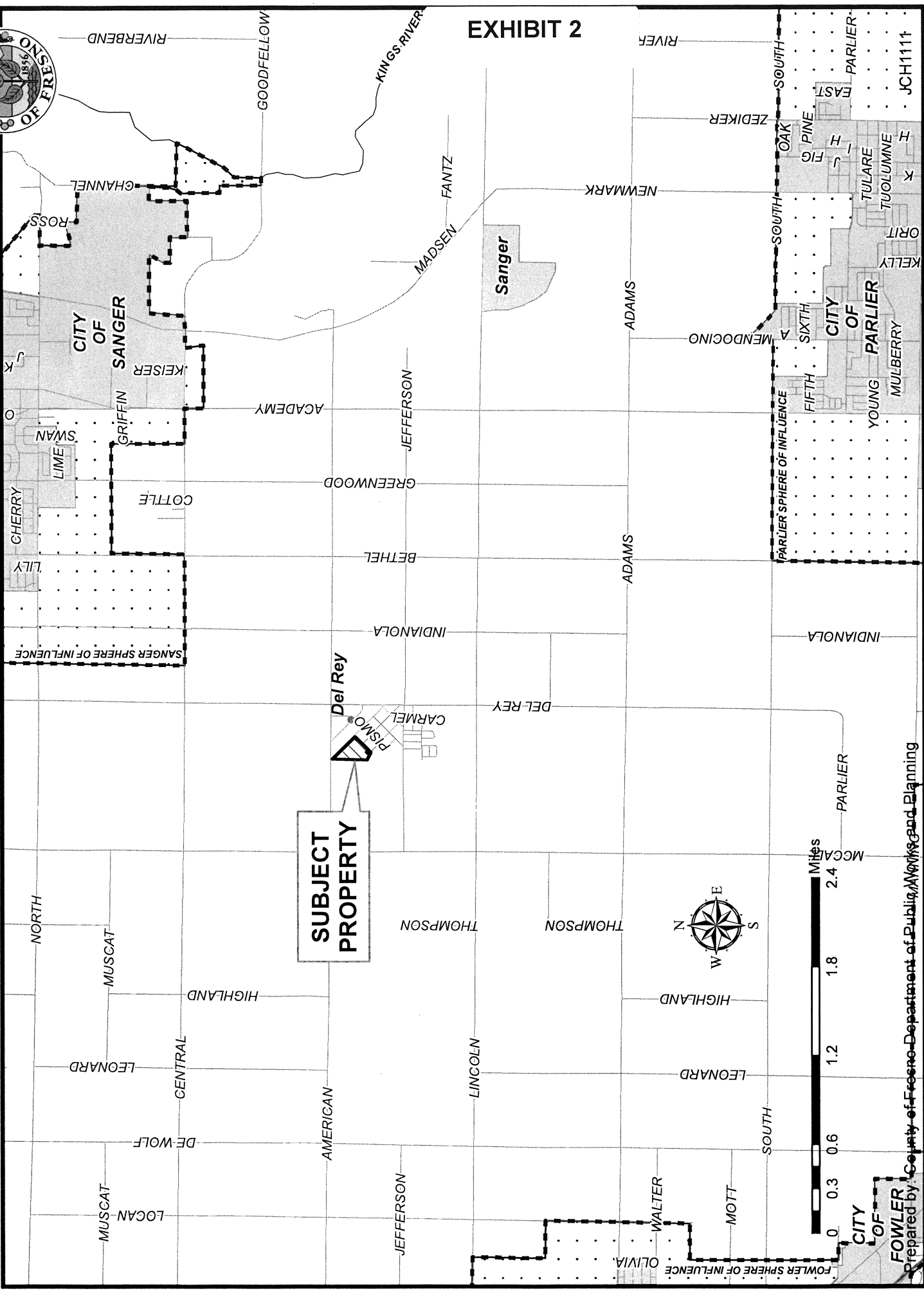
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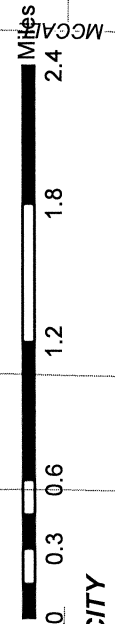
# LOCATION MAP

## EXHIBIT 2

VA 4003

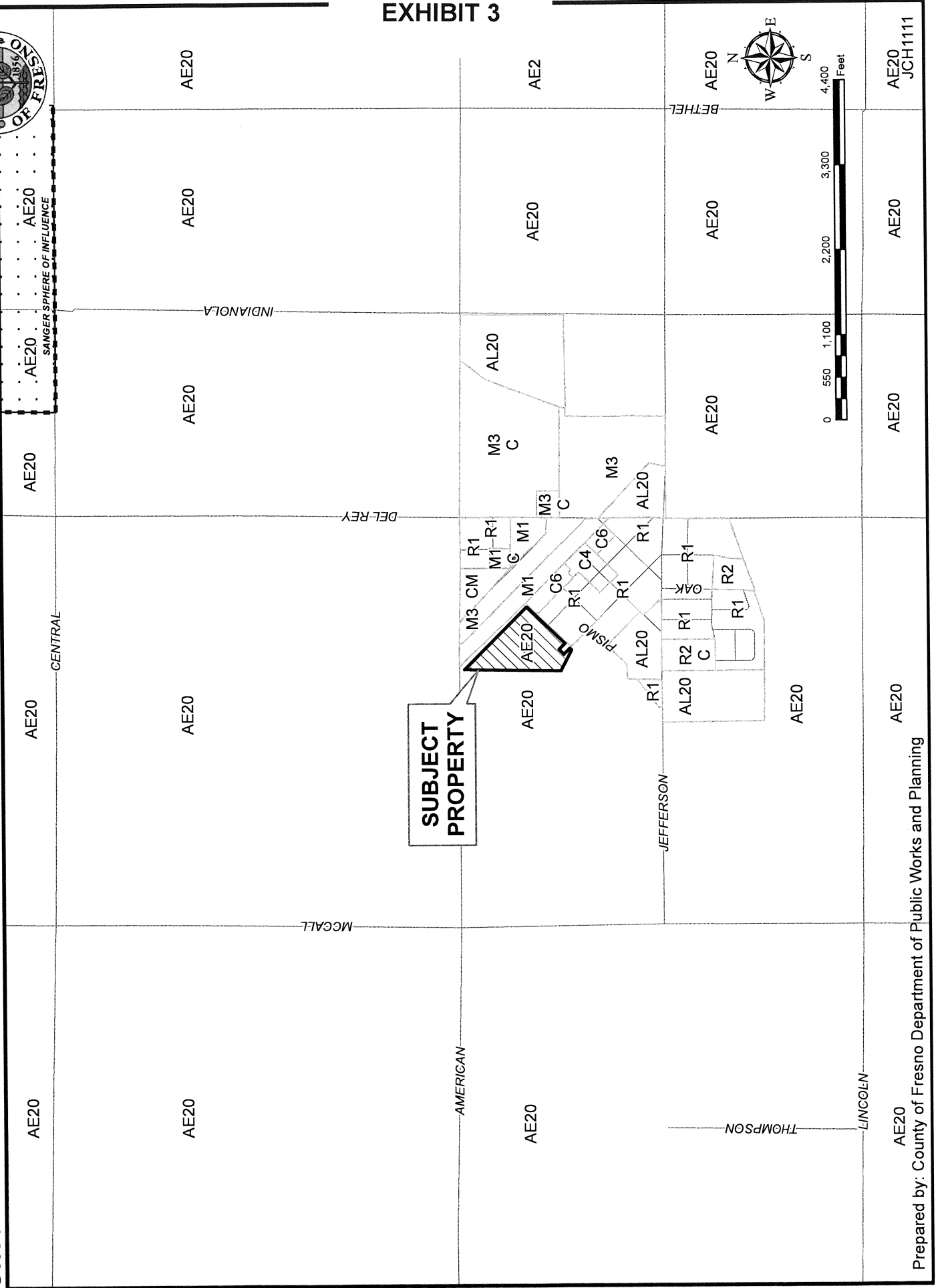


**SUBJECT PROPERTY**



Prepared by: County of Fresno Department of Public Works and Planning

# EXISTING ZONING MAP



## EXHIBIT 3



# EXISTING LAND USE MAP

VA 4003

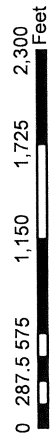
## EXHIBIT 4

### LEGEND

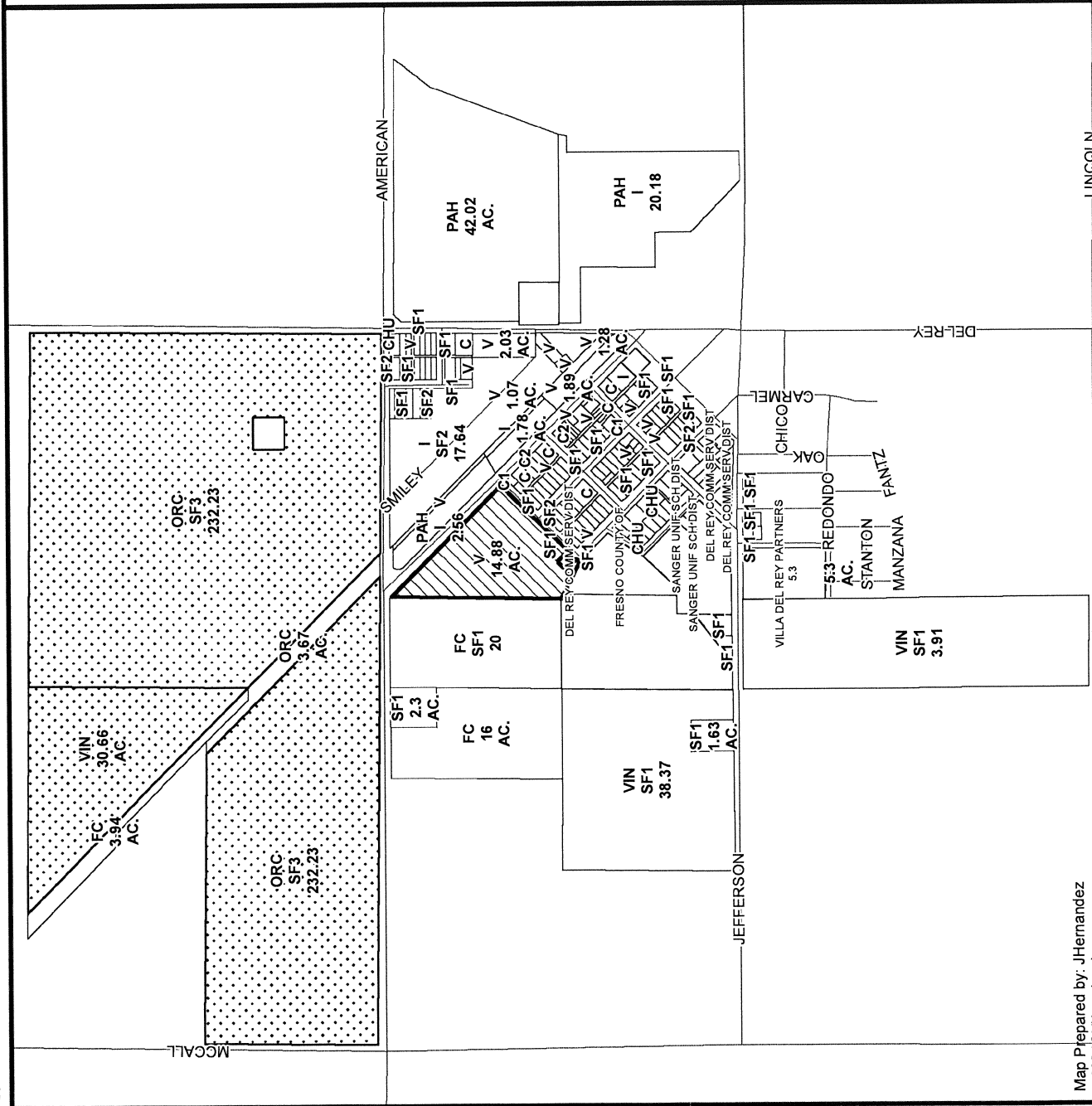
- AP1 - APARTMENT
- C - COMMERCIAL
- C# - COMMERCIAL
- CHU - CHURCH
- FC - FIELD CROP
- I - INDUSTRIAL
- ORC - ORCHARD
- PAH - PACKING HOUSE
- SF# - SINGLE FAMILY RESIDENCE
- V - VACANT
- VIN - VINEYARD

### LEGEND:

-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning  
Development Services Division



# ARRANGEMENT SITE PLAN



VICINITY MAP  
NOT TO SCALE

### UNDERGROUND UTILITIES NOTE:

UNDERGROUND UTILITIES SHOWN ON THIS PLAN WERE LOCATED BASED ON INFORMATION OBTAINED FROM FIELD SURVEY, PUBLIC RECORDS AND VISUAL INSPECTION. THE ENGINEER HAS MADE A REASONABLE ATTEMPT TO LOCATE ALL KNOWN UTILITIES AND TO LOCATE ALL UTILITIES AS SHOWN ON THIS PLAN. THE ENGINEER HAS MADE A REASONABLE ATTEMPT TO LOCATE ALL KNOWN UTILITIES AND TO LOCATE ALL UTILITIES AS SHOWN ON THIS PLAN. THE ENGINEER HAS MADE A REASONABLE ATTEMPT TO LOCATE ALL KNOWN UTILITIES AND TO LOCATE ALL UTILITIES AS SHOWN ON THIS PLAN.

### OWNER/DEVELOPER:

DALE G. MELL ENGINEERING & ASSOCIATES  
1550 BRUNNEN PL., SUITE 100  
ROCKY HILL, CT 06865  
TEL: 860-265-2211  
FAX: 860-265-2212

### NOTES:

1. REFER TO ALL EXISTING APPROVED PLANS.

### KEYNOTE:

- 1 PROPOSED CURB
- 2 EXISTING FLOOR SLAB, 8" THICK REINFORCED CONCRETE
- 3 EXISTING FLOOR SLAB, 6" THICK REINFORCED CONCRETE
- 4 EXISTING FLOOR SLAB, 4" THICK REINFORCED CONCRETE
- 5 EXISTING FLOOR SLAB, 2" THICK REINFORCED CONCRETE
- 6 EXISTING FLOOR SLAB, 1" THICK REINFORCED CONCRETE

### PROJECT DATA:

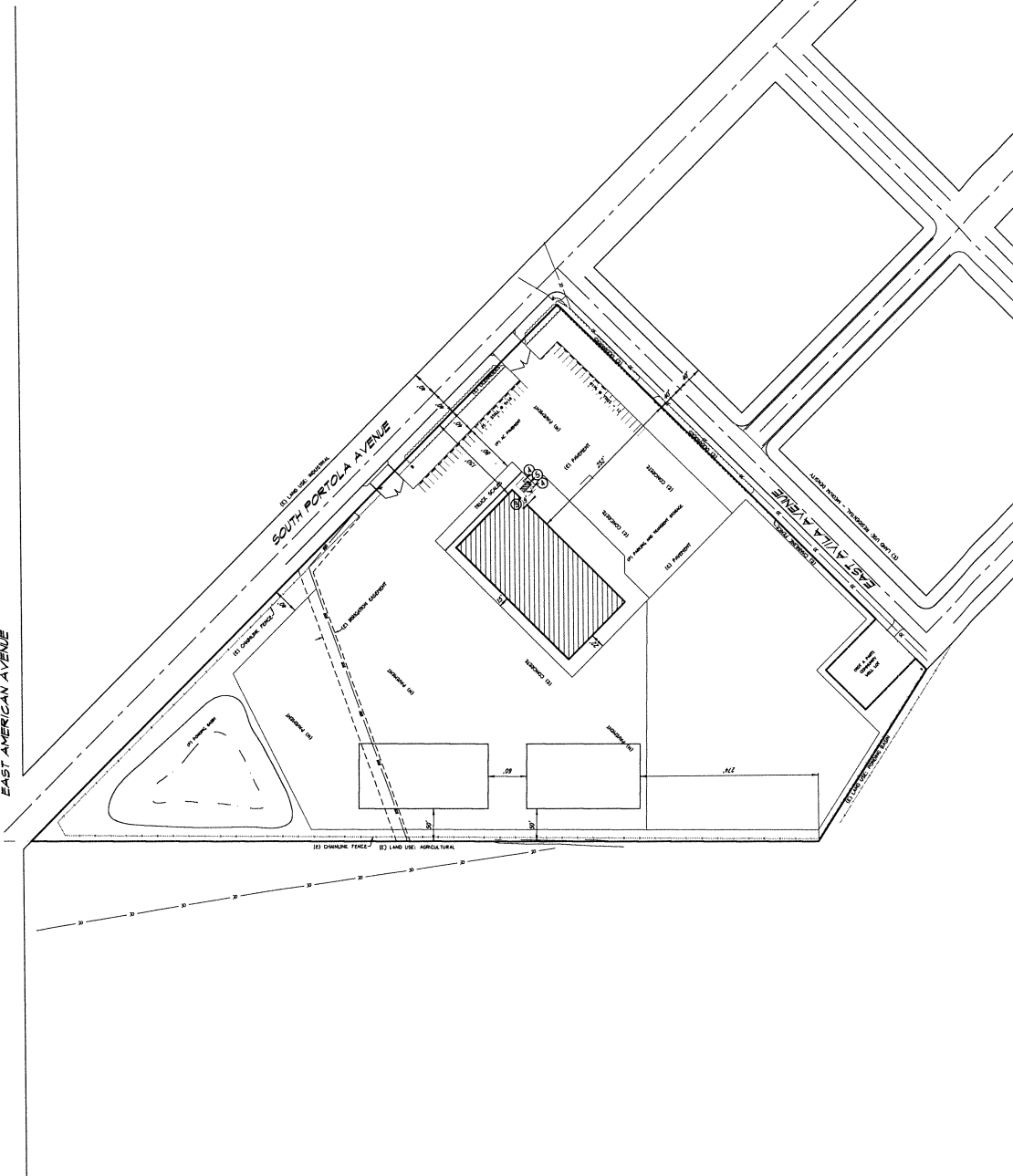
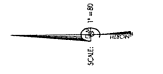
- 1. SITE ADDRESS: 250 SOUTH PORTLAND AVENUE, DEL. RVT, CA. 94018
- 2. ASSessor'S PARCEL NO.: 205-099-003
- 3. SITE AREA: 1/4 ACRES
- 4. ZONING: "M-12" MANUFACTURING
- 5. PROPOSED BUILDING FOOTPRINT AREA: 7,000 SF
- 6. FLOOR PLANS: 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH, 10TH, 11TH, 12TH FLOORS

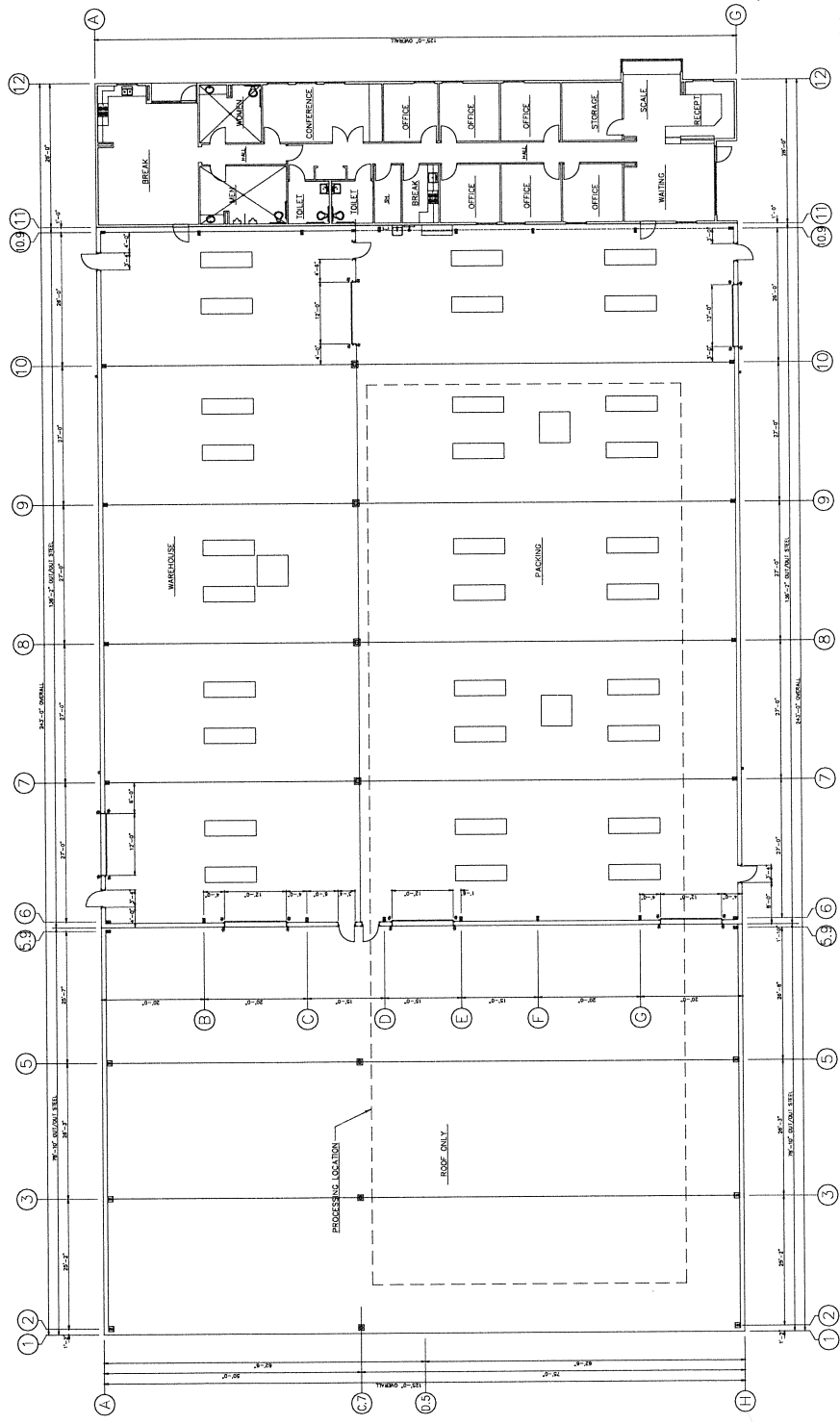
### LEGEND:

- 1. 1" X 1" GRID
- 2. FIELD SURVEY POINTS
- 3. FIRE HYDRANT
- 4. GAS VALVE
- 5. GAS METER
- 6. GAS PIPING
- 7. WATER MAIN LINE
- 8. 2" X 2" STUD WALL
- 9. 4" X 4" STUD WALL
- 10. 6" X 6" STUD WALL
- 11. 8" X 8" STUD WALL
- 12. 10" X 10" STUD WALL
- 13. 12" X 12" STUD WALL
- 14. 14" X 14" STUD WALL
- 15. 16" X 16" STUD WALL
- 16. 18" X 18" STUD WALL
- 17. 20" X 20" STUD WALL
- 18. 22" X 22" STUD WALL
- 19. 24" X 24" STUD WALL
- 20. 26" X 26" STUD WALL
- 21. 28" X 28" STUD WALL
- 22. 30" X 30" STUD WALL
- 23. 32" X 32" STUD WALL
- 24. 34" X 34" STUD WALL
- 25. 36" X 36" STUD WALL
- 26. 38" X 38" STUD WALL
- 27. 40" X 40" STUD WALL
- 28. 42" X 42" STUD WALL
- 29. 44" X 44" STUD WALL
- 30. 46" X 46" STUD WALL
- 31. 48" X 48" STUD WALL
- 32. 50" X 50" STUD WALL
- 33. 52" X 52" STUD WALL
- 34. 54" X 54" STUD WALL
- 35. 56" X 56" STUD WALL
- 36. 58" X 58" STUD WALL
- 37. 60" X 60" STUD WALL
- 38. 62" X 62" STUD WALL
- 39. 64" X 64" STUD WALL
- 40. 66" X 66" STUD WALL
- 41. 68" X 68" STUD WALL
- 42. 70" X 70" STUD WALL
- 43. 72" X 72" STUD WALL
- 44. 74" X 74" STUD WALL
- 45. 76" X 76" STUD WALL
- 46. 78" X 78" STUD WALL
- 47. 80" X 80" STUD WALL
- 48. 82" X 82" STUD WALL
- 49. 84" X 84" STUD WALL
- 50. 86" X 86" STUD WALL
- 51. 88" X 88" STUD WALL
- 52. 90" X 90" STUD WALL
- 53. 92" X 92" STUD WALL
- 54. 94" X 94" STUD WALL
- 55. 96" X 96" STUD WALL
- 56. 98" X 98" STUD WALL
- 57. 100" X 100" STUD WALL

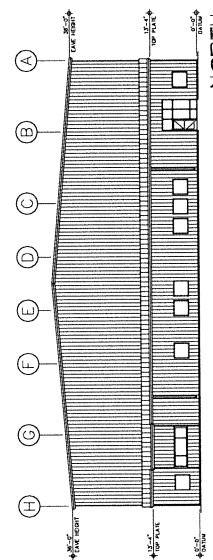
### SHEET INDEX:

- 1 SHEET INDEX
- 2 FLOOR PLAN & ELEVATION
- 3 PROVISIONS PLAN

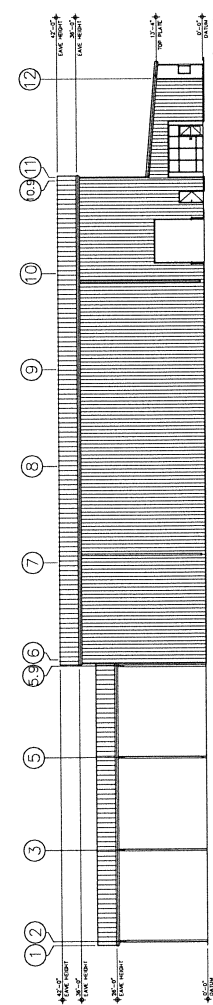




BUILDING 'A'  
FLOOR PLAN  
1/32" = 1'-0"



BUILDING 'A'  
EXTERIOR ELEVATIONS  
1/16" = 1'-0"



BUILDING 'A'  
EXTERIOR ELEVATIONS  
1/16" = 1'-0"

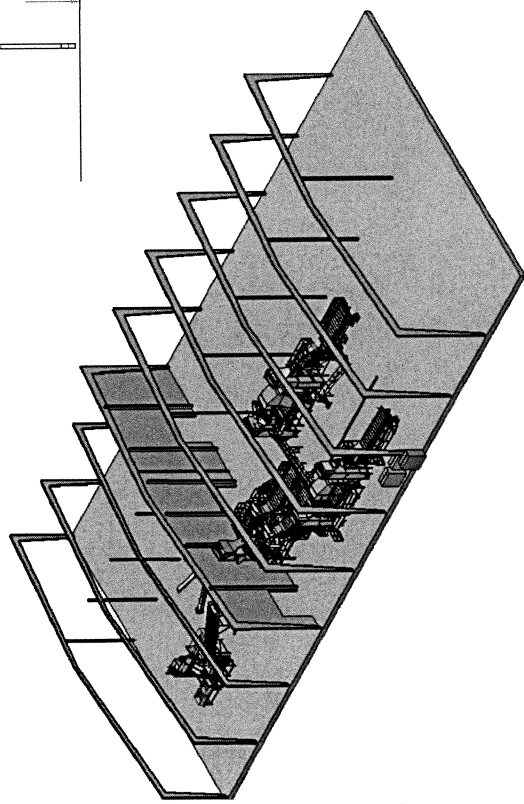
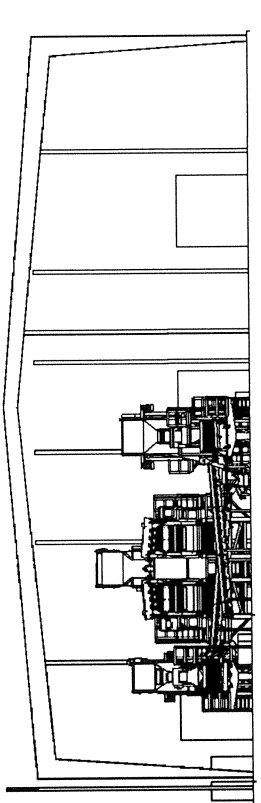
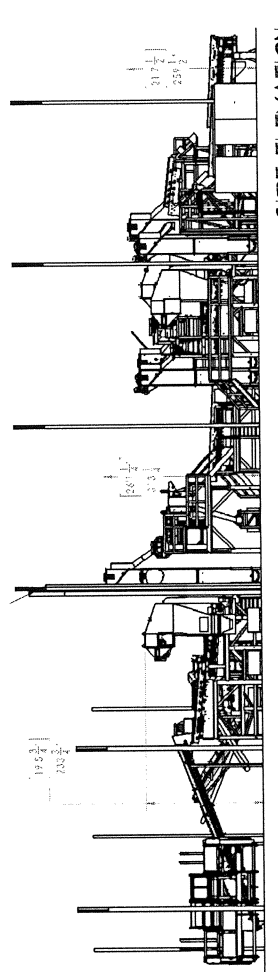
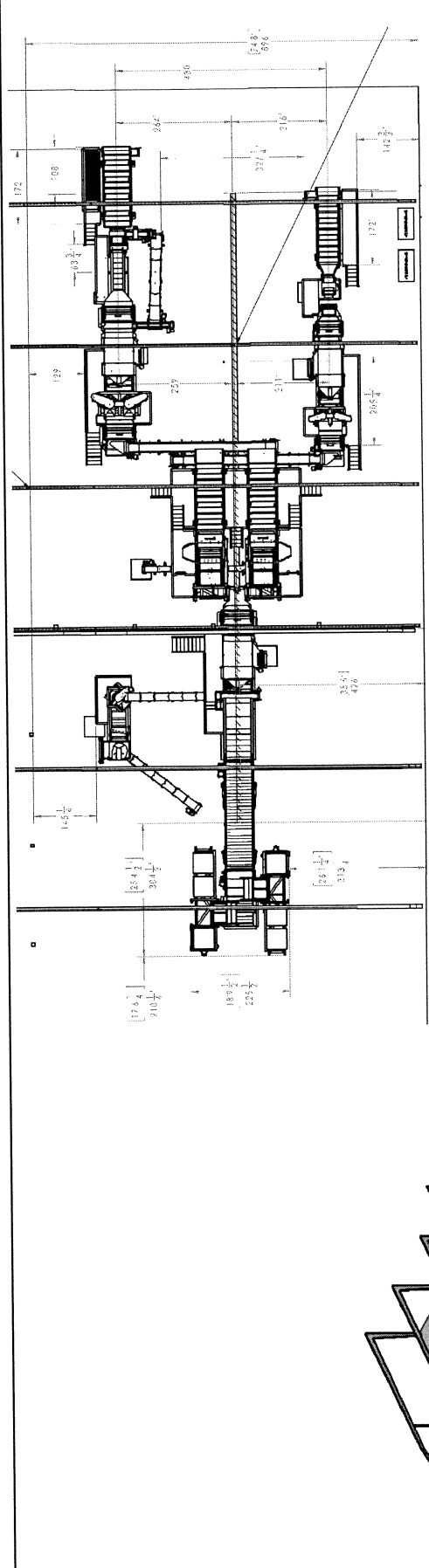


PROCESSING LINE PLANS  
OF  
551 SOUTH PORTOLA, DEL REY CA 93616

PREPARED BY  
CENTRAL CALIFORNIA  
PACKING CO., INC.  
5514 DEL REY BLVD.  
DEL REY, CA 93616

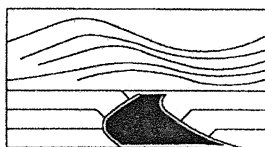
FOR THE  
DALE G. MELL  
& ASSOCIATES  
2090 WILSON AVENUE, SUITE 100  
MANTENANCE CENTER, DEL REY, CA 93616

DATE: 10/27/81  
DRAWN BY: J. J. [unclear]  
CHECKED BY: [unclear]  
DATE: 10/27/81  
DATE: 10/27/81  
DATE: 10/27/81  
SHEET: 3 OF 3



PROCESSING LINE PLANS  
1/8" = 1'-0"

SEP 29 2016

DEPARTMENT OF PUBLIC WORKS  
AND PLANNING  
DEVELOPMENT SERVICES DIVISION  
VA4003

DALE G. MELL &amp; ASSOCIATES

ENGINEERING &amp; SURVEYING SERVICES

2090 N. WINERY AVENUE · FRESNO, CALIFORNIA 93703 · PH (559) 292-4046 · FAX (559) 251-9220

Supplemental Application  
Findings for Variance

1. **There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties in the vicinity having the identical zoning classification;**

The existing site has the infrastructure from a former ag crop packing and processing warehouse/packing shed, originally established in the late 1970's; there for a logical site for the agricultural crop processing.

The new building height is necessary for the following reasons:

- A. Metal structural main frame/vertical clearance from floor to bottom of frame is required for vertical lift during installation, maintenance, operations, and removal of the special processing equipment.
- B. Required separation to the fire sprinkler system, the vertical distance from the top of the equipment to the sprinkler heads, provides a safe, operable dimension in relation to the vertical/horizontal spacing of the heads.
- C. Required separation to the interior lighting system, the vertical distance from the top of the equipment to the lighting, provides and allows for efficient coverage required for task lighting.
- D. The vertical distance allows for flexibility required for future equipment installation and raisin processing operations.

2. **Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification;**

The applicant is an established business in the Del Rey community originally located at 5287 S, Del Rey Avenue and leasing storage lots in the general area for storage and processing of raisins. The office was located on a parcel adjacent to Pom Wonderful bottling plant on the east side of Del Rey Avenue and south of E. American Avenue. Pom Wonderful growth has been phenomenal as us with Central California Packing Company. Pom Wonderful growth acquired the out grown Central California Packing Company parcel which lead to the larger parcel at 5151 South Portola Avenue consisting of 14.07 acres, providing an opportunity for all their operations processing and product storage. The subject site was originally developed in the 70's as an ag produce processing/packaging warehouse. Utility infrastructure, foundations and paving, all that remain of the former use. The subject site location, previous use and employee base provide the substantial property right of the applicant.

3. **The granting of a variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located;**

The former site use, the industrial/manufacturing use on the northeast side and the proximity to American Avenue for trucking routes without travel through residential areas minimizes any possible impact to public welfare.

4. **The granting of such variance will not be contrary to the objectives of the Fresno County General Plan.**

The AL zone district was established adjacent to rural communities providing growth & employment for the community therefore we feel that granting of this variance is supporting the objectives of the Fresno County General Plan.