



## Inter Office Memo

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DATE: October 12, 2023  
TO: Board of Supervisors  
FROM: Planning Commission  
SUBJECT: RESOLUTION NO. 13006 – TENTATIVE TRACT MAP NO. 6323 AND INITIAL STUDY NO. 7847

APPLICANT/  
OWNER: Strahm Family, Limited Partnership

REQUEST: Allow the subdivision of a 12.20-acre parcel into five parcels, each containing a minimum of two-acres, in the R-R (Rural Residential, two-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the northeast corner of E. Ashlan Avenue, and N. Adair Avenue, approximately 3.6 miles east of the city limits of the City of Clovis (APN: 308-390-75) (13530 E. Ashlan Avenue) (Sup. Dist. 5).

### PLANNING COMMISSION ACTION:

At its hearing on October 12, 2023, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Chatha and seconded by Commissioner Arabian to adopt the Negative Declaration for the project based on Initial Study No. 7847, adopt the required Findings as described in the staff report, and approve Tentative Tract Map No. 6323, subject to the Conditions listed in Exhibit B.



EXHIBIT A

Tentative Tract Map No. 6323  
Initial Study No. 7847

Staff: The Fresno County Planning Commission considered the Staff Report dated October 12, 2023 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 to clarify the intended use:

- The fire suppression system will not be pressurized

Others: No other individuals spoke in support of or opposition to the application.

Correspondence: No late correspondence was presented to the Planning Commission

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**EXHIBIT B**  
**Tentative Tract Map Application No. 6323 & Initial Study No. 7847**  
**Conditions of Approval and Project Notes**

Conditions of Approval	
1.	The final subdivision map for (Tentative Tract Map Application No. 6323) shall be in substantial conformance with tentative map as approved by the Planning Commission.
2.	Prior to or in conjunction with recordation of the final subdivision map, twelve (12) feet of right-of-way across the subject property frontage along E. Ashlan Avenue, shall be dedicated to the County in order to meet the ultimate right-of-way of 84 feet, as shown on the tentative map.
3.	<p>Engineered individual sewage and disposal systems will be required for each lot in the proposed subdivision, in accordance with the conclusions and recommendations made by Norbert Larsen &amp; Associates, Inc. in the Sewage Disposal Feasibility Study (NWL 2647) dated September 3, 2007. New engineered sewage disposal designs shall be submitted to, reviewed and approved by the Fresno County Department of Public Works and Planning, prior to any development of the subject property.</p> <p>The engineered sewage and disposal system layout for each parcel shall be designed and the location established prior to any well(s) being drilled on the parcel.</p>
4.	Prior to the recordation of the final map of Tentative Tract Map 6323 (subdivision) the subdivider shall have provided for the maintenance of N. Adair Avenue, by a method acceptable to the Director the Department of Public Works and Planning.
5.	Prior to approval of the final map, the subdivider shall be required to annex into Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. The fire suppression system required for the subdivision shall be designed in accordance with applicable County Fire Protection District standards, and the proposed fire suppression facilities shall be identified on the tentative map. Additionally, fire suppression facilities shall be maintained in perpetuity in accordance with Fresno County Ordinance Code and Fresno County Fire Protection District requirements, and subject to inspection and approval by the County Fire Protection District.
6.	<p>As per Title 17, Section 17.04.100 of the Fresno County Ordinance Code; if a subdivision is at any point within three hundred feet of an AE-20 (Exclusive Agricultural), AL (Limited Agricultural), TPZ (Timberland Preserve) or RC (Resource Conservation) Zone District, the approval of the tentative and final subdivision map shall be conditional upon the recordation with the Fresno County Recorder of notice in substantially the following form:</p> <p><i>Fresno County Right to Farm Notice: It is the declared policy of Fresno County to preserve, protect, and encourage development of its agricultural land and industries for the production of food and other agricultural products. Residents of property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated</i></p>

EXHIBIT B

	<i>with normal farm activities. Consistent with this policy, California Civil Code 3482.5 (right-to-fate law) provides that an agricultural pursuit, as defined, maintained for commercial uses shall not be or become a nuisance due to a changed condition in a locality after such agricultural pursuit has been in operation for three years.</i>
7.	As a condition of map approval, the subdivider will be required to grant an exclusive easement for the land underlying the portion of the canal which does not currently show a recorded easement, as shown on the tentative map. The proposed easement shall be in accordance with the Fresno Irrigation Districts' (FID) requirements. The proposed easement width shall depend on the current width of the canal, the height of the canal banks, and the final alignment of the canal.
8.	Typically, for any development that impacts a large open canal or is adjacent to one such as the Enterprise Canal, FID requires that the developer improve the canal with either concrete lining, or encasing the canal in a box culvert, or other approved means to protect the canal's integrity for an urban setting. In order to address the integrity of the canal, the subdivider shall implement one of the following actions; and prior to doing so, shall coordinate with the Fresno Irrigation District regarding such requirements: <ol style="list-style-type: none"> <li>1. The subdivider shall concrete line the canal or place it in a box culvert, in accordance with FID standards; or</li> <li>2. All of the proposed building pad elevations must be constructed a minimum of twelve (12) inches above the canal's high-water mark; and any applicable FID standards shall apply. Any development plans that impact the canal shall be first reviewed by FID prior to any ground disturbance.</li> </ol>

Conditions of Approval reference required Conditions for the project.

Notes	
<b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b>	
1.	All parcels within the proposed subdivision shall contain a minimum of 2.0 acres net area, exclusive of all road and canal rights of way, recreation easements, permanent water bodies and public or quasi-public common use areas. Curved and cul-de-sac lots shall have a minimum street frontage of ninety (90) feet. All other lots shall conform to the development standards of the Rural Residential Zone District which requires a minimum width of 165 feet.
2.	As per Fresno County Ordinance Section 17.48.390.C; Water storage facilities for fire protection shall be provided where the parcels are to be served by individual wells. Such facilities shall be located within one half-mile of each lot measured along a public or approved private road and shall be capable of supplying a quantity of water for a one-hour period determined by the application of the following formula: $Q=700 F^{1/2}$ ; Q= Available storage in gallons; F= Number of families to be served by the fire protection water storage facility. In no case shall the storage facilities have a capacity of less than six (6) thousand gallons. Water storage facilities shall consist of a well, pump and storage tank located upon a water lot easement, together with an unsurfaced fire road between the water lot and a private or public road. Prior to the approval of the final map, the well shall be drilled and developed to supply the quantity of water necessary to replenish the storage facility in a 24-hour period.

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3.	An engineered grading and drainage plan is required to show how additional runoff is being handled and verify compliance with Fresno County Ordinance. Any additional storm water runoff generated by the proposed development of a site cannot be drained across property lines or into the County right-of-way, and must be retained on-site, as per County standards. Additional drainage shall be held in on-site retention basins and shall not interfere with existing drainage plans for Ashlan Avenue or be directed towards adjacent parcels or canals. Any storm water retention (drainage) facilities greater than 18 inches in depth will require fencing to preclude public access.
4.	Prior to development, any proposed wells shall be constructed, permitted, and tested by the County.
5.	Septic system density shall be limited to one system per two acres. Any new development of less than two acres, or a secondary dwelling may require a nitrogen loading analysis by a qualified professional, demonstrating to the Department of Public Works and Planning (Department), that the regional characteristics are such that an exception to the septic system density can be accommodated. The Department will refer any analysis to the Regional Water Quality Control Board, Central Valley Regional for their concurrence and input.
6.	Any proposed new or existing Onsite Wastewater Treatment Systems (OWTS) will be subject to the requirements of the Fresno County Local Area Management Program (LAMP).
7.	At such time the subdivider or property owner(s) decide to construct a water well, on any of the proposed lots; the well drilling contractor will be required to apply for and obtain a Permit to Construct a Water Well from the Fresno County Department of Community Health, Environmental Health Division. Please be advised that only those persons with a valid C-57 contractor's license may construct wells.
8.	<p>In an effort to protect groundwater, all abandoned water wells and septic systems on the parcel shall be properly destroyed by an appropriately licensed contractor (permits required).</p> <p>Prior to destruction of agricultural wells, a sample of the upper most fluid in the well column should be sampled for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.</p> <p>It is recommended that the applicant consider having any existing septic tanks pumped and have the tank and leach lines evaluated by an appropriately licensed contractor if it has not been serviced and/or maintained within the last five years. The evaluation may indicate possible repairs, additions, or require the proper destruction of the system.</p>



Notes	
9.	If any underground storage tank(s) are found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division.
10.	Fresno Irrigation District's (FID) Enterprise (Canal) No. 109 runs westerly, traverses the northerly portion of the subject parcel, and crosses Academy Avenue approximately 2,800 feet northwest of the subject property. Records show that FID owns an exclusive easement to a portion of the subject property recorded February 8, 2011, as Document No. 2011-0020887.
11.	According to the U.S.G.S. Quad Map, Enterprise Canal is near the northerly property line of the subject parcel. Any future improvements constructed near the canal shall be coordinated with the owners of the canal/appropriate agency.
12.	The subject parcel is located within the Fresno Metropolitan Flood Control District (FMFCD) Boundary. Written Clearance from FMFCD is required prior to the County issuing a grading permit/voucher for any proposed work. It is the Applicant's responsibility to initiate contact with FMFCD and obtain the required clearance.
13.	For informational purposes, a private pipeline know as the Bacon No. 109, runs southerly along the west side of the subject property, and crosses Ashlan Avenue approximately 400 feet west of the subject property. FID records show that this pipeline is active.
14.	The project will be subject to the school facilities fees charged by the Sanger Unified School District at the time building permits are issued.
15.	A stop sign and limit line shall be provided at the intersection of N. Adair Avenue and E. Ashlan Avenue. Street signs shall also be provided in accordance with the Manual for Uniform Traffic Control Devices (MUTCD) and Fresno County Standards. Green signs shall be provided for Ashlan Avenue, and brown signs for the N. Adair Avenue.
16.	An encroachment permit will be required from the Road Maintenance and Operations Division for any work done within the County Road right-of-way.
17.	A minimum 20 foot by 20-foot corner cutoff is required at the intersection of N. Adair and E. Ashlan Avenue.
18.	According to FEMA, FIRM, Panel 1620H, the proposed subdivision is not located on land subject to flooding from the 100-year storm.



# County of Fresno

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

April 2, 2024

Rod Strahm  
5100 N. 6th Street, Ste. 117.  
Fresno, CA 9710

Dear Applicant:

Subject: Resolution No. 13006 - Tentative Tract Map No. 6323 & Initial Study No. 7847

On October 12, 2023, the Fresno County Board of Supervisors 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 two years 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 Conditional Use Permit.

If you have any questions regarding the information in this letter, please contact Jeremy Shaw at [jshaw@fresnocountyca.gov](mailto:jshaw@fresnocountyca.gov) or 559-600-4207.

Sincerely,

Jeremy Shaw, Planner  
Development Services and Capital Projects Division

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Enclosure