



# County of Fresno

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

June 4, 2018

Michelle Moreno  
3184 N. Isabella  
Sanger CA 93657

Dear Applicant:

Subject: Resolution No. 12717 - Director Review and Approval Application No. 4540

On May 17, 2018, the Fresno County Planning Commission approved your project with Conditions. A copy of the Planning Commission Resolution is enclosed.

The Planning Commission's decision is final.

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

If you have any questions regarding the information in this letter please contact me at [jshaw@co.fresno.ca.us](mailto:jshaw@co.fresno.ca.us) or 559-600-4207.

Sincerely,

Jeremy Shaw, Planner  
Development Services and Capital Projects Division

JS:ksn  
G:\4360Devs&Pln\PROJSEC\PROJDOCS\DRA\4500-4599\4540\RESOLUTION\DRA 4540 Reso.doc

Enclosure



## Inter Office Memo

---

DATE: May 17, 2018  
TO: Board of Supervisors  
FROM: Planning Commission  
SUBJECT: RESOLUTION NO. 12717 - DIRECTOR REVIEW AND APPROVAL  
APPLICATION NO. 4540

APPLICANT/  
OWNER: Michelle Moreno

REQUEST: 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).

### PLANNING COMMISSION ACTION:

At its hearing of May 17, 2018, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Eubanks and seconded by Commissioner Vallis to adopt the required Findings of Fact for approval of a Director Review and Approval Application, and approve Director Review and Approval Application No. 4540, subject to the Conditions listed in Exhibit B.

RESOLUTION # 12717

This motion passed on the following vote:

VOTING:      Yes:            Commissioners Eubanks, Vallis, Burgess, Delahay, Ede and Hill  
                 No:            Commissioners Abrahamian, Chatha and Lawson  
                 Absent:        None  
                 Abstain:       None

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

By:   
\_\_\_\_\_  
William M. Kettler, Manager  
Development Services and Capital Projects Division

WMK:ksn  
G:\4360Devs&Pln\PROJSEC\PROJDOCS\DRA\4500-4599\4540\RESOLUTION\DRA 4540 Reso.doc

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

Attachments

EXHIBIT A

Initial Study Application No. 6850  
Director Review and Approval Application No. 4540

- Staff:** The Fresno County Planning Commission considered the Staff Report dated May 17, 2018, and heard a summary presentation by staff.
- Applicant:** The Applicant concurred with the Staff Report and the recommended Conditions. He described the project and offered the following information to clarify the intended use:
- The mobile home will be refurbished and occupied by relatives. It will not be rented to others.
  - According to the engineering consultant, the road will not be impacted by the increase in traffic to the additional residence.
  - The mobile home will be screened from view from the road and other properties by landscaping and the existing residence.
  - The septic system has been serviced within the last year and the well was tested last year with adequate output results.
  - We did not understand that we were not allowed to move the mobile home on site prior to the approval of the DRA; when contacted by County Code Enforcement we offered to remove it.
- Others:** No other individuals presented information in support of or in opposition to the application.
- Correspondence:** Nine letters were presented to the Planning Commission in opposition to the application. The letters expressed concern regarding: low water availability, increased density, neighborhood Covenants, Conditions, and Restrictions restrict mobile homes, aesthetic impacts of a mobile home on the character of the neighborhood, and devaluation of properties.

JS:ksn  
G:\4360Devs&Pin\PROJSEC\PROJDOCS\DRA\4500-4599\4540\RESOLUTION\DRA 4540 Reso.doc

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

<b>Conditions of Approval</b>	
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 system's 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 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 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 required Conditions for the project.

**Notes**

<p><b>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</b></p>	
1.	<p>Contact the Zoning Section, 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 Section may be contacted at (559) 600-4540.</p>
2.	<p>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.</p>
3.	<p>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.</p>
4.	<p>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.</p>
5.	<p>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.</p>
6.	<p>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.</p>
7.	<p>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.</p>