



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 5 May 17, 2018

SUBJECT: Director Review and Approval Application No. 4540

Allow a 1,488 square-foot mobile home as a permanent second residence, with a 3,740 square-foot conventional dwelling to remain on a 2.78-acre parcel in the R-R (Rural Residential, two-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the east side of North Isabella Avenue approximately 1,000 feet north of its intersection with East Shields Avenue, and approximately two and one-half miles east of the nearest city limits of the City of Clovis (3184 North Isabella Avenue) (Sup. Dist. 5) (APN 309-380-17S).

**OWNER/
APPLICANT:** Michelle Moreno

STAFF CONTACT: Jeremy Shaw, Planner
(559) 600-4207

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Approve Director Review and Approval Application No. 4540 with recommended Findings and Conditions; 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 Plan and Floor Plans
6. Photos
7. Public Correspondence: Letters in Opposition

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Northeast Rural Residential	No change
Zoning	R-R (Rural Residential, two-acre minimum parcel size).	No change
Parcel Size	2.78 acres	No change
Project Site	N/A	N/A
Structural Improvements	A 3,740 square-foot single family dwelling	The addition of a 1,488 square-foot mobile home
Nearest Residence	Approximately 158 feet south of the existing primary residence	The nearest residence to the proposed mobile would be approximately 320 feet south
Surrounding Development	Primarily Rural Residential development and some agricultural parcels	No change
Traffic Trips	Residential - One dwelling unit	No change - two dwelling units
Lighting	Residential	No change
Hours of Operation	N/A	N/A

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

Violation No. 18-101437 was issued on February 23, 2018 for the placement of a mobile home on the subject property without permits.

ENVIRONMENTAL ANALYSIS:

It has been determined pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA) guidelines 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 55 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 Director Review and Approval (DRA) Application may be approved only if four Findings specified in Section 872-C of the Fresno County Zoning Ordinance are made by the Director. The Director has referred this application to the Planning Commission per Ordinance Section 872-A.

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

BACKGROUND INFORMATION:

The Applicant is requesting to allow a 1,488 square-foot mobile home as a permanent second residence, with an existing 3,740 square-foot conventional single-family residence to remain on the subject property.

Finding 1: That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 35 feet Rear: 20 feet Sides: 20 feet	Front: 200 feet +/- Rear: 30 feet +/- Sides: 180 feet +/-	Yes
Parking	One space per dwelling unit	No change	Yes
Lot Coverage	No requirements	N/A	N/A
Space Between Buildings	Six feet	No change	Yes
Wall Requirements	No requirements	No change	N/A

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Septic Replacement Area	100 percent for existing system	No change	Yes
Water Well Separation	Building sewer/septic tank: 50 feet; disposal field: 100 feet; seepage pit/cesspool: 150 feet	Proposed septic system is located approximately 150 feet from the existing domestic well	Yes

Reviewing Agency/Department Comments Regarding Site Adequacy:

Zoning Section of the Fresno County Department of Public Works and Planning: Permits are required for the proposed second residence, the 25-foot by 40-foot Hay Shed, and the 25-foot by 21-foot Shade Structure as labeled on the Applicant’s submitted site plan.

Fresno County Department of Public Health, Environmental Health Division: In the case of this application, it appears the parcel can accommodate the sewage disposal systems and expansion areas, meeting the mandatory setback requirements as established in the California Well Standards Ordinance and California Plumbing Code.

Building permit records indicate the existing septic system was installed in 2005. It is recommended that the Applicant consider having the septic tank pumped, and have the tank and leach lines evaluated by an appropriately-licensed contractor if they have 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(s).

A separate sewage disposal system shall be installed for the new residence under permit and inspection by the Department of Public Works and Planning, Building and Safety Section.

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

Analysis:

Review of the site plan shows that the existing mobile home (proposed second residence) is located approximately 30 feet from the rear property line, approximately 108 feet from the east property line, approximately 200 feet from the western property line, approximately 200 feet from the southerly property line and approximately 108 feet from the existing primary residence. The proposed second residence meets all setback requirements of the Rural Residential Zone District. The project was reviewed by the Fresno County Department of Public Health, Environmental Health Division, which determined that the subject parcel could accommodate the proposed septic system, meeting setback requirements as established in the California Plumbing Code and California Well Standards Ordinance. This proposal entails the installation of an additional septic system for the proposed second residence. Due to the relatively small parcel size, the proposed septic system will be subject to new septic system density restrictions per the Local Area Management Program (LAMP) effective May 13, 2018, which regulates the design, installation, and operation of on-site wastewater treatment systems (OWTS). LAMP limits OWTS to one septic system per two acres, and that applicants provide a nitrogen loading analysis, performed by a qualified professional, to the County Department of Public Works and Planning, which will determine, based on regional characteristics, if an exception can be made. Additionally, the nitrogen loading analysis will be provided to the Regional Water Quality Control Board (RWQCB) for evaluation and approval.

Staff finds that the project site is adequate in size and shape to accommodate the proposed use.

Recommended Conditions of Approval:

See recommended Conditions of Approval and Project Notes attached as Exhibit 1.

Conclusion:

Finding 1 can be made.

Finding 2: *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use*

		Existing Conditions	Proposed Operation
Private Road	No	North Isabella Avenue: Maintained by CSA 35CE	No change
Public Road Frontage	No	No public frontage	No change
Direct Access to Public Road	No	The subject parcel has frontage on North Isabella Avenue, a private road	No change
Road ADT		N/A	N/A
Road Classification		Local	No change
Road Width		North Isabella Avenue has an existing right-of-way of 28 feet east and west of the center line	No change
Road Surface		Paved	No change
Traffic Trips		Residential - one dwelling unit	Residential - two dwelling units
Traffic Impact Study (TIS) Prepared	No	N/A	N/A
Road Improvements Required		No	N/A

Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: North Isabella Avenue is not a County-maintained road; however, it is a public easement for road maintenance considerations. Any improvements constructed within the public right-of-way will require an encroachment permit from the Road Maintenance and Operations Division.

Resources Division of the Fresno County Department of Public Works and Planning: The subject parcel is located within County Service Area 35CE and has an active assessment for road maintenance. The addition of a second residence may increase traffic to the roadway. The Applicant should consult with a local assessment-engineering firm to certify that the existing Engineers Report remains adequate, or develop a new Engineers Report, which takes into account the impact of the proposed second residence with regard to the need for additional benefit assessment, for the maintenance of the road.

Development Engineering of the Fresno County Department of Public Works and Planning: Isabella Avenue is classified as a Local road with an existing 28-foot right-of-way east of the centerline along the parcel frontage, per the Plat Book. The minimum width for a Local road right-of-way east of the centerline is 30 feet.

Isabella Avenue is not a County-maintained road. Records indicate this section of Isabella Avenue, from Shields to the end of the road, has an unknown section and is located within County Service Area (CSA) 35CE.

The map for Tract No. 5256 shows future road right-of-way 28 feet east of the westerly property line.

According to FEMA FIRM Panel 1615H, the parcel is not subject to flooding from the 100-year storm.

The subject parcel is located within the Fresno Metropolitan Flood Control District (FMFCD) Boundary. District maps indicate that Fancher Creek Tributary No. 3 traverses the subject property. Prior to the County issuing a grading permit/voucher for the proposed work, written clearance from FMFCD must be obtained. Please contact FMFCD at (559) 456-3292.

Typically, any additional runoff generated by the proposed development of this site cannot be drained across property lines, and must be retained on site per County Standards.

A grading permit or voucher may be required for any grading that has been done without a permit and any grading proposed with this application.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Analysis:

The subject application is proposing the addition of a mobile home as a permanent second residence. Access to the subject property is via North Isabella Avenue, a private road maintained by County Service Area (CSA) 35CE. The Resources Division, which is responsible for the administration of the CSA, has indicated that the Applicant will be required to have the current engineer's report for the road maintenance assessment reflect certification as adequate, or provide a new engineer's report to address the need for additional assessments.

Based on the above information, staff believes North Isabella Avenue is adequate to accommodate the proposed use.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 2 can be made.

Finding 3: That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	39.39 acres	Orchard/Single-Family Residence	Rural Residential	Primary: 1,500 feet Secondary: 1,600 feet
South	2.00 acres	Single-Family Residential	Rural Residential	Primary: 150 feet Secondary: 275 feet
East	7.43 acres 2.50 acres	Vacant Single-Family Residential	Rural Residential	Primary: 1,100 feet Secondary: 1,100 feet
West	2.77 acres	Single-Family Residential	Rural Residential	Primary: 195 feet Secondary: 300 feet

Reviewing Agency/Department Comments:

Zoning and Permit Review Section of the Fresno County Department of Public Works and Planning: A covenant shall be recorded requiring that a property owner of record occupy one of the dwelling units on site. Any unpermitted structures on site will require permits and inspections, or removal, including the 1,000 square-foot Hay Shed and 525 square-foot Shade Structure, as labeled on the submitted site plan.

Building and Safety/Plan Check Section of the Fresno County Department of Public Works and Planning: Multiple structures on site have been constructed without permits. These structures must be inspected and permitted or removed. If this application is approved, plans, permits and inspections will be required for all proposed on-site improvements.

No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Analysis:

Staff analysis of the proposal did not indicate any privacy or visibility concerns with the placement of the proposed second residence. The mobile home is located to the rear of the subject property and will be screened from view of the neighboring properties to the east, west and south by existing landscaping along the perimeter of the property. The parcel to the north is a 39.39-acre, predominately-vacant agricultural parcel, with a single-family residence located approximately 1,200 feet northwest of the proposed mobile home. The proposed mobile home will be screened from view by the existing primary residence, and therefore not visible from the roadway. Existing landscaping will help to screen the mobile home from neighboring properties.

Based on the above information, and compliance with the included Conditions of Approval, staff believes the proposal will not have an adverse effect upon surrounding properties.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

Finding 4: *That the proposed development is consistent with the General Plan*

Relevant Policies:	Consistency/Considerations:
Policy LU-H.4 The County shall allow second dwellings, not to be sold as a separate unit, subject to a discretionary permit in areas designated for low-, medium- and medium-high-density residential use, rural residential use, and agricultural or rangeland use. The second dwelling shall be clearly subordinate in size to the primary dwelling.	In this case, the subject parcel is designated Rural Residential in the Fresno County General Plan, which allows by discretionary review the possibility of a permanent second residence. Regarding the size requirement, the new second residence will be 2,252 square feet smaller than the existing primary residence, therefore the project is consistent with this policy.
Policy PF-C.17 The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation.	The project was reviewed by the Water and Natural Resources Division, which determined that the subject property is not within a water-short area.
Policy PF-D.6 The County shall permit individual on-site sewage disposal systems on parcels that have the area, soils, and other characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality or posing any other health hazards and where community sewer service is not available and cannot be provided.	The Fresno County Department of Public Health, Environmental Health Division determined that the subject property is adequate to accommodate the proposed sewage disposal system. The sewage disposal system is subject to the requirements of the Local Area Management Program (LAMP) effective May 13, 2018.

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject parcel is designated Rural Residential in the Fresno County General Plan, which allows for a second dwelling unit provided it meets the requirements set forth in Policy LU-H.4.

Analysis:

Based on these factors, the proposed second residence is consistent with the above-cited policies and therefore consistent with the General Plan.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

Staff received eight letters in opposition to this application. Staff sent response letters to the eight individuals who either sent a letter or signed one. The concerns of the opposed property owners included detrimental impacts due to increased density, the aesthetics of a mobile home, potential violations of home owner Covenants, Conditions and Restrictions (CC&R's) precluding the installation of a mobile home, and the impacts of increased water use on existing wells. With regard to the CC&R's, staff did not consider CC&R's in the evaluation of Finding 4 because CC&R's are a civil matter between and concerning the property owners subject to them, and not subject to County Ordinance.

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Director Review and Approval Application can be made. Staff therefore recommends approval of Director Review and Approval Application No. 4540, subject to the recommended Conditions of Approval and Project Notes.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

-
- Move to determine the required Findings can be made and move to approve Director Review and Approval Application No. 4540, subject to the Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Director Review and Approval Application No. 4540; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Conditions of Approval and Project Notes:

See attached Exhibit 1.

JS:ksn

G:\4360Devs&Pln\PROJSEC\PROJDOCS\DRA\4500-4599\4540\SR\DRA4540 PC SR.docx

**Director Review and Approval Application No. 4540
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development shall be in substantial compliance with the approved site plan, floor plans, elevations and photographs.
2.	The mobile home shall be painted in a manner such that it is compatible in appearance with the existing primary residence.
3.	The mobile home shall have a covered porch with minimum dimensions of four feet by four feet. Both the mobile home and the covered porch shall be skirted with a material that is color compatible with the mobile home.
4.	The proposed residence shall be landscaped in such a manner as to enhance the appearance of the residence and to ensure compatibility with surrounding properties. A landscape plan shall be submitted to the Department of Public Works and Planning for approval prior to issuance of a building permit. The landscaping shall be completed prior to occupancy. The required landscaping, including trees and shrubs, shall be provided on all sides of the mobile home and in front of any portion of the mobile home which is visible from the roadway to enhance its appearance from the adjoining property and from North Isabella Avenue. A landscape plan shall be submitted to the Department of Public Works and Planning for approval prior to issuance of building permits. The landscaping shall be completed prior to occupancy. If the proposed landscape area exceeds 500 square feet in area, the landscape plan will be subject to the Model Water Efficient Landscape Ordinance (MWELO) requirements currently in effect.
5.	<p>The on-site wastewater treatment system shall be designed and installed in accordance with California Well Standards, California Plumbing Code, new Local Area Management Plan (LAMP) requirements, and with the On-Site Sewage Treatment System (OSTS) design submitted by Armando G. Flores, REHS, dated February 3, 2018 and approved by the Fresno County Department of Public Health, Environmental Health Division on April 16, 2018.</p> <p>Any changes in the proposed project may require additional review to ensure adequacy of the on-site wastewater treatment systems' adequacy to serve the proposed changes. Additionally, the proposed septic system will be subject to new Local Area Management Plan (LAMP) requirements, which regulate such on-site wastewater treatment systems. LAMP requirements restrict new septic systems to one per two acres of parcel size. In this case, the subject property is 2.78 acres, and as such, the Applicant shall submit a Nitrogen Loading Analysis, performed by a qualified professional, to the Fresno County Department of Public Works and Planning for review and approval.</p>
6.	<p>A separate sewage disposal system shall be installed for the new residence under permit and inspection by the Department of Public Works and Planning, Building and Safety Section, and subject to the requirements of the Local Area Management Program (LAMP).</p> <p>Note: LAMP requirements specify that septic system density be limited to one system per two acres. Any new development or secondary dwellings will require a nitrogen loading analysis by a qualified professional, demonstrating to the Department that the regional characteristics are such that an exception can be made. The Department will refer any analysis to the Regional Water Quality Control Board (RWQCB) for their concurrence and input. Supplemental treatment systems for nitrogen reduction will be referred to RWQCB for permitting.</p>
7.	The subject parcel is located within County Service Area 35CE and has an active assessment for road maintenance. The addition of a

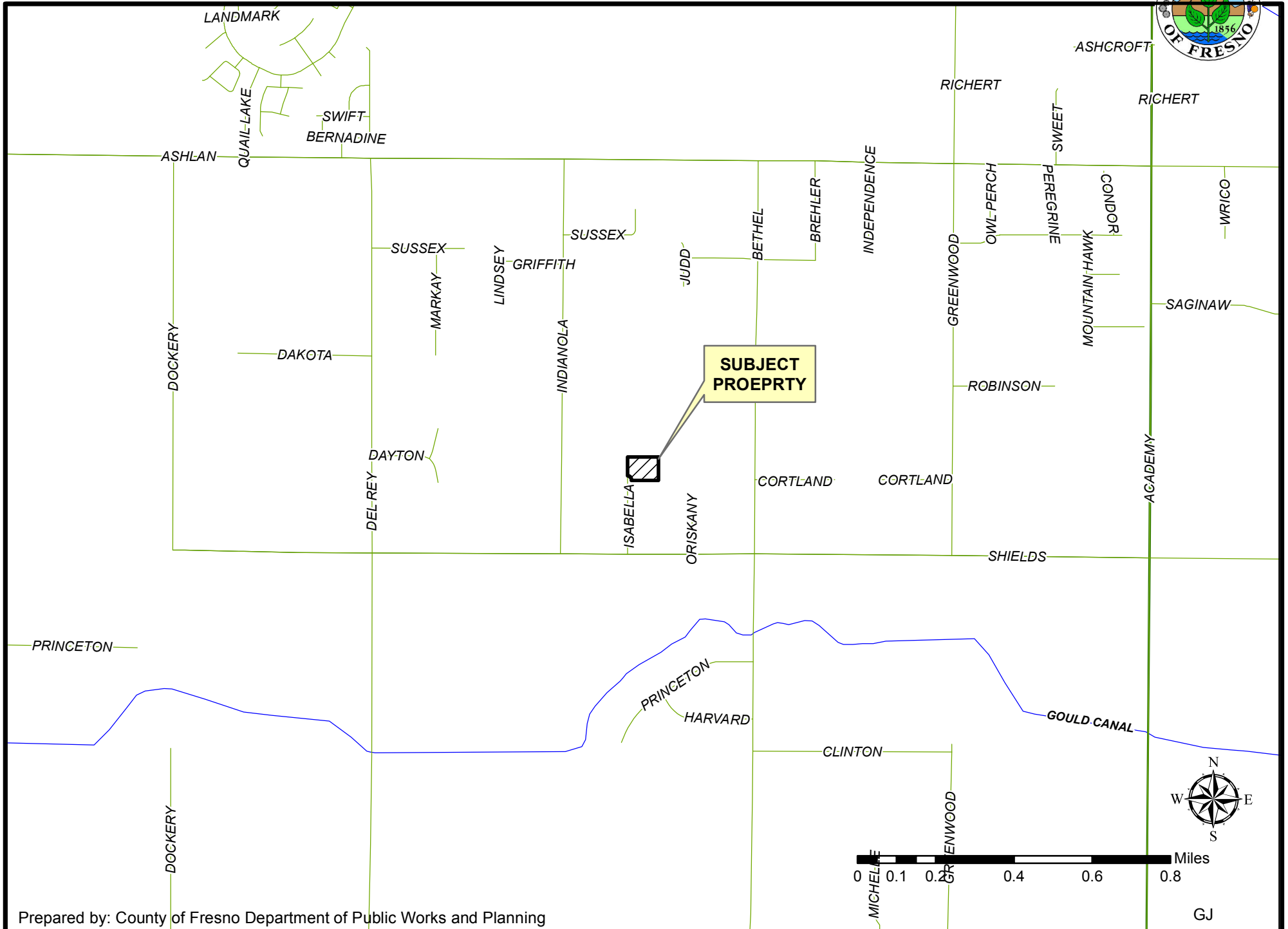
EXHIBIT 1

	second residence may increase traffic to the roadway. The Applicant shall consult with a local assessment-engineering firm to certify that the existing Engineer's Report remains adequate, or develop a new Engineer's Report which takes into account the impact of the proposed second residence with regard to the need for additional benefit assessment for the maintenance of the road.
8.	<p>Prior to issuance of a building permit, a covenant running with the land between the County and the owner shall be recorded with the County Recorder requiring that one of the dwelling units shall be occupied by an owner of record.</p> <p>Note: The Department of Public Works and Planning will prepare the Covenant upon receipt of the standard processing fee, which is currently \$243.50.</p>

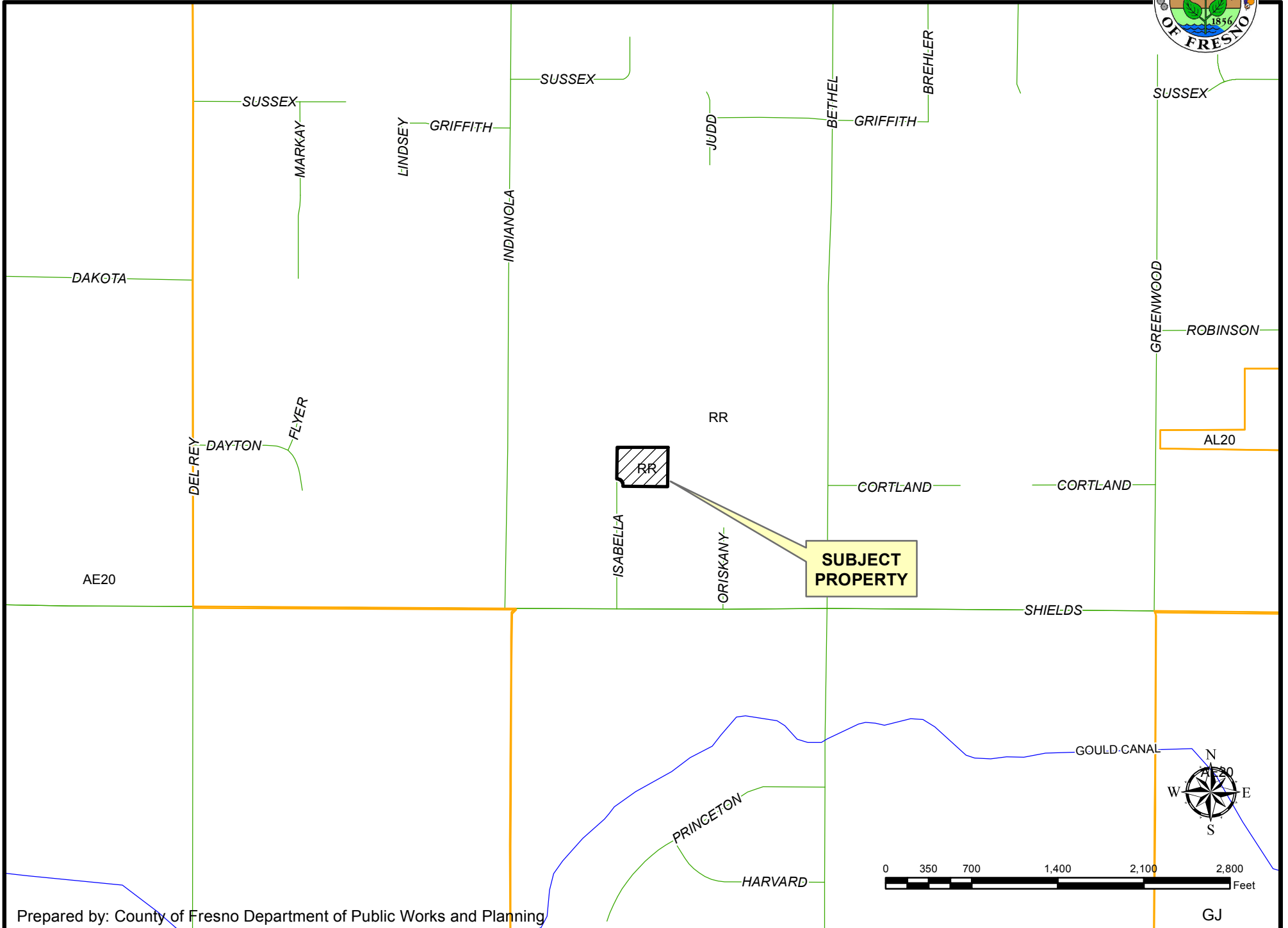
Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	Contact the Zoning Unit, Development Services and Capital Projects Division of the Fresno County Department of Public Works and Planning to confirm the permitting status and need for permits for structures over 120 square feet in area and/or within six feet of an existing residence. Permits will be necessary for those structures built after March 1, 1958. The Zoning Unit may be contacted at (559) 600-4540.
2.	If approved, plans, permits and inspections will be required for all on-site improvements. Permits for all structures over 120 square feet in area are required.
3.	One parking space, either covered or uncovered, shall be provided for each dwelling unit, as shown on the approved site plan. Each parking space shall have a minimum size of 8-1/2 feet by 20 feet. The parking spaces and the driveway providing access to said parking spaces shall be improved.
4.	Any 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.
5.	The subject parcel is located within the Fresno Metropolitan Flood Control District (FMFCD) Boundary. District maps indicate that Fancher Creek Tributary No. 3 traverses the subject property. Prior to the County issuing a grading permit or voucher for the proposed work, written clearance must be obtained from FMFCD. Please contact FMFCD at (559) 456-3292.
6.	The project will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.
7.	The Sanger Unified District, in which the subject property is located, is authorized by State Law to adopt a resolution requiring the payment of construction fees. The Department of Public Works and Planning, Development Services and Capital Projects Division requires certifications from the school district that the fees have been paid. An official certification form will be provided by the County when an application is made for a building permit.

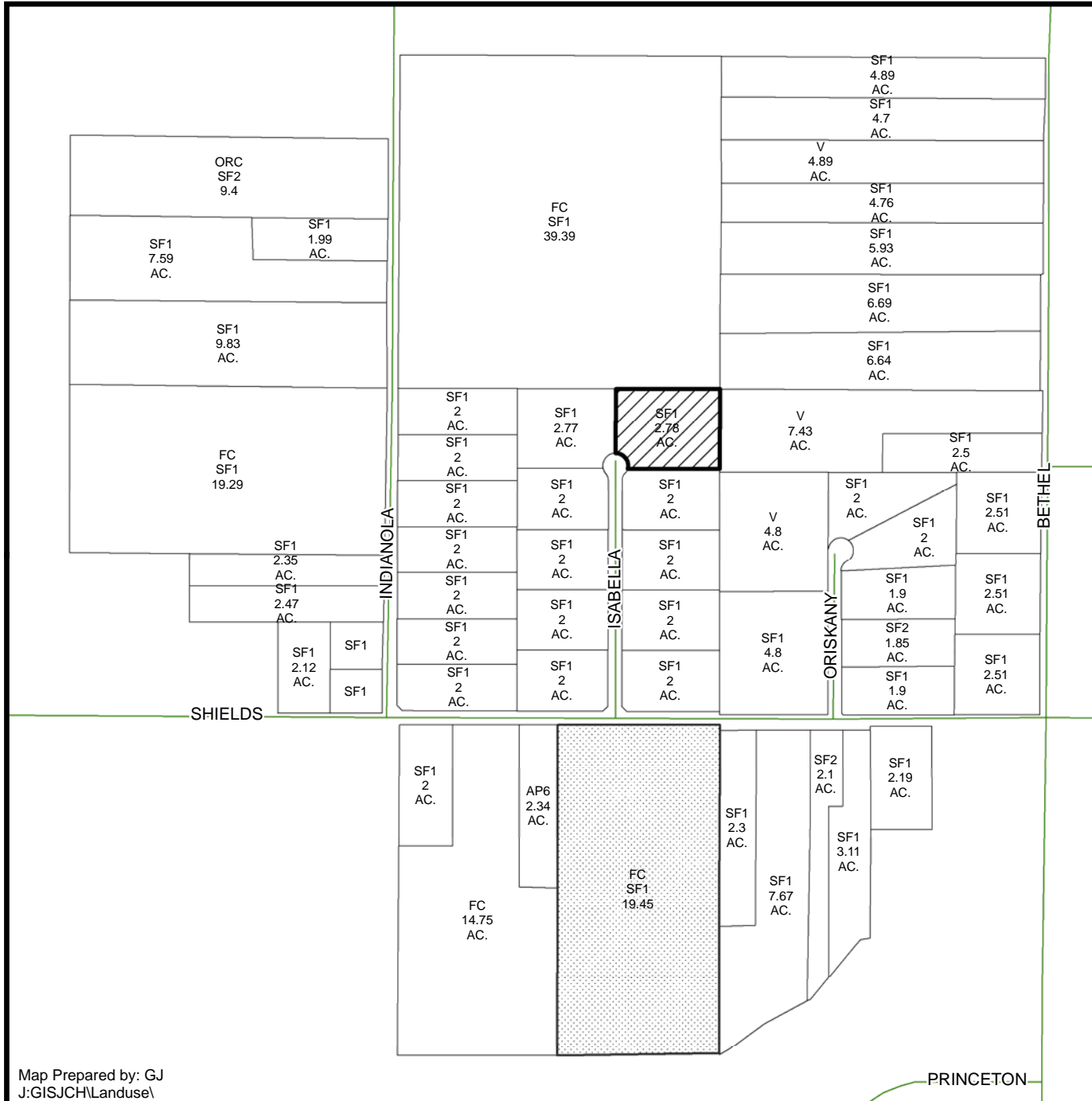
LOCATION MAP



EXISTING ZONING MAP



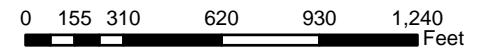
EXISTING LAND USE MAP



LEGEND	
AP1	- APARTMENT
FC	- FIELD CROP
ORC	- ORCHARD
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

LEGEND:

-  Subject Property
-  Ag Contract Land



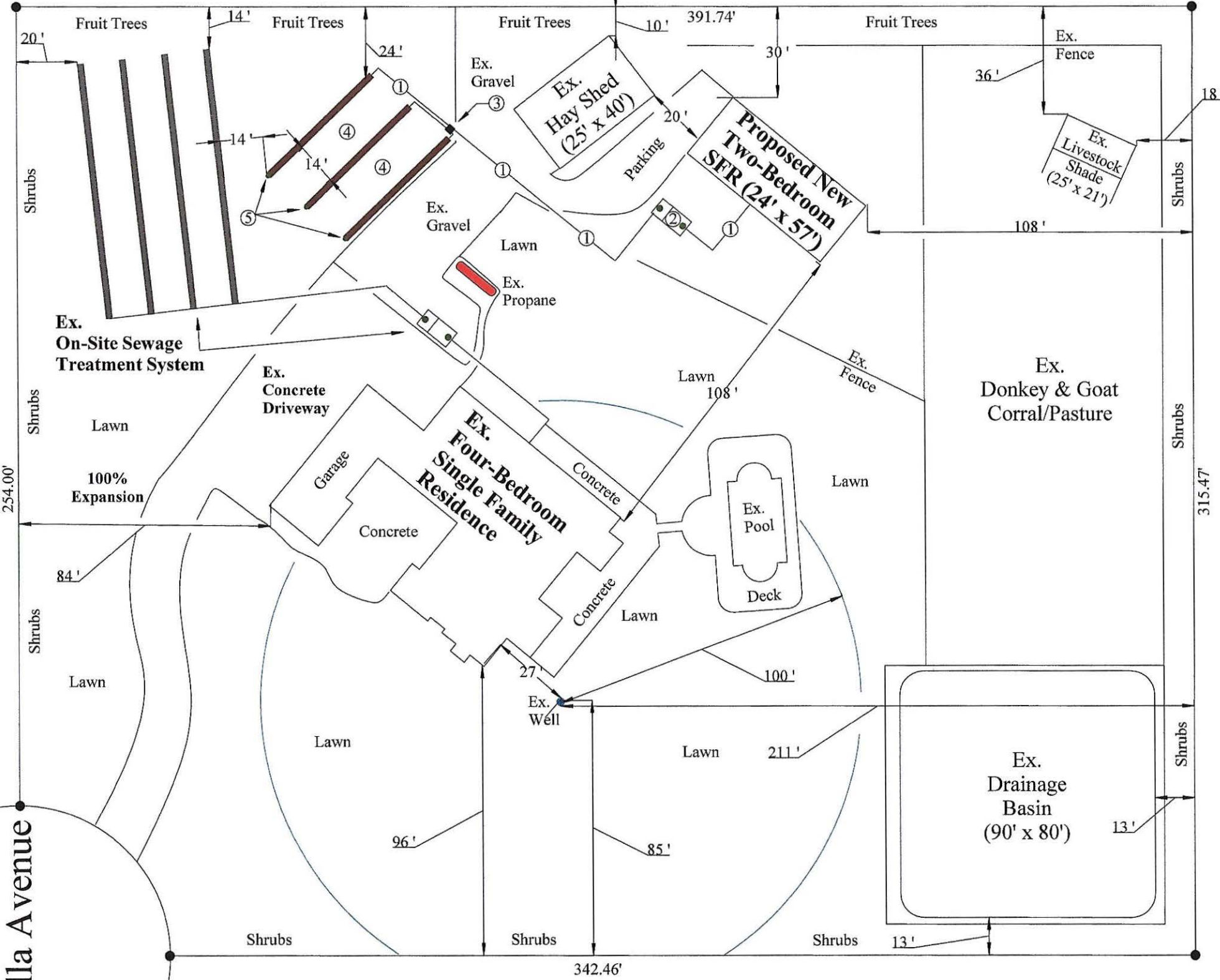
Department of Public Works and Planning
Development Services Division

On-Site Sewage Treatment System Design Site Plan

February 3, 2018



SCALE: 1" = 40'



LEGEND:

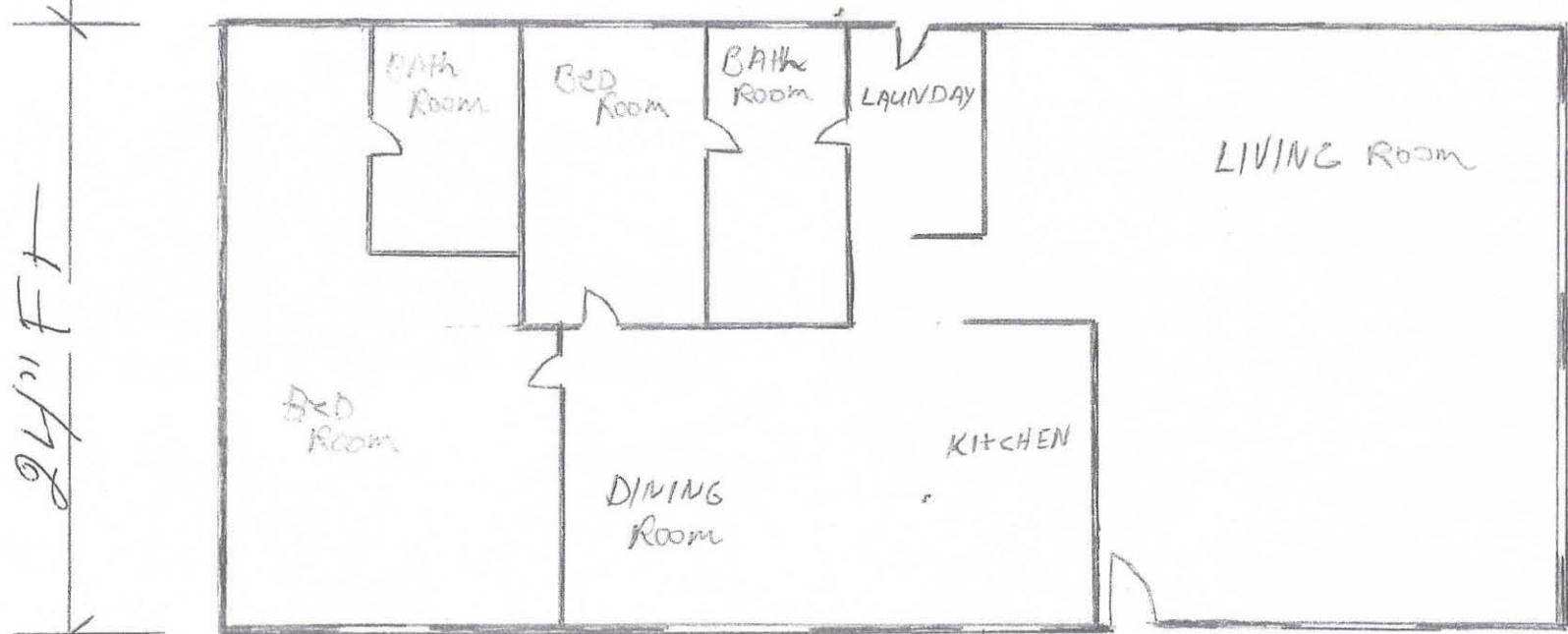
1. 4" SDR-35 Sewer Pipe
2. 1500 Gallon Jensen Precast Concrete Septic Tank fit with Access Risers & 1/8" Effluent Filter.
3. Jensen Precast Equal Distribution Box Model D-5. Install Tuf-Tite Speed Levelers. Secure Box with (1) 50 Lb Bag Ready Mix Concrete. Adjust Speed Levelers before Final Inspection.
4. Leach Field:

(3) 2 Ft x 48 Ft Leach Lines with 6.0 Ft of Rock Below the 4" SDR-35 Leach Pipe. Total Leach Trench Depth: 11.0 Ft.
5. Inspection Ports with Valve Boxes.

N. Isabella Avenue

EXHIBIT 5

Viking 24 x 62 1,488 sq ft



24 FT

1973-model

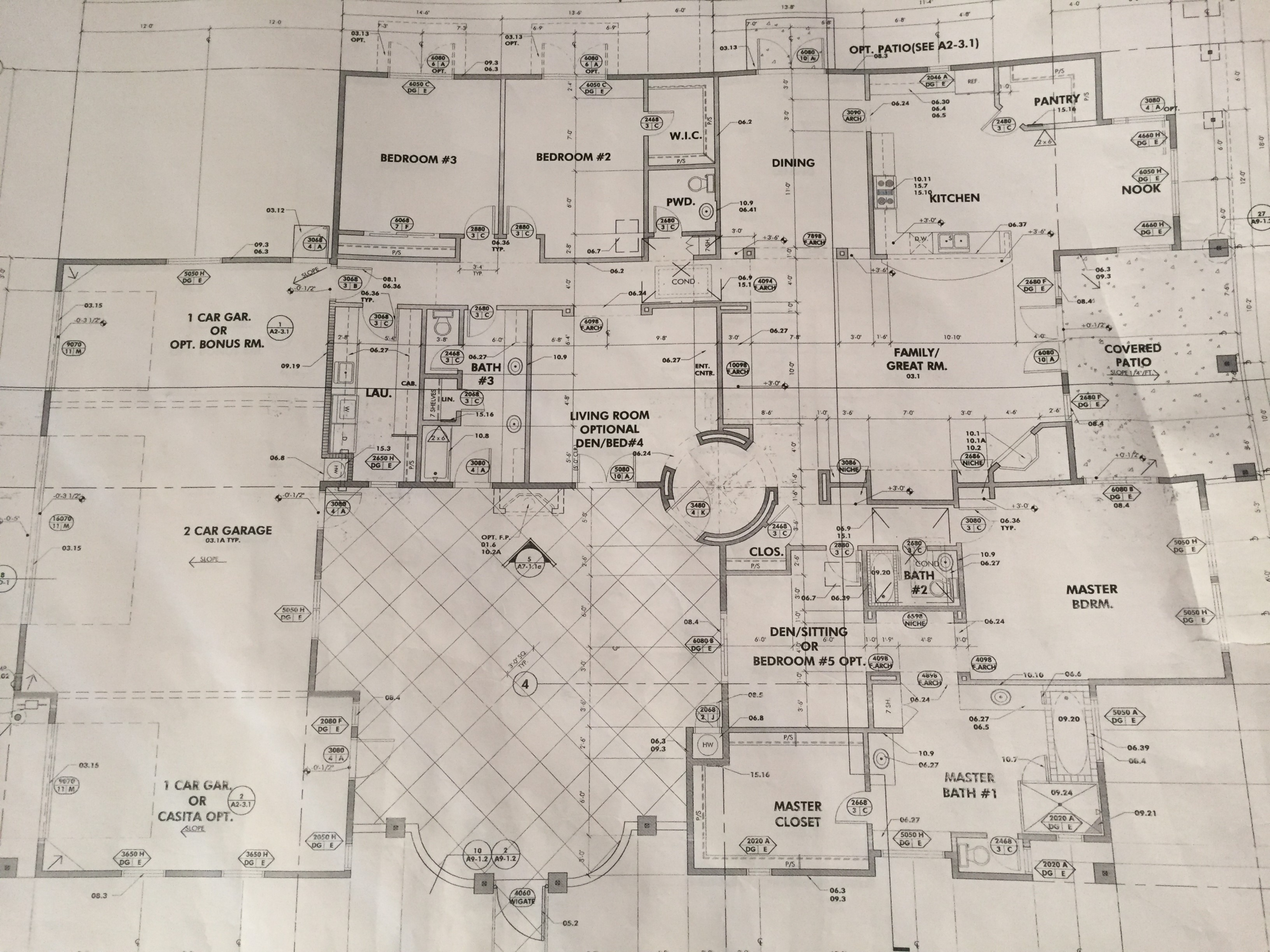




EXHIBIT 6

WESTWOOD



February 21, 2018

RECEIVED
COUNTY OF FRESNO

FEB 26 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Fresno County Development Services
Attn: Mr. Jeremy Shaw, Planner
2220 Tulare Street, Sixth Floor
Fresno, CA 93721

Re: Notice of Application

Director Review & Approval Application No. 4540

Property Address: 3184 N. Isabella Ave., Sanger, CA 93657

APN: 309-380-17S

Mr. Shaw:

I am writing to oppose the application for allowing the installation of a mobile home as a permanent second residence on a 2.78-acre parcel, currently in the R-R Zone District.

My address is 3079 N. Indianola, Sanger. Your letter did not indicate whether a new well would have to be drilled or whether a separate septic system would have to be dug, but either option is disagreeable to me because this is supposed to be for single-family residences, not dual residences.

I've watched the development east of me of what was formerly farmed land into approximately two-acre parcels. Wells were drilled on each parcel. Over the years, the water level of my well has lowered, affecting water pressure. I used to water my pasture with well water as no ditch water is available to my parcel, but I cannot do so any longer without drilling a new well.

I don't know what the affect of having so many septic systems on our groundwater purity would be, but it cannot be good. Having another residence, whether hooked up to the existing system, or having another system dug, is not agreeable to me.

There is a certain requirement to the homes currently built in that subdivision. A mobile home does not meet those requirements, and would lead one to believe property values would be reduced. A mobile home is not aesthetically pleasing.

I hope you will consider my objections in reviewing this request.

Sincerely,



Thelma Jeanne Stanart, Trustee
3079 N. Indianola
Sanger, CA 93657

From: [Tracy Gill](#)
To: [Shaw, Jeremy](#)
Cc: [Mollring, Marianne](#); stwhite@fresno.ca.us; "cindygill41@gmail.com"
Subject: mobile home apn 309-380-17S
Date: Friday, March 02, 2018 12:43:46 PM

I'm writing to you in regards to the above listed APN. Based on my conversation with Mr. Shaw it sounds like the County is going to approve this violation of our neighborhood CC&R's that were recorded with the County in 2004. I have read the document numerous times. It states that all buildings with occupants must be approved by the architecture committee. To my knowledge no such approval was given. Mr. Shaw was told these people on this committee no longer exist which is incorrect. The main person Mr. Stockbridge operates the business next to mine here in Clovis. I can provide his contact information if needed.

My wife and I looked for months before we chose this property. One of our deciding factors was that this development had CC&R's which I thought were there to protect us. It seems that ultimately these rules are invisible to the County for a fee. This matter is not closed in my mind.

Tracy Gill
Service Director
Future Ford of Clovis
Office 559-294-6350
Cell 559-351-4291

RECEIVED
COUNTY OF FRESNO

FEB 23 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

County of Fresno, Dep't. of Public Works and Planning

Regarding: Michelle Moreno at 3184 N. Isabella Avenue, Sanger CA 93657 (APN# 309-380-17S)

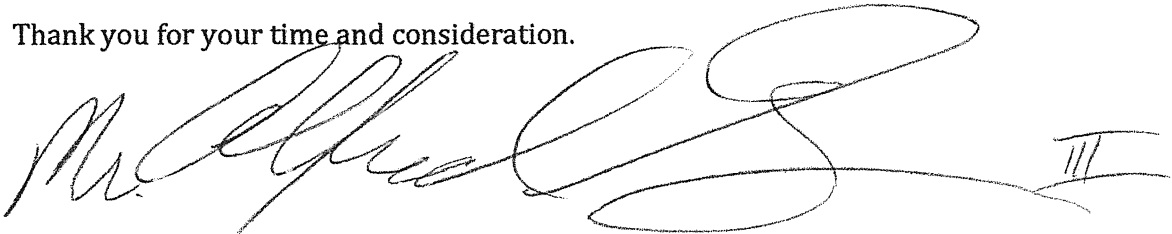
My name is: Mr. Alfred Gonzalez III
My address is 3112 N. Isabella Avenue, Sanger, CA 93657
My phone number is 559-618-8060

My comments:

I am OPPOSED to any mobile home being placed in the Bella Sera Estates Tract # 5256. I specifically selected this site because I want to live in a higher income neighborhood complimented with aesthetically pleasing estates and NO mobile homes within the Bella Sera tract! In addition, please consider the "withdrawal" of ground water in our area with the newly installed >40 acre Almond Orchard adjacent to APN # 309-380-17S and septic leach line contamination by nearby households. The mobile home is at least 30 years old and does not compliment the surrounding estates. I have no problem with a newly constructed 2nd home on the property.

Enclosed is a copy of the official Declaration of Covenants, Conditions and Restrictions (CCRs) for the Bella Sera Estates Tract # 5256. As stated on the first page CCR # 1, these covenants are to run for a period of 40 years from 2004-2044. Second, CCR #14 explicitly states in the second sentence of the paragraph that "No" mobile homes, travel trailer, truck, camper, house trailer, boat trailer or similar item of equipment, shall be kept, parked, stored or maintained within said premises, nor shall any stripped down, wrecked or junked motor vehicles be kept, parked, stored or maintained within said premises except within the confines of a garage or screened from sight of adjoining properties

Thank you for your time and consideration.



Mr. Alfred Gonzalez III

From: [pa heu](#)
To: [Shaw, Jeremy](#)
Cc: [pa heu](#)
Subject: Fwd: NOTIFICATION 4540
Date: Friday, February 23, 2018 2:32:45 PM
Attachments: [PA HEU NOTICE OF APP 4540.pdf](#)

County of Fresno

Internal Services Department (ISD) - IT Services

Service Desk 600-5900 (Help Desk)

CAUTION!!!

This email has been flagged as containing one or more attachments from an outside source.
Please check the senders email address carefully.
If you were not expecting to receive an email with attachments, please **DO NOT** open the file.
Forward the email to SPAM "SPAM@co.fresno.ca.us" and delete it.

Dear Mr. Shaw,

I am mailing the attached response to the "notice of application" No. 4540 today but I also would like to email it to you in case it does not make it to your desk before March 1st. I am the owner 3185 N. Isabella Ave and I am distressed that the neighbor will place a mobile home as a permanent residence next to my property. When I purchase my home it was because the subdivision of Isabella was beautiful 2 plus acres with a nicely build home per lot. It was expensive but worth it because it was beautiful. I truly believe adding mobile home as permanent residence will depreciate the value of my home and that of the neighborhood. I am against adding a mobile home as a permanent residence on 3184 n. Isabella ave. Please contact me at 559 618 0686 if you should have any question.

Thank you

Pa Heu

Get [Outlook for iOS](#)

From: Leon Hernaosao <3hmediclinic@gmail.com>
Sent: Friday, February 23, 2018 1:49:46 PM
To: paheu7@hotmail.com
Subject: NOTIFICATION 4540

Leon Hernaosao
Office Manager
3H Medical Group, Inc.
Phone: 559-900-4139
Fax: 559-765-4717
3HMediClinic@gmail.com

RECEIVED
COUNTY OF FRESNO

February 23, 2018

FEB 23 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Mr. Jeremy Shaw, Planner
Development Service & Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721

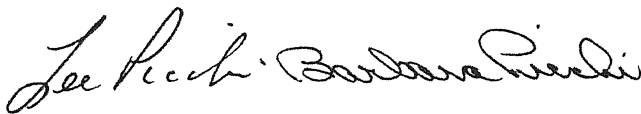
Dear Mr. Shaw:

I am writing in response to the Notice of Application for Number 4540, proposing to allow the installation of a mobile home as a permanent second residence on a 2.78 parcel.

I live within a quarter of a mile from said address. We are very concerned about the water level, as it has dropped in the last few years. In the last few months we have seen two new agricultural wells drilled within a ¼ mile, which will affect the water level. That development was built on the condition of single family residences, and all homes have their own private wells and septic tanks.

Another concern is the fact that this opens the door for all two acre parcel owners to be allowed to place a second dwelling on their property, this is just the beginning. I feel this not conducive to our neighborhood and am not in favor of allowing it.

Thank you,



Lee & Barbara Picchi
11424 E. Shields Ave
Sanger, CA 93657
559/875-5405

February 22, 2018

RE: Notice of application No. 4540

Dear N. Isabella Ave. Neighbor,

You may or may not have received a letter from the County of Fresno notifying you, residents of Isabella Ave, that one of the homes on our street has applied for the installation of a mobile home on their property, to be used as a second permanent residence. Please see a copy of this letter attached. Just as you, we have received this letter with no prior warning. Although we can understand how one may wish to have an additional structure on their property for personal use, we believe adding a mobile home to an existing property will cause a devaluation of the other properties on our street. North Isabella Avenue is a subdivision that was originally built to accommodate one house per lot. We are not against having a guest house built for personal use if it follows a similar architectural design of the existing property on site. We believe a mobile home added to any of our lots will devalue our properties and may also be disadvantageous for various other reasons if it were used as a rental property. The letter attached from the County of Fresno allows for a written comment that must be received by March 1st, 2018 at 5PM. If you disapprove of this proposed mobile home installation please feel free to print and sign your name below as well as indicate your address and phone number (as required by the County letter attached). If you agree to allow the construction of a mobile home on this or any other lot on our street, or if you feel indifferent, then feel free not to reply and we apologize in advance for inconveniencing you regarding this matter.

I agree with the statement above and prefer that a mobile home may not be allowed to be installed on existing lots where a home is already present on North Isabella Avenue, unless it is a guest house- type property that follows a similar architectural design as the existing property on site.

May Hev

Printed Name



Signature

2-23-18

Date

3070 N. Isabella Ave

Address

~~4549~~ 651 283 9663

Phone Number

February 22, 2018

RECEIVED
MAR 06 2018

FRESNO COUNTY
DEPT. OF
PUBLIC WORKS & PLANNING

RE: Notice of application No. 4540

Dear N. Isabella Ave. Neighbor,

You may or may not have received a letter from the County of Fresno notifying you, residents of Isabella Ave, that one of the homes on our street has applied for the installation of a mobile home on their property, to be used as a second permanent residence. Please see a copy of this letter attached. Just as you, we have received this letter with no prior warning. Although we can understand how one may wish to have an additional structure on their property for personal use, we believe adding a mobile home to an existing property will cause a devaluation of the other properties on our street. North Isabella Avenue is a subdivision that was originally built to accommodate one house per lot. We are not against having a guest house built for personal use if it follows a similar architectural design of the existing property on site. We believe a mobile home added to any of our lots will devalue our properties and may also be disadvantageous for various other reasons if it were used as a rental property. The letter attached from the County of Fresno allows for a written comment that must be received by March 1st, 2018 at 5PM. If you disapprove of this proposed mobile home installation please feel free to print and sign your name below as well as indicate your address and phone number (as required by the County letter attached). If you agree to allow the construction of a mobile home on this or any other lot on our street, or if you feel indifferent, then feel free not to reply and we apologize in advance for inconveniencing you regarding this matter.

I agree with the statement above and prefer that a mobile home may not be allowed to be installed on existing lots where a home is already present on North Isabella Avenue, unless it is a guest house- type property that follows a similar architectural design as the existing property on site.

Kao Chang

Printed Name

Kao Chang

Signature

2/23/2018

Date

3071 N. Isabella Ave

Address

593-0038

Phone Number

February 22, 2018

RECEIVED
MAR 05 2018

FRESNO COUNTY
DEPT. OF
PUBLIC WORKS & PLANNING

DRA 4540

RE: Notice of application No. 4540

Dear N. Isabella Ave. Neighbor,

You may or may not have received a letter from the County of Fresno notifying you, residents of Isabella Ave, that one of the homes on our street has applied for the installation of a mobile home on their property, to be used as a second permanent residence. Please see a copy of this letter attached. Just as you, we have received this letter with no prior warning. Although we can understand how one may wish to have an additional structure on their property for personal use, we believe adding a mobile home to an existing property will cause a devaluation of the other properties on our street. North Isabella Avenue is a subdivision that was originally built to accommodate one house per lot. We are not against having a guest house built for personal use if it follows a similar architectural design of the existing property on site. We believe a mobile home added to any of our lots will devalue our properties and may also be disadvantageous for various other reasons if it were used as a rental property. The letter attached from the County of Fresno allows for a written comment that must be received by March 1st, 2018 at 5PM. If you disapprove of this proposed mobile home installation please feel free to print and sign your name below as well as indicate your address and phone number (as required by the County letter attached). If you agree to allow the construction of a mobile home on this or any other lot on our street, or if you feel indifferent, then feel free not to reply and we apologize in advance for inconveniencing you regarding this matter.

I agree with the statement above and prefer that a mobile home may not be allowed to be installed on existing lots where a home is already present on North Isabella Avenue, unless it is a guest house- type property that follows a similar architectural design as the existing property on site.

Adrian and Bianca Garcia

Printed Name

Bu Garcia

Signature

2-26-2018

Date

3113 N. Isabella

Address

349-5723

Phone Number

February 22, 2018

RE: Notice of application No. 4540

Dear N. Isabella Ave. Neighbor,

You may or may not have received a letter from the County of Fresno notifying you, residents of Isabella Ave, that one of the homes on our street has applied for the installation of a mobile home on their property, to be used as a second permanent residence. Please see a copy of this letter attached. Just as you, we have received this letter with no prior warning. Although we can understand how one may wish to have an additional structure on their property for personal use, we believe adding a mobile home to an existing property will cause a devaluation of the other properties on our street. North Isabella Avenue is a subdivision that was originally built to accommodate one house per lot. We are not against having a guest house built for personal use if it follows a similar architectural design of the existing property on site. We believe a mobile home added to any of our lots will devalue our properties and may also be disadvantageous for various other reasons if it were used as a rental property. The letter attached from the County of Fresno allows for a written comment that must be received by March 1st, 2018 at 5PM. If you disapprove of this proposed mobile home installation please feel free to print and sign your name below as well as indicate your address and phone number (as required by the County letter attached). If you agree to allow the construction of a mobile home on this or any other lot on our street, or if you feel indifferent, then feel free not to reply and we apologize in advance for inconveniencing you regarding this matter.

I agree with the statement above and prefer that a mobile home may not be allowed to be installed on existing lots where a home is already present on North Isabella Avenue, unless it is a guest house- type property that follows a similar architectural design as the existing property on site.

PA HEU

Printed Name



Date

2-22-18

Signature

3185 N. Isabella Ave, SANBER, CA 93657

Address

Phone Number

559-618-0686