



# County of Fresno

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

DATE: August 20, 2024

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez,  
Planning and Resource Management Officer  
Development Services and Capital Projects, Attn: William M. Kettler,  
Deputy Director  
Development Services and Capital Projects, Attn: Chris Motta, Division Manager  
Development Services and Capital Projects, Attn: Tawanda Mtunga,  
Principal Planner  
Development Services and Capital Projects, Attn: Attn: James Anders,  
Principal Planner  
Development Services and Capital Projects, Current/Environmental  
Planning, Attn: David Randall, Senior Planner  
Development Services and Capital Projects, Policy Planning, Attn:  
Mohammad Khorsand, Senior Planner  
Development Services and Capital Projects, Zoning & Permit Review,  
Attn: Daniel Gutierrez, Senior Planner  
Development Services and Capital Projects, Development Engineering,  
Attn: Laurie Kennedy, Office Assistant III  
Water and Natural Resources Division, Attn: Augustine Ramirez, Division  
Manager  
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner  
Water and Natural Resources Division, Transportation Planning, Attn:  
Hector Luna, Senior Planner/Darren Findley, Senior Engineering  
Technician/Brody Hines, Planner  
Water and Natural Resources Division, Community Development, Attn:  
Yvette Quiroga, Principal Planner  
Design Division, Attn: Mohammad Alimi, Division Manager;  
Erin Haagenon, Principal Staff Analyst  
Resources Division, Attn: Daniel Amann, Division Manger  
Resources Division, Special Districts, Attn: Christopher Bump, Principal  
Staff Analyst,  
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,  
Supervising Engineer  
Department of Public Health, Environmental Health Division, Attn: Deep  
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,  
Environmental Health Specialist;  
Agricultural Commissioner, Attn: Melissa Cregan  
Pacific Gas and Electric, Centralized Review Team, Attn: [PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com)  
Fresno County Fire Protection District, Attn: FKU. [Prevention-Planning@fire.ca.gov](mailto:Prevention-Planning@fire.ca.gov)  
California Highway Patrol, Attn: Captain Austin Matulonis/Sergeant Miguel Andrade  
Pacific Gas and Electric, Centralized Review Team, Attn: [PGEPlanReview@pge.com](mailto:PGEPlanReview@pge.com)  
CALTRANS, Attn: David Padilla, Division Chief/Nicholas Isla, Transportation Planner  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),  
Attn: PIC Supervisor

CA Regional Water Quality Control Board, Attn:  
[centralvalleyfresno@waterboards.ca.gov](mailto:centralvalleyfresno@waterboards.ca.gov)  
State Water Resources Control Board, Division of Drinking Water, Attn: Cinthia Reyes  
Westlands Water District, Attn: Jose Gutierrez/Russ Freeman/Kiti Campbell  
Westside Subbasin GSA, Attn: Kiti Campbell  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric  
Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst  
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural  
Resources Director  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman,  
Director/Shana Powers, Cultural Director  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director

FROM: Alexander Pretzer, Planner  
Development Services and Capital Projects Division

SUBJECT: Variance Application No.4173

APPLICANT: Harris Ranch Feeding Company

DUE DATE: **September 4, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow an increase in the maximum height allowance for a proposed modernized flake grain mill, four silos, a receiving tower, a support tower, and supporting equipment from 35 ft to 115ft, located within the AE-40 (Exclusive Agricultural, 40-acre minimum parcel size) Zone District.

The subject parcels are located on the north side of interchange of Interstate 5 and Fresno Coalinga Rd., approximately 9.53 miles northeast from the City of Coalinga (APN: 065-020-16S) (29475 Fresno Coalinga Rd.) (Sup. Dist. 4).

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **September 4, 2024**. Any comments received after this date may not be used.

**If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline (e-mail is also acceptable; see email address below).**


Please address any correspondence or questions related to environmental and/or policy/design issues to me, Alexander Pretzer, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4205, or email [apretzer@fresnocountyca.gov](mailto:apretzer@fresnocountyca.gov).

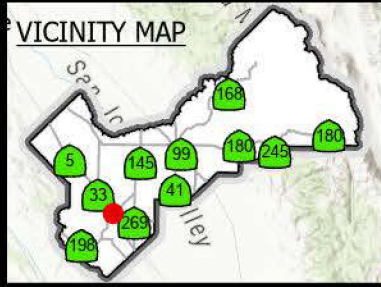
AP  
G:\4360Devs&PIn\PROJSEC\PROJDOCS\VA\4100-4199\4173\Routing\VA 4173 Routing Ltr.doc

*Activity Code (Internal Review): 2377*

Enclosures

**Legend**

 Subject Property

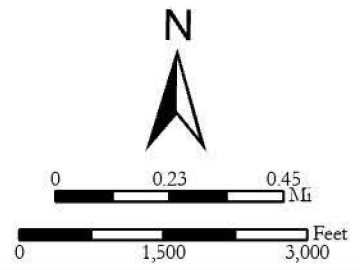


# LOCATION MAP



## VA4173

## 2024

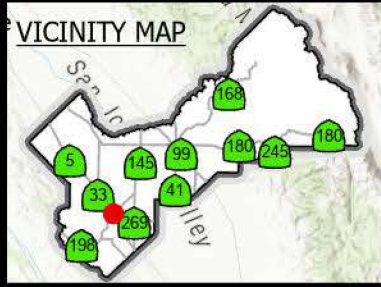
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : mdo  
On Date : 8/12/2024



**LEGEND:**

-  Subject Property
-  Ag Contract Land

LEGEND
FEE - FEED LOT
GRZ - GRAZING
FC - FIELD CROP
ORC - ORCHARD
V - VACANT
SF#- SINGLE FAMILY RESIDENCE

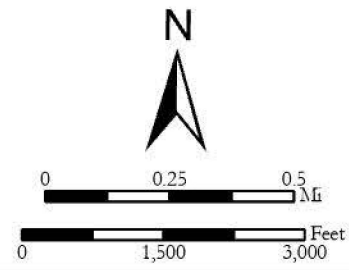


**Existing Land Use Map**

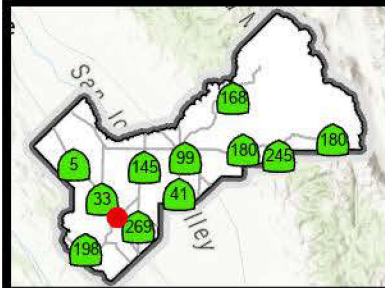
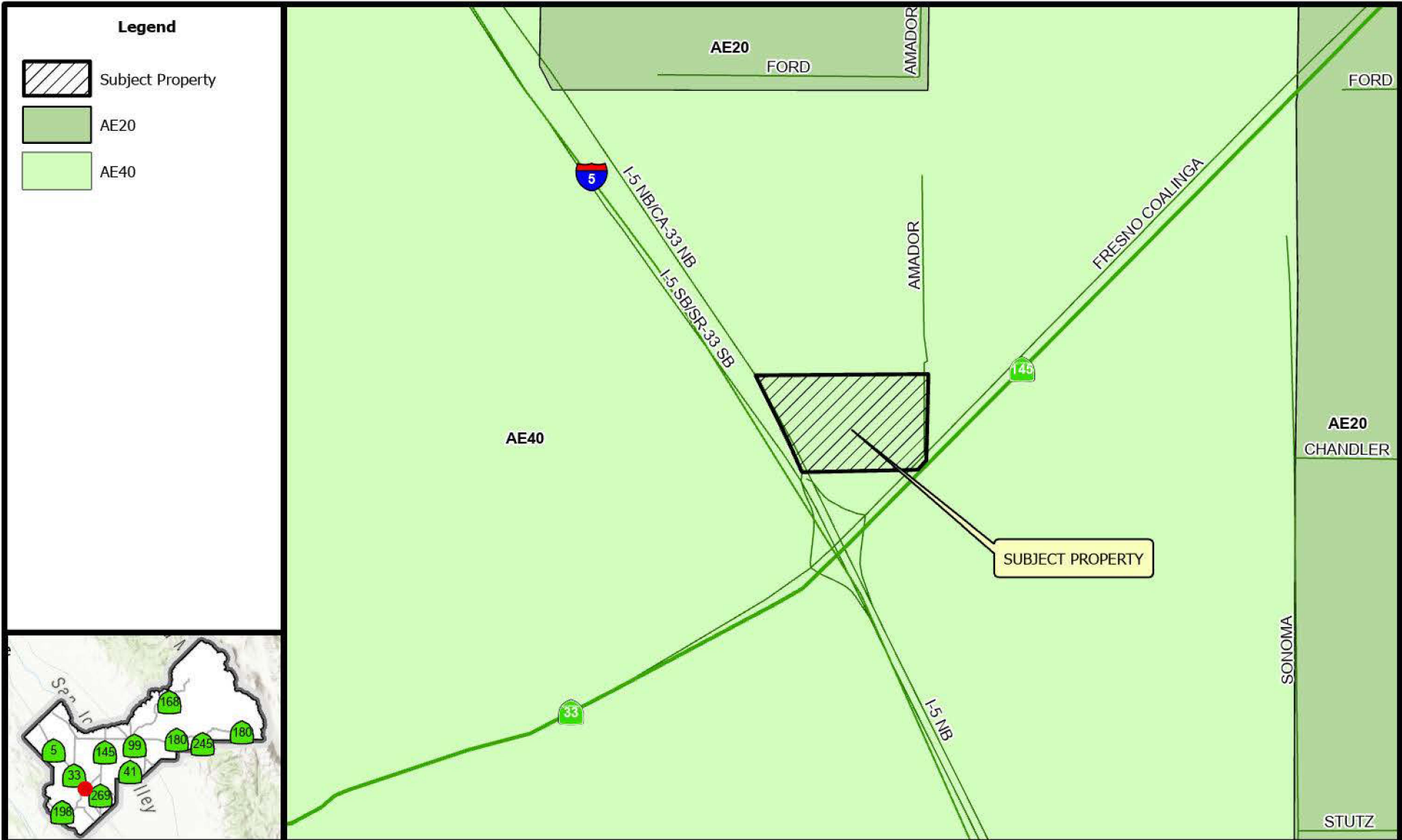
**VA4173**

**2024**

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : mdo  
 On Date : 8/12/2024





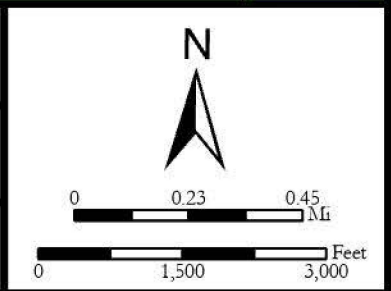


# Existing Zoning Map




VA4173  
 STR 5 - 19S / 16E

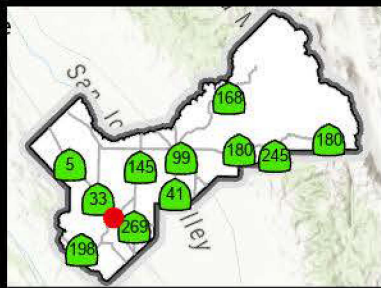
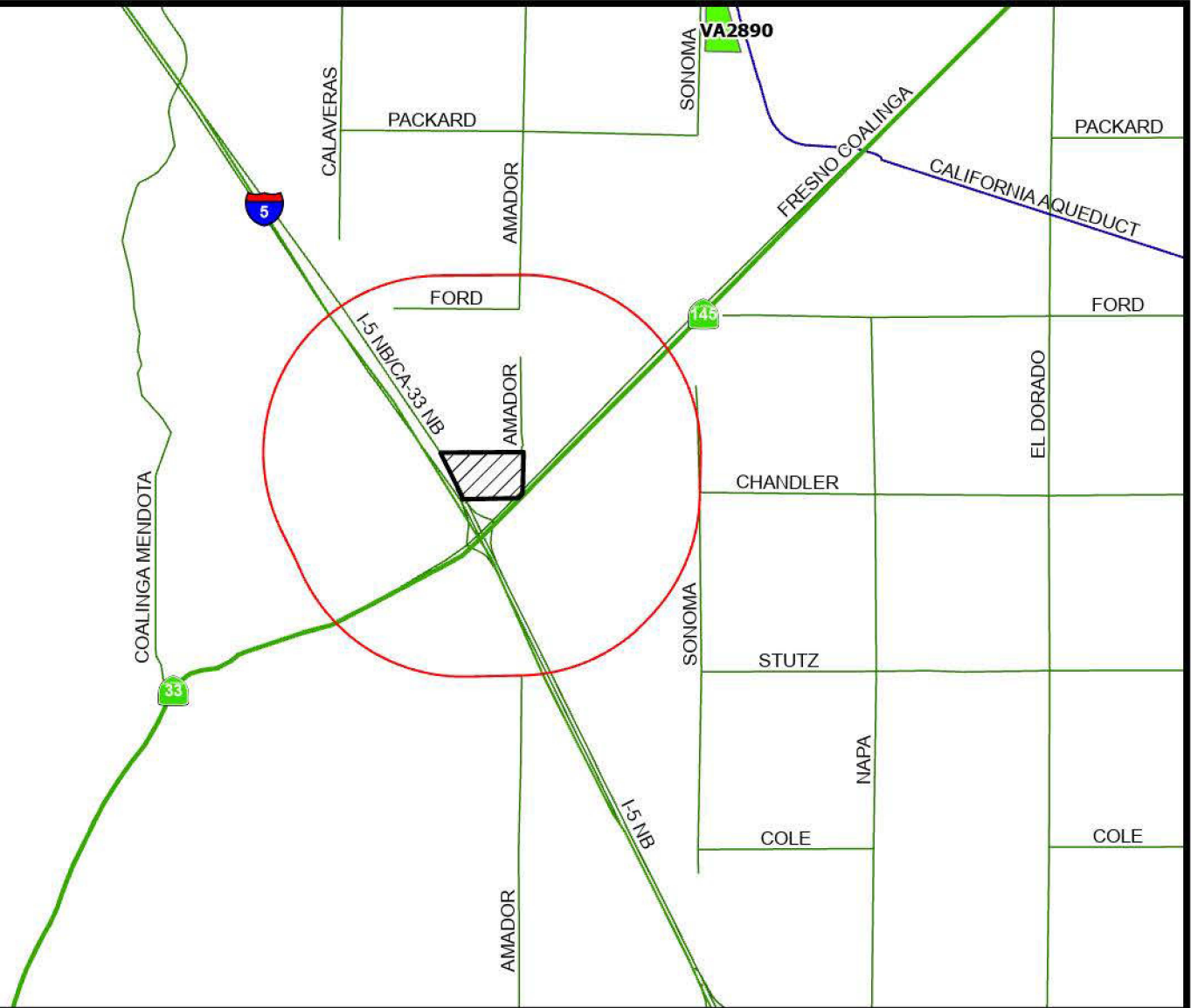
2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : mdo  
 On Date : 8/12/2024



**Legend**

-  1 Mile Radius
-  Subject Property
-  VA Permit

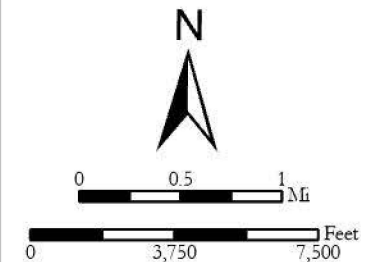


# Proximity Map

## VA4173

## 2024

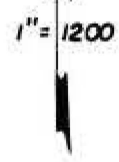
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : mdo  
On Date : 8/12/2024





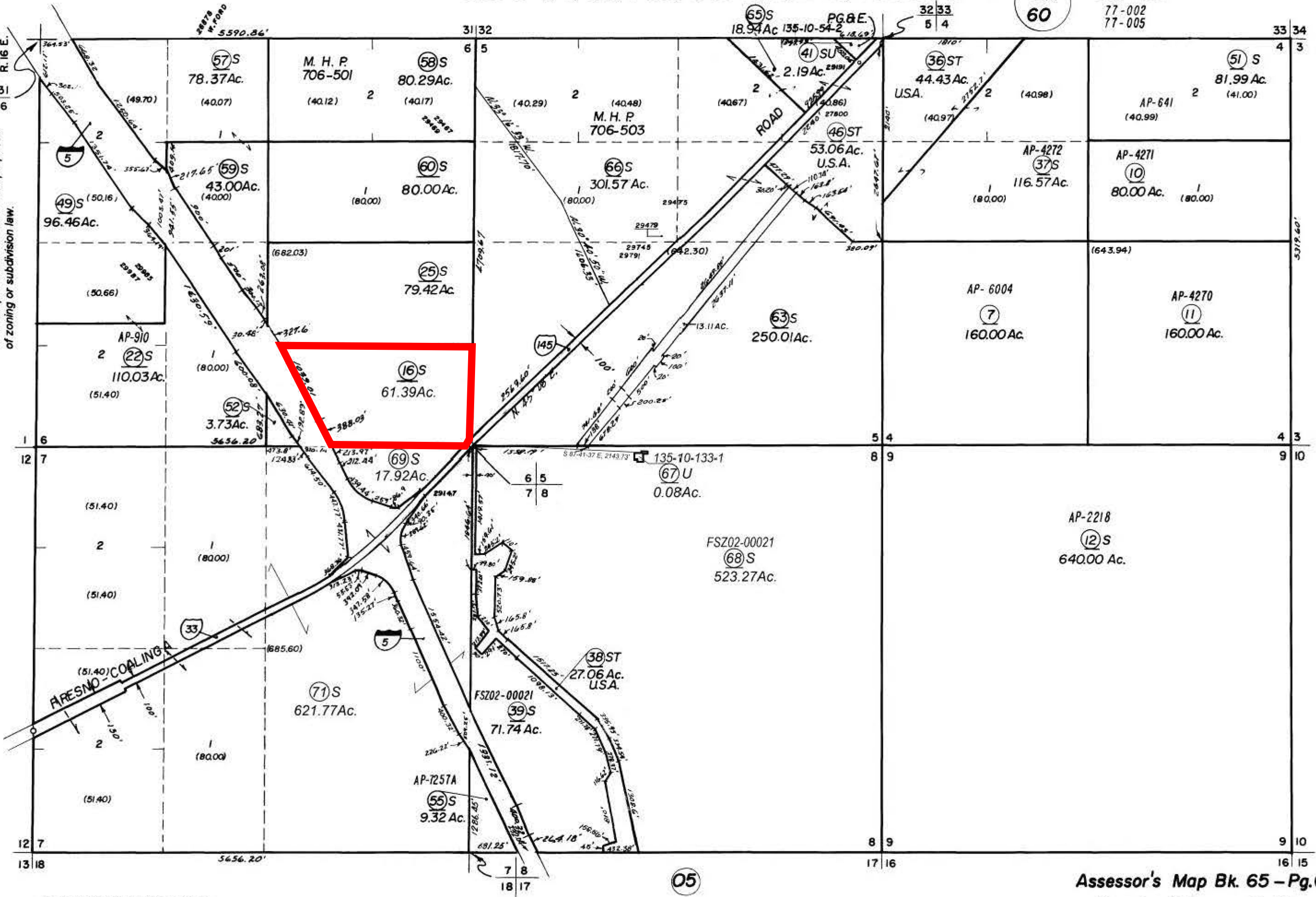
T. 18 S. 36 31  
T. 19 S. 1 6

NOTE - This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.



Bk. 58

03



Agricultural Preserve

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles





Fresno County Department of Public Works and Planning

Date Received: 8/

VA 4173

(Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
Development Services Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497
Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class )/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Time Extension for
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

Harris Feeding Company (HFC) proposes to replace its existing grain mill with a modernized flaked grain mill directly to the west of the existing mill. The new mill would improve overall efficiency and decrease hours of operation, truck trips, and the number of employees. HFC was approved for a Conditional Use Permit (CUP 2570) in 1992 for the site to serve as an Agriculture Processing Facility.

CEQA DOCUMENTATION: Initial Study [ ] PER [x] N/A [ ]

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: Northern side of Fresno Coalinga Road
between S Amador Road and W Ford Avenue
Street address: 29475 Fresno Coalinga Road

APN: 065-020-16S Parcel size: 61 acres Section(s)-Twp/Rg: S 5 - T 19 S/R 16 E

ADDITIONAL APN(s):

I, [Signature] (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Table with 4 columns: Name, Address, City, Zip, Phone. Rows include Brian Coelho, Harris Ranch Feeding Company, and Ken Zeman.

CONTACT EMAIL: kzeman@harrisranchbeef.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: VA class II Fee: \$ 6049.00
Application Type / No.: ER Fee: \$ 254.00
Application Type / No.: Pre APP credit Fee: \$ -247.00
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$ 34.00
Health Department Review: Fee: \$ 363.00
Received By: JS/AP Invoice No.: 311300 TOTAL: \$ 6455.00

UTILITIES AVAILABLE:

WATER: Yes [x] / No [ ]
Agency: Westlands Water District
SEWER: Yes [x] / No [ ]
Agency: Private onsite septic system

STAFF DETERMINATION: This permit is sought under Ordinance Section: Sect-Twp/Rg: - T S/R E

Related Application(s):
Zone District:
Parcel Size:





**Development Services and Capital Projects Division**

**Contact Person:**  
 HARRIS RANCH FEEDING COMPANY  
 BRIAN COELHO  
 29475 FRESNO COALINGA RD.  
 COALINGA, CA 93210  
 (559) 884-2435  
[Kenneth.zeman@harrisranchb.eef.com](mailto:Kenneth.zeman@harrisranchb.eef.com)

**Pre-Application Review**

**Department of Public Works and Planning**

NUMBER: 23-016490  
 APPLICANT: HARRIS RANCH FEEDING COMPANY  
 PHONE: (559) 884-2435

PROPERTY LOCATION: 29475 FRESNO COALINGA RD., COALINGA, CA 93210  
 APN(s): 065-020-16S, 065-020-66S, & 065-020-69S ALCC: No  Yes #            VIOLATION NO. N/A  
 CNEL: No  Yes            (level) LOW WATER: No  Yes            WITHIN 1/2 MILE OF CITY: No  Yes             
 ZONE DISTRICT: AE-40 ; SRA: No  Yes            HOMESITE DECLARATION REQ'D.: No  Yes             
 LOT STATUS:

Zoning:  Conforms;  Legal Non-Conforming lot;  Deed Review Req'd (see Form #236)  
 Merger: May be subject to merger: No  Yes            ZM#            Initiated            In process             
 Map Act:  Lot of Recorded Map;  On '72 rolls;  Other PLA 19-08 ;  Deeds Req'd (see Form #236)

SCHOOL FEES: No  Yes            DISTRICT: Coalinga/Huron Trustee Area 1, West Hills PERMIT JACKET: No  Yes             
 FMFCD FEE AREA:  Outside  District No.:            FLOOD PRONE: No  Yes             
 PROPOSAL VA FOR THE REPLACEMENT OF AN (E) HARRIS FEEDING COMPANY (HFC) GRAIN MILL WITH A MODERNIZED FLAKED GRAIN MILL TO EXCEED 35' BUILDING HT. ADDITIONALLY, A MAPPING PROCEDURE TO RUN CONCURRENTLY TO ADJUST PROPERTY LINES BETWEEN APNs 065-020-16S, 065-020-69S, & 065-020-66S. PARCELS LOCATED WITHIN THE AE-40 ZONE DISTRICT.

COMMENTS:             
 ORD. SECTION(S): 816.5-D BY: O. RAMIREZ DATE: 01/10/2024

**GENERAL PLAN POLICIES:**

LAND USE DESIGNATION:            ( ) GPA:  
 COMMUNITY PLAN: Coalinga Regional ( ) JAA:  
 REGIONAL PLAN:            ( ) CUP:  
 SPECIFIC PLAN:            ( ) DRA:  
 SPECIAL POLICIES:            (x) VA: \$6,049.00  
 SPHERE OF INFLUENCE:            ( ) AT:  
 ANNEX REFERRAL (LU-G17/MOU):            ( ) JT:

**PROCEDURES AND FEES:**

( ) MINOR VA:  
 (x) HD: \$365.00  
 (x) JAG COMM: \$34.00  
 ( ) ALCC:  
 (x) IS/PER\*: \$259.00  
 ( ) Viol. (35%):  
 ( ) Other:  
 Filing Fee: \$6,702.00  
 Pre-Application Fee:            - \$247.00  
 Total County Filing Fee: \$6455.00

COMMENTS: Commercial Feed lot 816.3-B

**FILING REQUIREMENTS:**

- Land Use Applications and Fees
- This Pre-Application Review form
- Copy of Deed / Legal Description
- Photographs
- Letter Verifying Deed Review
- IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.
- Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Project Description / Operational Statement (Typed)
- Statement of Variance Findings
- Statement of Intended Use (ALCC)
- Dependency Relationship Statement
- Resolution/Letter of Release from City of
- Nitrogen Loading Analysis or RWQCB supplemental treatment

**OTHER FILING FEES:**

- Archaeological Inventory Fee: \$75 at time of filing  
(Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,764)  
(Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)

BY: Reymundo Perazan DATE: 1-31-24  
 PHONE NUMBER: (559) 600-4224

**NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:**

- COVENANT
- MAP CERTIFICATE
- PARCEL MAP
- FINAL MAP
- FMFCD FEES
- ALUC or ALCC
- SITE PLAN REVIEW
- BUILDING PLANS
- BUILDING PERMITS
- WASTE FACILITIES PERMIT
- SCHOOL FEES
- OTHER (see reverse side)

PLU # 113 Fee: \$247.00  
 Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.  
 Fresno County Fire  
 westlands water District  
 westside subbasin GSA  
 westlands water District GSA  
 westside resource conservation  
 Coalinga Huron Rec/park  
 4th sup. Dist.  
 santa Rosa Rancheria OVER.....



December 1, 2023

Ober S. Ramirez, Planner – Planning  
Fresno County Department of Public Works and Planning  
Development Services & Capital Projects Division  
2220 Tulare Street, 6<sup>th</sup> Floor,  
Fresno, California 93721  
[oramirez@fresnocountyca.gov](mailto:oramirez@fresnocountyca.gov)

**RE: Harris Feed Company Grain Mill Modernization Project Height Variance Application**

Dear Ober S. Ramirez,

Harris Feeding Company (HFC) proposes to replace its existing grain mill with a modernized flaked grain mill of the same height. The proposed mill would be constructed immediately adjacent (to the west) to the existing mill, which is located at 29475 Fresno Coalinga Road in Coalinga, California. The proposed mill would improve overall efficiency and decrease the hours of operation, truck trips, and the number of employees. HFC was approved for a Conditional Use Permit (CUP 2570) in 1992 for the site to serve as an Agriculture Processing Facility. While the height of the proposed mill (110 feet) exceeds the current maximum allowance for land zoned AE-20 (35 feet), this height would be the same as the existing mill. As such, HFC is submitting a height Variance application to move forward with the replacement of its existing mill with an equally tall, yet more efficient, mill.

We have compiled and included the following requisite documents and information for the Variance Submittal:

- Pre-Application Review
- Variance Application and Filing Fees
- Initial Study Application form and Filing Fees
- Operational Statement/Project Description
- Statement of Variance findings
- Copy of Deed showing Ownership
- Four (4) hard copies of site/floor/elevation plans plus an electronic copy or 8-1/2"x11" copy of the Site Plan
- Photograph(s) of the subject site

We look forward to hearing from you regarding the review and approval of our Variance Application.

Respectfully,



Brian Coelho  
Owner, Harris Feed Company

CC

Kenneth Zeman, Harris Ranch Beef Company  
Briza Sholars, Provost & Pritchard Consulting Company

**Harris Feeding Company, Height Variance, December 19, 2023**  
**Grain Mill Modernization Project**  
**Project Description and Operational Statement Checklist**  
**Fresno County Development Services Division**

**Ken Zeman**  
**Harris Feeding Company**  
**29475 Fresno Coalinga Road**  
**Coalinga, CA 93210**

## Project Description

### Background

Harris Feeding Company (HFC) was approved for a Conditional Use Permit (CUP 2570) in 1992 for the Project site to serve as an Agriculture Processing Facility. HFC has owned and operated the facility since the 1960s, which includes actively producing cattle feed at its existing mill. The grain mill is a part of the Harris Ranch Beef Company's (HRBC) branding umbrella, which has served as one of the largest beef producers in California. The existing mill directly supports this larger operation by producing feed for the on-site cattle. The proposed new Project grain facility would serve as a modernized replacement for the existing mill. It would be located on APN 065-020-16S, which is comprised of approximately 20 acres. **The land is zoned AE-20 and is surrounded by undeveloped and in-use agricultural land (zoned AE-20 and AE-40). A Site Plan Review (SPR) was submitted on November 2, 2023, to ensure that the proposed Project would align with the site's agricultural zoning, and it is in the process of review. The existing mill is legal non-conforming as it was constructed in the 1960's prior to Fresno County's Zoning Ordinance. Although the proposed mill would be the same height as the existing mill, a Variance is required for the height of the proposed mill (110 feet) due to it surpassing the 35-foot County zoning allowance for AE-20 (Chapter 2 § 816.5 (D)). No other existing HFC operations or facilities would be revised or changed in any way.**

### Proposed Project

The proposed Grain Mill Modernization Project (Project) would replace the current grain mill with an upgraded and modernized flaked grain feed mill, utilizing Feed Yard Industrial Solutions' Flake Boss system. Flaked grains are produced by utilizing a combination of steaming and rolling of the grain in order to produce flaked grain. The advanced Flake Boss system involves automated applications across a collection of equipment that eliminates operator error and inconsistency in the production of steam flaked grain. It includes a preheating function that the grain mill's operator can set to a specific time, which ensures the equipment is ready to use upon the operator's arrival. From there, the Flake Boss's control system manages the internal temperature of the grain while it is being steamed, the timing and initiation of the flaker mechanism, the speed at which the flaker operates, and the flake density of the grain. All equipment, such as the hydraulic pump and flake conveyance, are automatically monitored throughout the process. If a problem arises, the entire system shuts down in a controlled, automatic manner. Upon doing so, it alerts the operator of the problem so that they can resume operation safely and efficiently.

The Flake Boss operates almost completely automatically. As such, it would enable HFC to produce fresher feed in less time with fewer staff. For instance, operational time for the grain mill is estimated to be reduced from 20 hours per day to 10 hours per day, and the on-site staff would be reduced from 21 to 12 personnel. The proposed Project would not require new access roads or driveways as HFC already has

established circulation on site. Additionally, overall vehicle trips would be reduced due to staff reduction and operation. The proposed Project would not increase the overall feed production, and it would result in labor savings and a decrease in day-to-day production activities.

The proposed grain mill would be constructed immediately adjacent (to the west) to the existing grain mill, which is situated at 29475 Fresno Coalinga Road in Coalinga, California. **The proposed mill would not be any taller than the existing mill. The original mill and its equipment was built in the 1960's, and some of its equipment has been replaced and modified since that time.** The proposed Project would use an existing storage barn situated next to the proposed replacement grain mill, move an existing water storage tank, and include the new construction of the following structures and equipment:

- Four (4) storage bins;
- Bin fill bridge;
- Main support tower;
- Receiving building, receiving tower, and grain elevator;
- Boiler, flaker, and motor control center (MCC) building;
- Supplement boxes;
- Hopper bins;
- Hay grinder area;
- Wet mix bridge and auger;
- Flake and commodity storage;
- Micro building;
- Batching area;
- Liquid tank farm;
- Moved fat tank;
- Finished feed area; and
- Platforms for cleaner service, receiving tower, steam chest fill, hay valve service, and flake service.

The following existing structures will be demolished:

- Current Hay Grinding area and Hay mill, (covered area).
- Existing loadout tanks and Finished Feed Bunkers.
- Old rolling equipment to the East of Barn #1.
- Old Feed Ingredient Bins #10 -#3, and bins #1 and #2, including Rolled Corn bunker to the west of the mill.

*A Demolition Permit will be acquired in 2024. Demo will occur after the new mill is operational.*

The following existing structures will remain on site:

- Current Mill shop, attached bathroom, and boiler room building.
- Barn #1 that sits just to the east of Barn #3, that will be used for commodity storage.
- Existing three-story building that has a basement, floor level and upper level that has a break room and office.



## Operational Statement

### 1. **Nature of Operation:**

No change. HFC proposes to replace its existing grain feed mill with a modernized, more efficient grain mill. The proposed mill would be directly adjacent to the existing mill which will be decommissioned upon construction of the new mill. The proposed mill will reduce staff hours, vehicle use/traffic, and mill operations, while maintaining overall feed production. For a more detailed description of the nature of operation, see the Project Description above.

### 2. – 5. **Operational time limits; number of visitors, employees, and vehicles:**

The existing grain mill operates year-round, seven days a week. There are no special activities or events on site. There would be no additional employees, visitors or truck trips as result of the proposed grain mill replacement Project.

6. **Access to the site:** No change. Presently, the mill is accessed from South Amador Road to the northeast of the proposed grain mill. The proposed mill would be accessed from the same entry as it would be next to the existing mill.
7. **Number of existing parking spaces for employees, costumers, service/delivery vehicles:** No change to existing parking. The modernized replacement mill would decrease the number of staff trucks on site.
8. **Are any goods sold on site?** No change. All feed produced is used as cattle feed for HRBC.
9. **What equipment is used?** The majority of the proposed equipment relates to the Flake Boss 2.0 steam flaked grain production system. Other specific ancillary equipment included as a part of the construction is listed in the Project Description and would serve as a replacement to the existing mill's equipment. Feed Yard Industrial Solutions ensures that all structures, conveyance, and equipment would conform to applicable building codes and requirements.
10. **What supplies or material are used and how are they stored?** Cleaning chemicals and other related supplies are currently kept in dry storage areas. The grain supply is kept in dry storage areas as well, such as the existing storage barn. The proposed Project would include the installation of four new storage bins.
11. **Does the expansion of the use cause an unsightly appearance?** No, the exterior finish and design would complement the existing facilities. Although the proposed Project would replace the existing grain mill it would possess a more appealing aesthetic thanks to its new, modern design as compared to the existing grain mill. **Additionally, the height of the proposed grain mill would not be any taller than the existing mill. As such, it would not substantially alter the views for the surrounding area, which mostly include undeveloped and in-use agricultural land, the Harris Ranch feed lot and Interstate 5.**
12. **Wastes produced:** No change. The proposed Project would comply with the Waste Discharge Requirements (WDR's) adopted by the Regional Water Quality Control Board (WDR R5-2017-0058), which also includes a Waste Management Plan.

13. **Estimated volume of water to be used (gallons per day):** No change. Water is provided by Westlands Water District.
14. **Current advertising and proposed:** No change. There currently is a sign at the entrance, and there is no need for any new signage.
- 15 - 16. **Existing and new buildings and their uses:** A new grain mill would be constructed to replace the existing grain mill. The tallest aspect of the proposed mill is the receiving tower's top platform would reach approximately 110 feet, **which is no taller than the existing mill.** The majority of the proposed mill would be shorter than 57 feet, approximately the same height as the existing storage barn. Carbon steel, 304 stainless steel, and mild steel would be used for construction. The entirety of the proposed Flake Boss mill would be used for steamed flake grain production, and the existing mill would be removed upon completion of the replacement. An existing storage barn would also continue to be used for product storage.
17. **Lighting and outdoor sound amplification system:** Any new lighting constructed for the proposed Project would be hooded, directed downward, activated at dusk, and deactivated at dawn. No new outdoor sound amplification system would be required. The efficiency of the proposed grain mill will decrease the daily noise produced by operations.
18. **Landscaping or fencing:** No change. There is existing natural landscaping along the existing mill and proposed Project area bordering Fresno Coalinga Road. There is an eight-foot, chain link property fence with coiled razor wire on top.
19. **Any additional information:** No change. Odor would not be an issue as the replacement of the grain mill would produce nearly identical odors as present operations. Moreover, the new, modernized facility would decrease operations and not increase production causing odor levels to decrease. In addition, there are not any sensitive receptors near the site. HFC is an existing U.S.D.A approved facility. The surrounding parcels are used mostly for cattle and cattle grazing, as well as other agricultural land uses. Interstate-5 is situated to the west-southwest of the site.
20. **Identify all Owners, Officers and/or Board Members for each application submitted:** No change. See cover letter.



**Statement of Variance Findings:**

*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;*

Harris Feeding Company (HFC) proposes to replace its existing grain feed mill with a modernized, more efficient grain mill. HFC constructed the original mill in the 1960's, and it became operational at that time. The land is zoned AE-20 and is surrounded by undeveloped and in-use agricultural land (zoned AE-20 and AE-40), and the land use would remain agricultural. While the height of the proposed mill (110 feet) exceeds the maximum allowance for land zoned AE-20 (35 feet), this height would be the same as the existing mill. The proposed mill would be constructed immediately adjacent to the existing mill and would not cause a substantial visual change for passersby as a result. There are not any residences within the immediate vicinity and only a small number of rural residences in the surrounding area.

*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;*

Much of the immediate surrounding property is owned by Harris Feeding Company (HFC). The feed produced at the existing grain mill and that which would be produced at the proposed mill goes directly to feeding Harris Ranch's cattle. Mill operations began in the 1960's and have become a common expectation for the surrounding area, as well as a critical operational process for the larger Harris Ranch operations. By maintaining this property right, Harris Feeding Company can provide its cattle with feed efficiently and without unnecessary additional vehicle miles traveled for feed transportation.

*The granting of the 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;*

Approximately 60 years after beginning mill operations on site, HFC proposes to construct a modernized mill that would operate almost completely automatically, be right next to the existing mill, and enable HFC to produce fresher feed in less time with fewer staff. HFC would be able to continue its grain feed mill operations but with less impact and more cost-effective operations. For instance, operational time for the grain mill is estimated to be reduced from 20 hours per day to 10 hours per day, and there would be no new on-site staff or truck trips while maintaining the same overall production. As such, potential environmental impacts from the existing mill would be substantially minimized by the proposed mill. The proposed Project would also not require new access roads or driveways as HFC already has established circulation on site. Additionally, the proposed mill would not be any taller than the existing mill and would update its overall appearance to be more aesthetically pleasing to passersby. There are not any sensitive receptors near the site as the surrounding parcels are used mostly for cattle and cattle grazing, as well as other agricultural land uses.

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

The Fresno County General Plan defines agriculture land use as providing “for the production of crops and livestock, and for location of necessary agriculture commercial centers, agricultural processing facilities, and certain nonagricultural activities.” HFC was approved for a Conditional Use Permit (CUP 2570) in 1992 for the Project site to serve as an Agriculture Processing Facility and is therefore in line with the County’s General Plan land use allowance for agricultural land uses. Additionally, as a result of some of the aforementioned factors (such as the consistency in land use and zoning, production quantity and decreased production hours, consistent height and resulting aesthetics, surrounding land uses, no changes to site access, and fewer vehicle trips due to decreased employee counts) the granting of a Variance for mill height will not be contrary to the objectives of the Fresno County General Plan.



**2019-0100345**

Recorded at the request of:  
CHICAGO TITLE FRESNO - 7330

09/05/2019 10:07 28

Titles: 1 Pages: 3

Fees: \$17.00

CA SB2 Fees: \$0.00

Taxes: \$0.00

Total: \$17.00

**RECORDING REQUESTED BY:**  
Chicago Title Company

**Escrow No.:** 45001433-450-SM  
**Title No.:** 45001433

**WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:**

**Harris Feeding Company**  
29475 Fresno/Coalinga Highway  
Coalinga, CA 93210  
Attn: Mr. Bob Cape

APN: A Ptn of 065-020-43s , 065-020-16s

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Exempt from fee per GC 27388.1(a)(2); recorded  
in connection with a transfer subject to the  
imposition of documentary transfer tax

**GRANT DEED**

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$NONE and is computed on:
  - the full value of the interest or property conveyed.
  - the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in an Unincorporated Area of Fresno County

"The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925"

THIS DEED IS BEING RECORDED IN ACCORDANCE WITH PROPERTY LINE ADJUSTMENT APPLICATION NO. 19-08 AND THIS DEED NOW PERFECTS THE NEW COMPLETE LEGAL DESCRIPTION OF SAID PROPERTY.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Harris Feeding Company, a California corporation**

hereby GRANT(s) to

**Harris Feeding Company, a California corporation**

the following real property in the County of Fresno , State of California :

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

Dated: July 24, 2019

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below..

**SELLER: Harris Feeding Company, a California corporation**

By: *[Signature]*  
Its: President Brian A. Coelho  
President

**NOTARY ACKNOWLEDGEMENT(S) TO GRANT DEED**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Kings ) SS:

On August 22, 2019 before me, Bianca Pravongviengkham  
a Notary Public, personally appeared Brian A. Coelho

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Signature]* (Seal)



Notary



**EXHIBIT "A"**

## LEGAL DESCRIPTION

That portion of the South Half of the Southeast Quarter of Section 6 and that portion of the North Half of the Northeast Quarter of Fractional Section 7, lying North and East of the Northeasterly line as described per Deed conveyed to the State of California, Road 06-FRE-5, recorded November 2, 1967 in Book 5497, Page 293, as Document No. 75934, Official Records, all in Township 19 South, Range 16 East, Mount Diablo Base and Meridian, according to the Official Plat thereof and being more particularly described as follows:

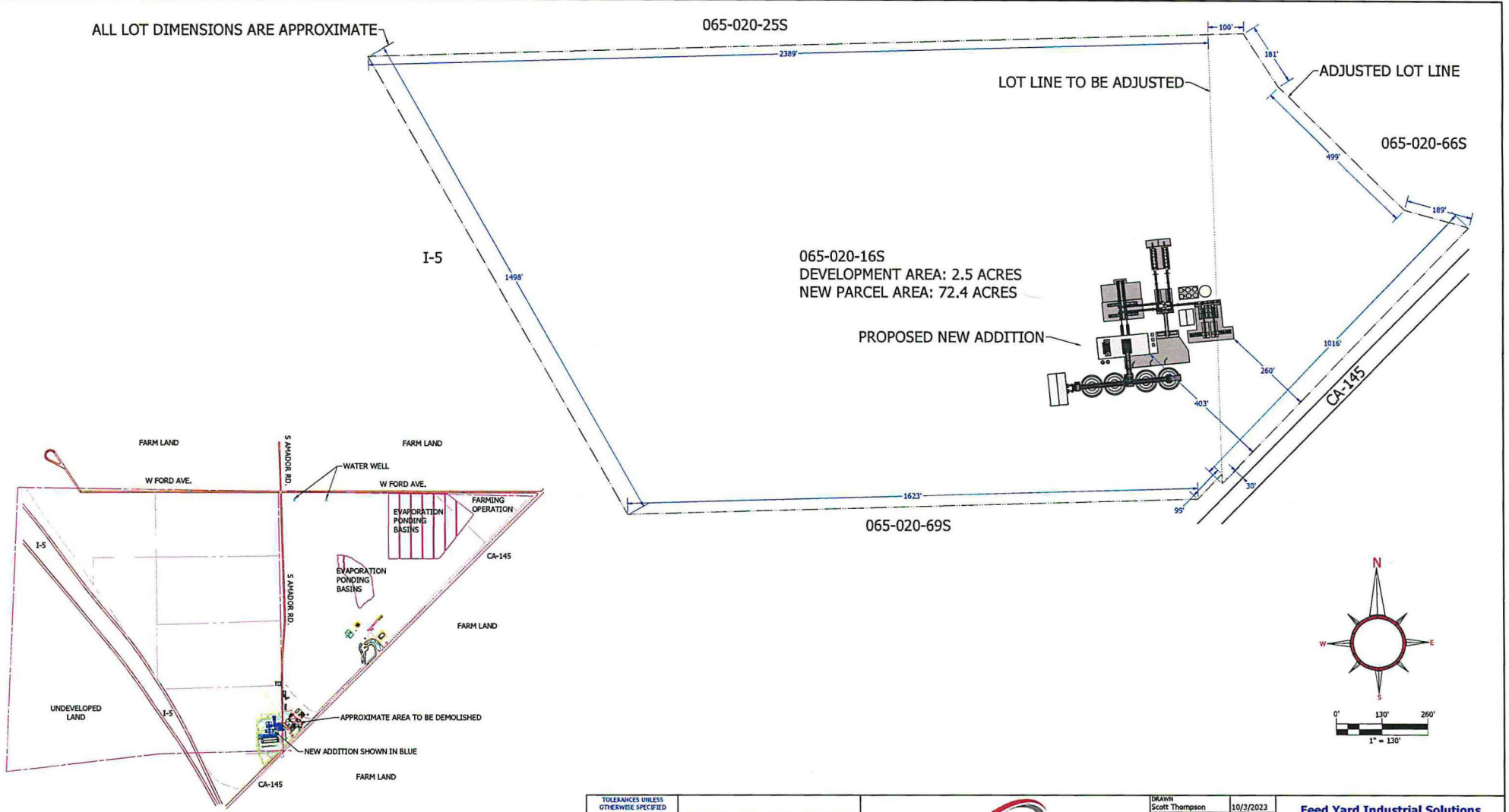
**Beginning** at the northeast corner of said Section 7, said corner also being the centerline of a 100 foot wide easement for public highway purposes as granted to the County of Fresno per Deed recorded May 25, 1951 as Instrument No. 30867 in Book 3022, Page 162, Official Records and recorded December 7, 1951, as Instrument No. 63873 in Book 3097, Page 58, Official Records; thence South  $44^{\circ}21'50''$  West along said centerline, a distance of 854.40 feet more or less to a point of intersection with the Northeasterly line as described in said Deed to the State of California, Road 06-FRE-5; thence along the said Northeasterly boundary of Road 06-FRE-5 the following courses: (1) North  $45^{\circ}38'10''$  West, a distance of 50.00 feet; thence (2) North  $47^{\circ}44'18''$  West, a distance of 324.56 feet; thence (3) South  $86^{\circ}58'10''$  West, a distance of 86.40 feet; thence (4) North  $70^{\circ}07'12''$  West, a distance of 259.10 feet to the beginning of a curve concave to the Northeast; thence (5) Northwesterly along said curve having a radius of 590.00 feet, through a central angle of  $42^{\circ}40'27''$ , an arc distance of 439.44 feet to end of said curve; thence (6) North  $27^{\circ}26'45''$  West, a distance of 212.44 feet; thence (7) North  $26^{\circ}18'00''$  West, a distance of 213.97 feet to a point of intersection with the North line of said Northeast Quarter of Section 7, said point bears North  $88^{\circ}25'21''$  East, a distance of 848.55 feet from the northwest corner of said Northeast Quarter of Section 7 and also bears South  $88^{\circ}25'21''$  West, a distance of 1719.62 feet from said northeast corner of Section 7; thence (8) continuing North  $26^{\circ}18'00''$  West, A distance of 388.03 feet to the beginning of a curve concave to the Southwest; thence (9) Northwesterly along said curve having a radius of 10090.00 feet, through a central angle of  $05^{\circ}54'00''$ , an arc distance of 1039.01 feet to a point of intersection with the North line of said South Half of the Southeast Quarter of Section 6; thence leaving said Northeasterly line of Road 06-FRE-5, North  $86^{\circ}40'36''$  East along said North line of the South Half of the Southeast Quarter of Section 6, a distance of 2345.23 feet to the northeast corner of said South Half of the Southeast Quarter of Section 6; thence South  $00^{\circ}43'50''$  East along the East line of said Southeast Quarter of Section 6, a distance of 1345.03 feet to said northeast corner of Section 7 and **Point of Beginning**.

Said Parcel Contains 80.32 Gross Acres, more or less.



*[Handwritten Signature]* 3-30-19

ALL LOT DIMENSIONS ARE APPROXIMATE

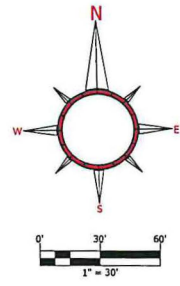
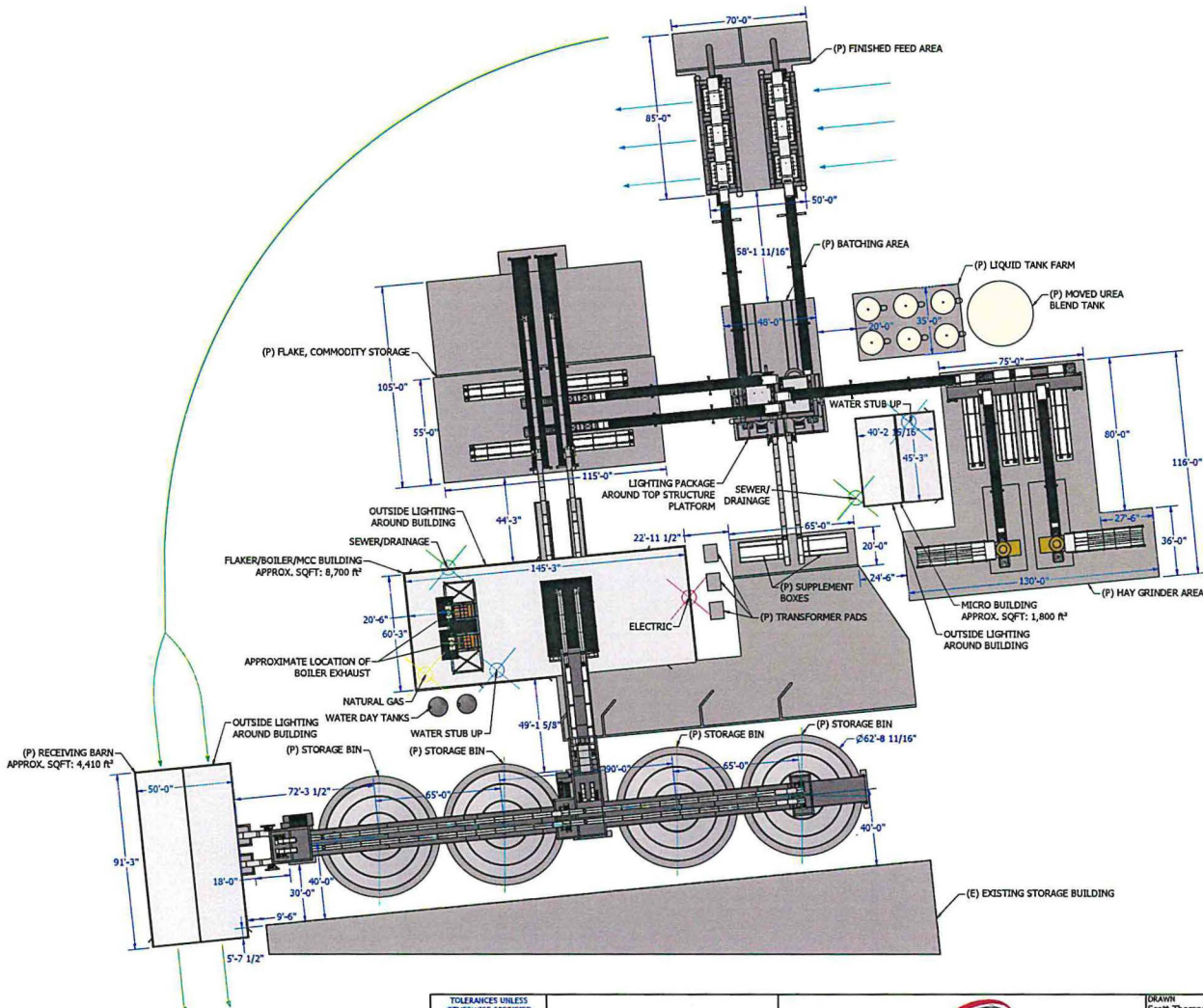


**PROJECT LOCATION: 29475 Fresno/Coalinga Rd. Coalinga, Ca 93210**  
**APN: 65-020-16S**

NOTE: FOR CONCEPT AND PERMIT REVIEW, NOT FOR CONSTRUCTION.

TOLERANCES UNLESS OTHERWISE SPECIFIED (units: inch) FRACTIONAL = ± 1/16 ANGULAR = ± 30" X.X = ± 0.050 X.XX = ± 0.010 X.XXX = ± 0.010	This drawing and its contents are the property of FEED YARD IND. SOLUTIONS. Issued in strict confidence and shall not without the prior written permission of the above stated company, be reproduced, copied, or used for any purpose whatsoever except the manufacture of articles for FEED YARD IND. SOLUTIONS. This drawing is loaned and subject to return upon demand.		DRAWN Scott Thompson 10/3/2023	<b>Feed Yard Industrial Solutions</b>	
			CHECKED QA PFG APPROVED	5/23/2024   	TITLE <b>Harris Ranch-Layout 7.1</b>
THIS SCALE IN METERS 	FEED YARD IND. SOLUTIONS 120 SW 6TH AVE. AMARILLO, TX. 79101	BOSS AUTOMATION 321 MAIN SPEARMAN, TX. 79081	CC: SPEARMAN & AMARILLO (806) 310-0538	SIZE D SCALE 1" = 130'	DWG NO 21260 SHEET 1 OF 5





INCOMING GRAIN: —  
 FEED DELIVERY TRUCKS: —

**PROJECT LOCATION: 29475 Fresno/Coalinga Rd. Coalinga, Ca 93210**  
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FRACTIONAL = ± 1/16	
ANGULAR = ± 0.5°	
XX = ± 0.050	
XXX = ± 0.030	
XXXX = ± 0.010	
THIRD ANGLE PROJECTION	

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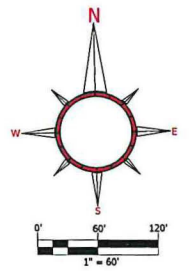
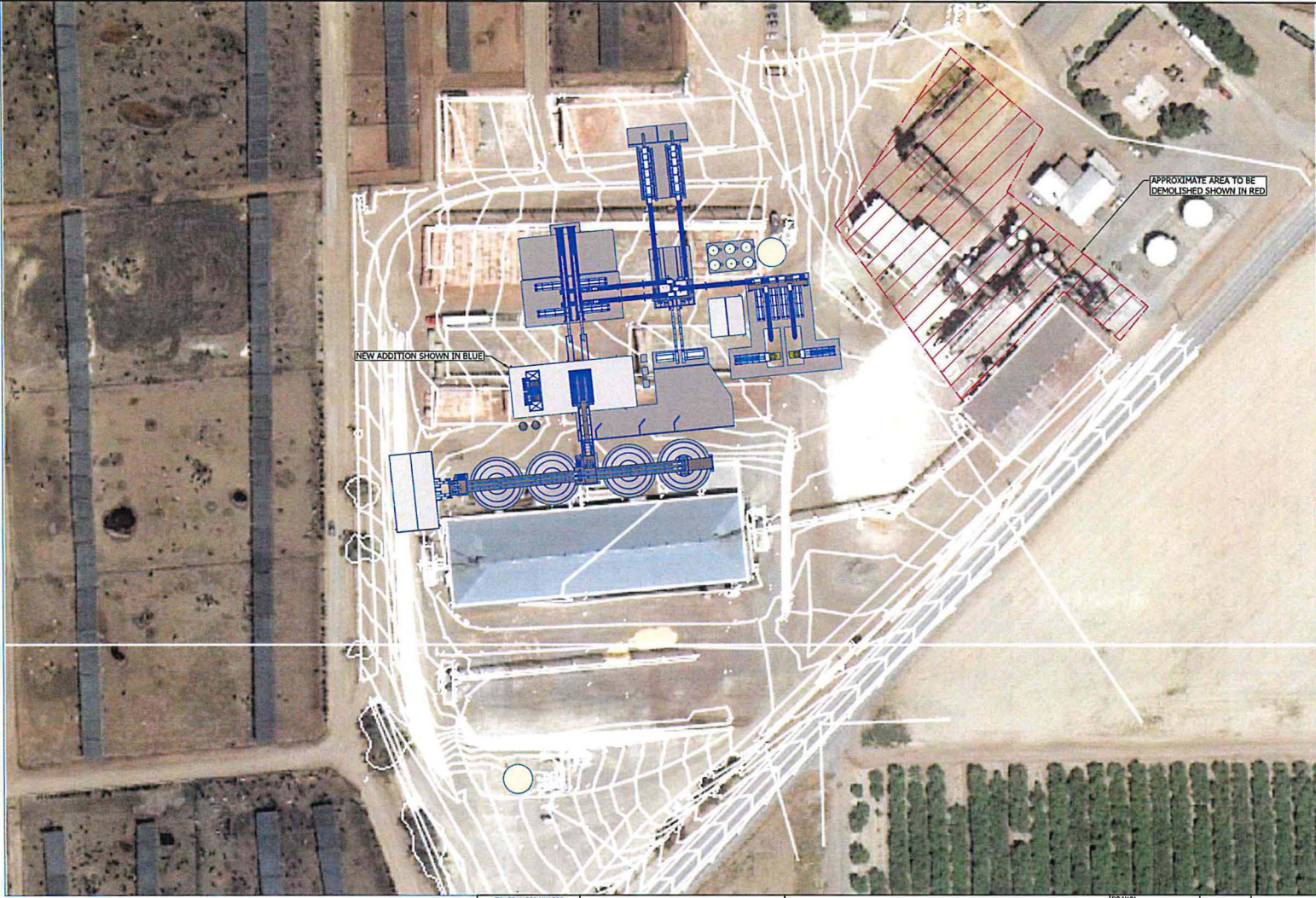


FEED YARD IND. SOLUTIONS 120 SW 6TH AVE AMARILLO, TX 79101	BOSS AUTOMATION 321 MAIN SPEARMAN, TX 79081	QC: SPEARMAN & AMARILLO (806) 310-0538
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DRAWN Scott Thompson	10/3/2023
CHECKED	5/23/2024
QA	
RFQ	
APPROVED	

<b>Feed Yard Industrial Solutions</b>	
<b>Harris Ranch-Layout 7.1</b>	
SIZE D	REV 14
SCALE 1" = 30'	DWG NO 21260
SHEET 2 OF 5	





**PROJECT LOCATION: 29475 Fresno/Coalinga Rd. Coalinga, Ca 93210**  
**APN: 65-020-16S**

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 ANGULAR = ± 0.5°  
 X.X = ± 0.050  
 X.XX = ± 0.010  
 X.XXX = ± 0.010



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FEED YARD IND. SOLUTIONS  
 120 SW 6TH AVE.  
 AMARILLO, TX 79101

BOSS AUTOMATION  
 321 MAIN  
 SPEARMAN, TX 79081

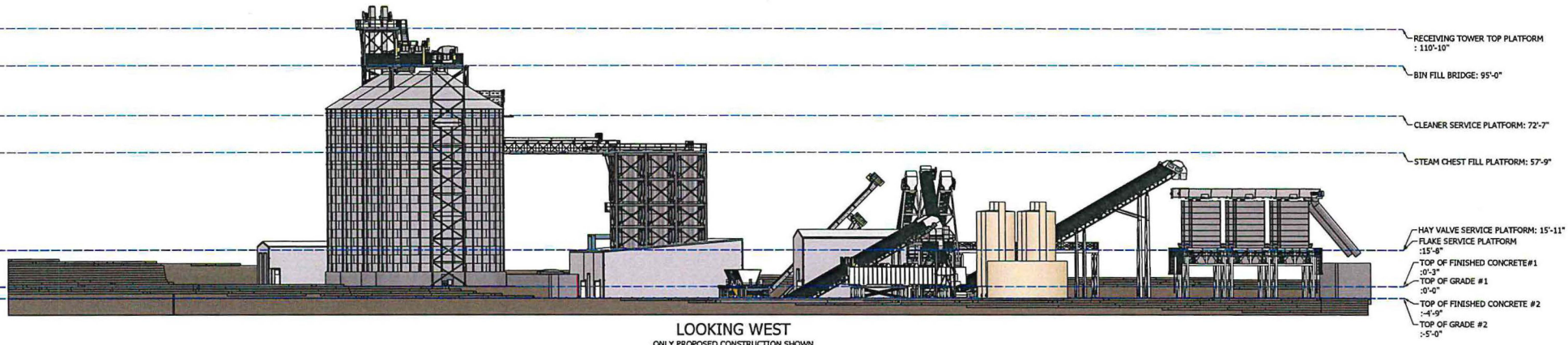
99-SPEARMAN & AMARILLO  
 (800) 310-0538

DESIGN	Scott Thompson	10/3/2023
CHECKED		5/23/2024
QA		
PIRG		
APPROVED		

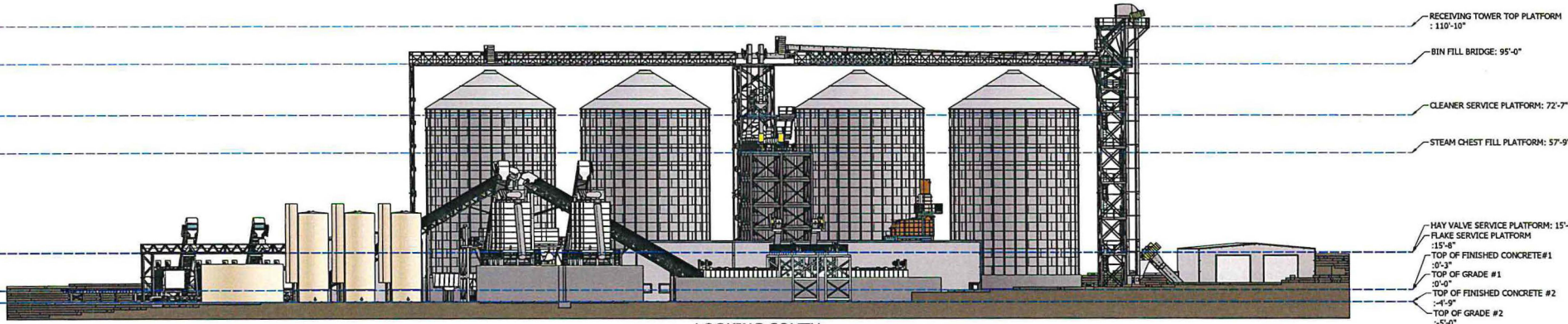
**Feed Yard Industrial Solutions**  
**Harris Ranch-Layout 7.1**

SIZE	KEY PLAN OR ALTERN.	DWG NO	REV
D		21260	14
SCALE	SHEET 3 OF 5		





LOOKING WEST  
ONLY PROPOSED CONSTRUCTION SHOWN



LOOKING SOUTH  
ONLY PROPOSED CONSTRUCTION SHOWN

**PROJECT LOCATION: 29475 Fresno/Coalinga Rd. Coalinga, Ca 93210**  
**APN: 65-020-16S**

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ANGULAR = ± 0.5°
X.X = ± 0.060
X.XX = ± 0.030
X.XXX = ± 0.015

THIRD ANGLE PERSPECTIVE

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120 SW 6TH AVE.  
AMARILLO, TX 79101

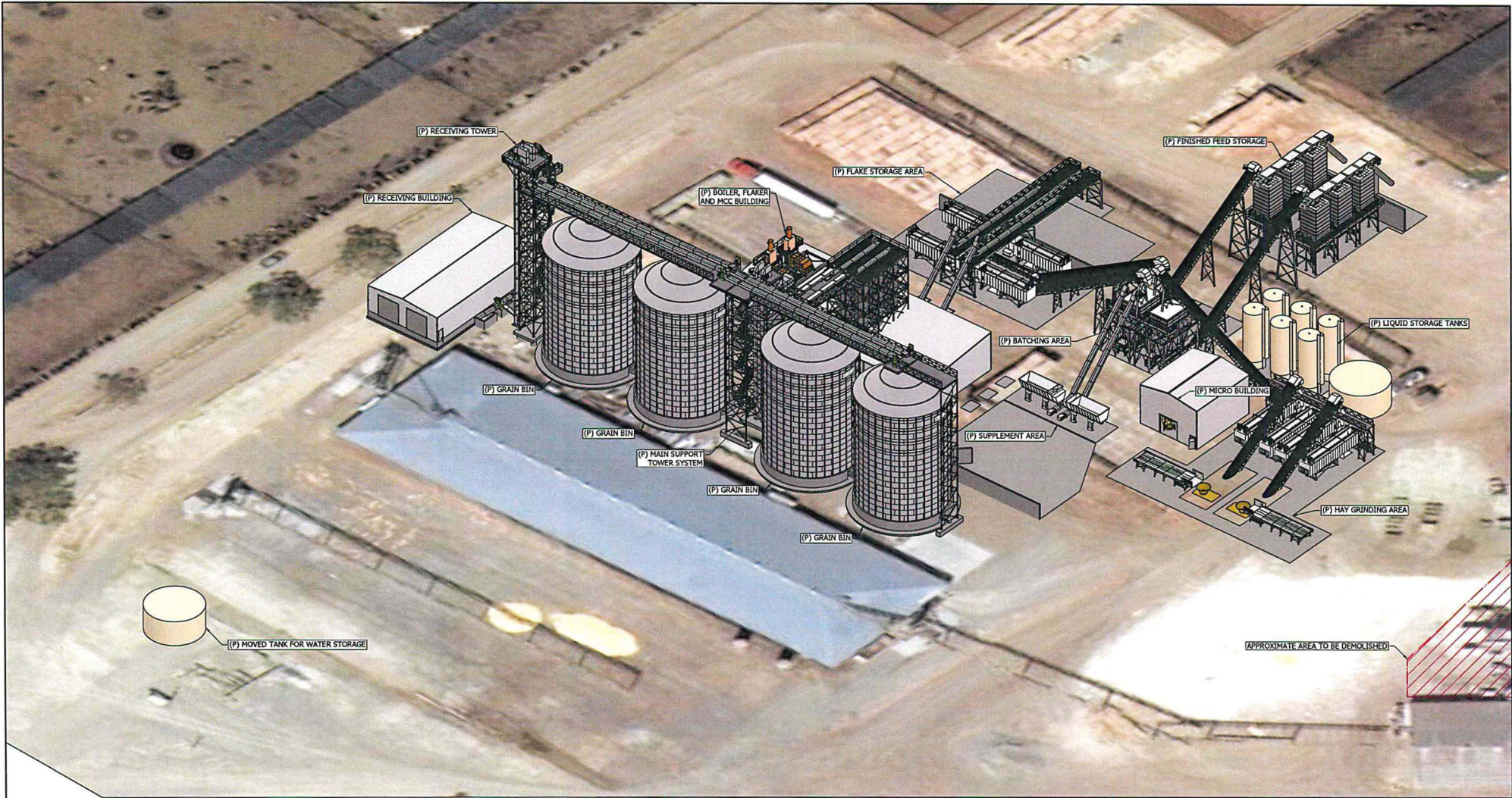
BOSS AUTOMATION  
321 MAIN  
SPEARMAN, TX 79081

cc: SPEARMAN & AMARILLO  
(806) 310-0538

DRAWN	Scott Thompson	10/3/2023
CHECKED		5/23/2024
QA		
RFI		
APPROVED		

<b>Feed Yard Industrial Solutions</b>	
<b>Harris Ranch-Layout 7.1</b>	
SIZE	REV
D	21260
SCALE	SHEET 4 OF 5





**PROJECT LOCATION: 29475 Fresno/Coalinga Rd. Coalinga, Ca 93210**  
**APN: 65-020-16S**

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 XX = ± 0.050  
 XXX = ± 0.020  
 XXXX = ± 0.010

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FEED YARD IND. SOLUTIONS  
 120 SW 6TH AVE.  
 AMARILLO, TX. 79101

BOSS AUTOMATION  
 321 MAIN  
 SPEARMAN, TX. 79081

QC: SPEARMAN & AMARILLO  
 (806) 310-0538

DRAWN	Scott Thompson	10/3/2023
CHECKED		5/23/2024
QA		
PG		
APPROVED		

<b>Feed Yard Industrial Solutions</b>	
TITLE	
<b>Harris Ranch-Layout 7.1</b>	
SIZE	11x17 (ANSI) (DWG NO)
<b>D</b>	<b>21260</b>
SCALE	AS SHOWN
	SHEET 5 OF 5







