County of Fresno

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

DATE: March 14, 2025

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 Planning
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: James Anders, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, Attn: Mohammad Khorsand, Senior Planner; Dominique Navarrette, 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; Roy Jimenez
Water and Natural Resources Division, Transportation Planning, Attn: Hector Luna, Senior Planner/Brody Hines, Planner
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
City of Fresno Public Works Department, Attn: Georgeanne.White@fresno.gov; Brock.Busche@fresno.gov; Anthony.White@fresno.gov; Paul.Amico@fresno.gov; Scott.Mozier@fresno.gov; Jill.Gormley@fresno.gov; Haranjit.Dhaliwal@fresno.gov; Jennifer.Clark@fresno.gov; Ashley.Atkinson@fresno.gov; Israel.Trejo@fresno.gov; Phillip.Siegrist@fresno.gov; Sophia.Pagoulatos@fresno.gov
Fresno Irrigation District, Attn: Lawrence Kimura; Engr-Review@fresnoirrigation.com
Fresno Metropolitan Flood Control District, Attn: Frank Fowler, Chair; Peter Sanchez, General Manager; developmentreview@fresnofloodcontrol.org; peters@fresnofloodcontrol.org
Fresno County Fire Protection District, Attn: Diane Rodriguez; fku.prevention-planning@fire.ca.gov

FROM: Arianna Brown, Planner
Development Services and Capital Projects Division

SUBJECT: Director Review and Approval No. 4797

APPLICANT: Fabiola Velarde

DUE DATE: **April 1, 2025**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow for a secondary residence on a 0.64-acre parcel. The subject property is located within the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The structure to be considered the secondary residence not to exceed 1,500 square feet.

The subject parcel is located on the north side of Belmont Avenue approximately 323-feet west of the N Sunnyside Avenue intersection. The property is abutting the City of Fresno. (APN: 310-111-15) (5771 E. Belmont) (Sup. Dist. 5).

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 **April 1, 2025.** 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, Arianna Brown, 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) 600-4245, or email arbrown@fresnocountyca.gov.

AB
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310Activity Code (Internal Review): 2392

Enclosures

Received: 01/02/2025

(Application No.)

Fresno County Department of Public Works and Planning

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:

Second Residence Mobile Home over 1000 sqft to a maximum of 1500 sqft

CEQA DOCUMENTATION: ☐ *Initial Study* ☐ *PER* ☐ *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: Belmont Ave side of N Sunnyside Ave
between Clovis Ave and N Sunnyside Ave
Street address: 5771 E Belmont Ave

APN: _____ Parcel size: _____ Section(s)-Twp/Rg: S _____ - T _____ S/R _____ E

ADDITIONAL APN(s): _____

I, _____ (*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.

Fabiola Velarde	5771 E Belmont Ave	Fresno	93727	3109222 1
Owner (Print or Type)	Address	City	Zip	Phone
Fabiola Velarde	5771 E Belmont Ave	Fresno	93727	3109222 1
Applicant (Print or Type)	Address	City	Zip	Phone
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: fabsvelarde@gmail.com

OFFICE USE ONLY (*PRINT FORM ON GREEN PAPER*)

Application Type / No.:	Fee: $
Application Type / No.:	Fee: $
Application Type / No.:	Fee: $
Application Type / No.:	Fee: $
PER/Initial Study No.:	Fee: $
Ag Department Review:	Fee: $
Health Department Review:	Fee: $
Received By: _____ Invoice No.:	TOTAL: $

UTILITIES AVAILABLE:

WATER: Yes ☒ / No ☐
Agency: City of Fresno

SEWER: Yes ☐ / No ☒
Agency: Septic tank

STAFF DETERMINATION: This permit is sought under Ordinance Section:

_____

Related Application(s): _____

Zone District: _____

Parcel Size: _____

Sect-Twp/Rg: _____ - T_____ S /R_____ E

APN # ___ - ___ - ____

APN # ___ - ___ - ____

APN # ___ - ___ - ____

APN # ___ - ___ - ____

REQUIRED FINDINGS NECESSARY FOR GRANTING A CONDITIONAL USE PERMIT APPLICATION AS SPECIFIED IN ZONING ORDINANCE SECTION 873

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.
2. That the site for 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.
3. That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.
4. That the proposed development is consistent with the General Plan.

REQUIREMENTS FOR SUBMITTING SITE PLANS TO THE FRESNO COUNTY PUBLIC WORKS AND PLANNING DEPARTMENT

The purpose of the site (or plot) plan is to enable the Development Services Division to determine whether or not a proposed development conforms to Zoning Ordinance regulations. The requirements below are necessary to ensure proper and timely review based on complete information, and to prevent unnecessary delays in the processing of applications. Improper or incomplete site plans will not be accepted.

General Requirements

1. The plan must be drawn on a sheet having the following minimum dimensions:
   - 18" x 24" for CUPs and SPRs
   - 8.5'' x 11" for Variances and DRAs
2. The plan must show the entire parcel of property described in the application. If only a portion of an existing parcel is to be developed, a key map shall be included showing the entire parcel.
3. The plan must be drawn to scale, and the scale must be clearly shown. (Scale should also be large enough to adequately show required information). Parking and circulation plans must be drawn to a scale of 1"= 30', 1/32= 1', or larger.
4. The plan shall be drawn so that north is at the top of the page and shall include a north arrow.
5. Each plan shall be folded individually, with the bottom right- hand corner facing up. Maximum acceptable folded size shall be 8.5” x 11"

Specific Information to be Shown

1. All existing and proposed building and structures, including buildings to be removed. Buildings should be labeled as either existing (E) or proposed (P).
2. The proposed use of all buildings and structures.
3. All adjacent streets and roads and their names
4. Access to the property: pedestrian, vehicular, and service.
5. Proposed street improvements and dedications.
6. Existing and proposed off-street parking and loading areas: location and type of paving, number of spaces (including detailed layout) and internal circulation pattern.
7. Existing and proposed signs: location, type of lighting, face area (text) and height.
8. Existing and proposed on-site lighting: location, type of fixtures, height and method of controlling glare and illumination.
9. The following measurements:
   - All dimensions of the site (or sites)
   - All dimensions of buildings and structures (including height).
   - All dimensions of off-street parking and loading areas.
   - The distance of all buildings and structures from property lines.
   - The distance between all buildings and structures.
10. Walls and fences: location, height and type of material.
11. Landscaping: location and type of plant material.
12. Pedestrian walkways: location, width and type of paving.
13. Existing wells and private sewage disposal systems.
14. Such other information as may be pertinent to the application.

REQUIRED FINDINGS NECESSARY FOR THE GRANTING OF A VARIANCE APPLICATION AS SPECIFIED IN ZONING ORDINANCE SECTION 877

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.
2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.
3. The granting of a variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.
4. The granting of such variance will not be contrary to the objectives of the General Plan.

REQUIRED FINDINGS NECESSARY FOR THE GRANTING OF A DIRECTOR REVIEW AND APPROVAL APPLICATION AS SPECIFIED IN ZONING ORDINANCE SECTION 872

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.
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.
3. That the proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare.
4. That the proposed development be consistent with the General Plan.

Email to: fabsvelarde@gmail.com

Pre-Application Review

Development Services and Capital Projects Division

Department of Public Works and Planning

Mail To:
5771 E BELMONT AVE
FRESNO, CA 93727

NUMBER: 25-000088
APPLICANT: Fabiola Velarde
PHONE: 310-922-2100

PROPERTY LOCATION: 5771 E BELMONT AVE FRESNO, CA 93727
APN(s): 310-111-15 *ALCC:* No × Yes # _____ *VIOLATION NO.* _____
CNEL: No ☐ Yes ☐ _____(level) *LOW WATER:* No × Yes ☐ *WITHIN ½ MILE OF CITY:* No ☐ Yes: frenso
ZONE DISTRICT: AE-20 ; *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 Rec. Map; (☐) On '72 rolls; (×) Other permit rec ; (☐) Deeds Req'd (see Form #236)
SCHOOL FEES: No ☐ Yes × *DISTRICT:* Clovis Unified *PERMIT JACKET:* No ☐ Yes ×
FMFCD FEE AREA: ___ (×) Inside / (☐) Outside *District No.:* W *FLOOD PRONE:* No ☐ Yes ×
PROPOSAL PRE-APPLICAITON FOR A DRA TO ALLOW A MAXIMUM 1,500 SQFT MOBILE HOME AS A PERMANENT SECOND DWELLING UNIT ON AN (E) 0.64 ACRE PARCEL IN THE AE-20 ZONE DISTRCIT.

COMMENTS: PROPERTY OWNER TO LIVE IN ONE OF THE DWELLING UNITS ON SITE.
ORD SECTION(S): 834.4.030 - C *BY:* G SANDERS *DATE:* 1/2/25

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: _____
COMMUNITY PLAN: _____
REGIONAL PLAN: _____
SPECIFIC PLAN: _____
SPECIAL POLICIES: _____
SPHERE OF INFLUENCE: _____
ANNEX REFERRAL (LU-G17/MOU): _____

COMMENTS: _____

PROCEDURES AND FEES:

(☐) *GPA:* _____ (☐) *MINOR VA:* _____
(☐) *AA:* _____ (☐) *HD:* _____
(☐) *CUP:* _____ (☐) *AG COMM:* _____
(☐) *DRA:* _____ (☐) *ALCC:* _____
(☐) *VA:* _____ (☐) *IS/PER*:* _____
(☐) *AT:* _____ (☐) *Viol. (35%):* _____
(☐) *TT:* _____ (☐) *Other:* _____
(☐) *PLA:* _____ *Filing Fee: $* _____
(☐) *TPM:* _____ *Pre-Application Fee:* - $262.04
(☐) *TPMW:* _____ *Total County Filing Fee:* _____

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 - One (1) Copy (folded to 8.5"X11") *PDF COPY PREFERRED*
(☐) *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+$2,916.75)*
(Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)

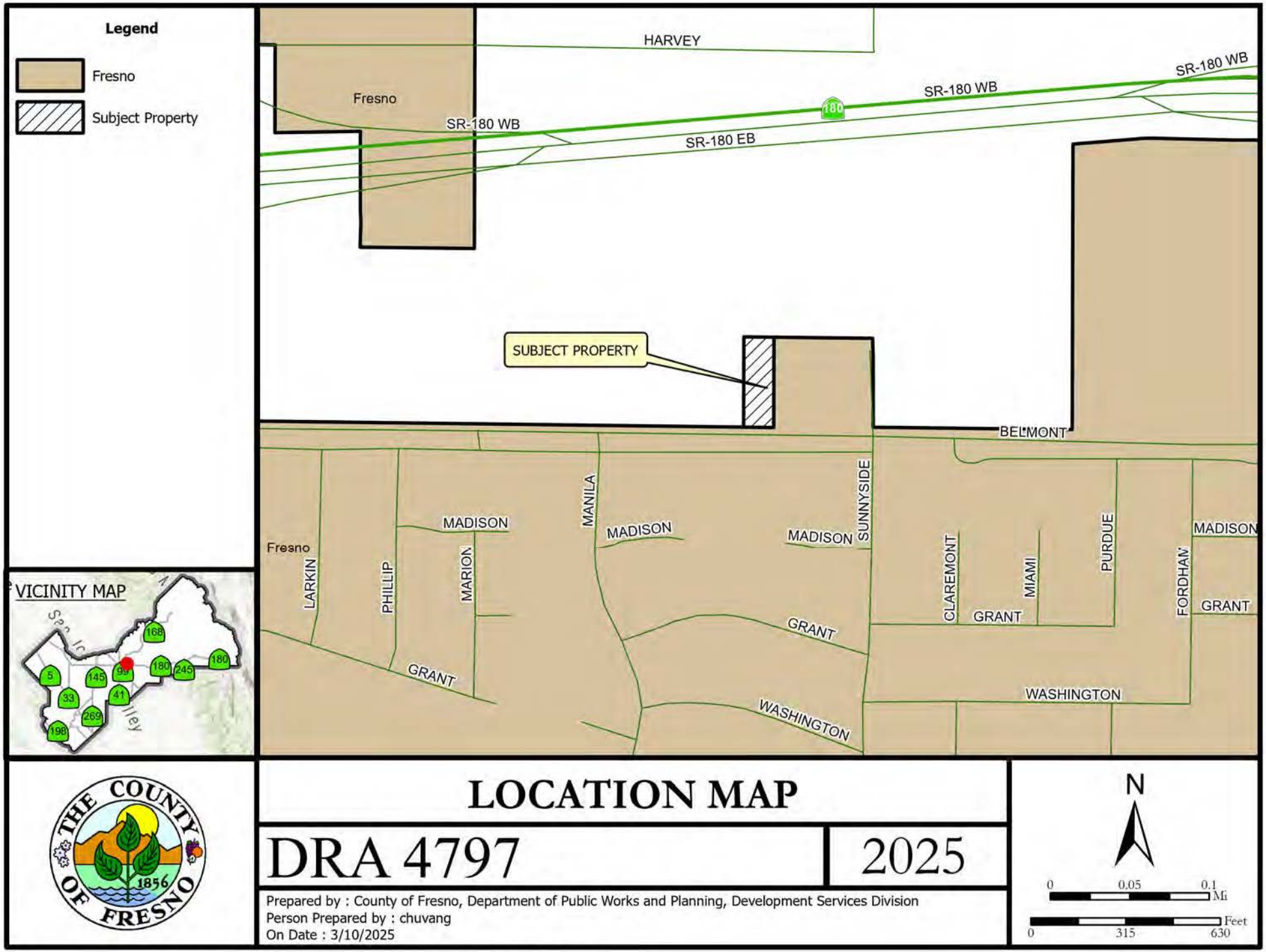
BY: _____ *DATE:* _____
PHONE NUMBER: (559) 600 - _____

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:* ***$262.04***
***Note:** This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.*

OVER.....



LOCATION MAP

DRA 4797

2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuvang
On Date : 3/10/2025

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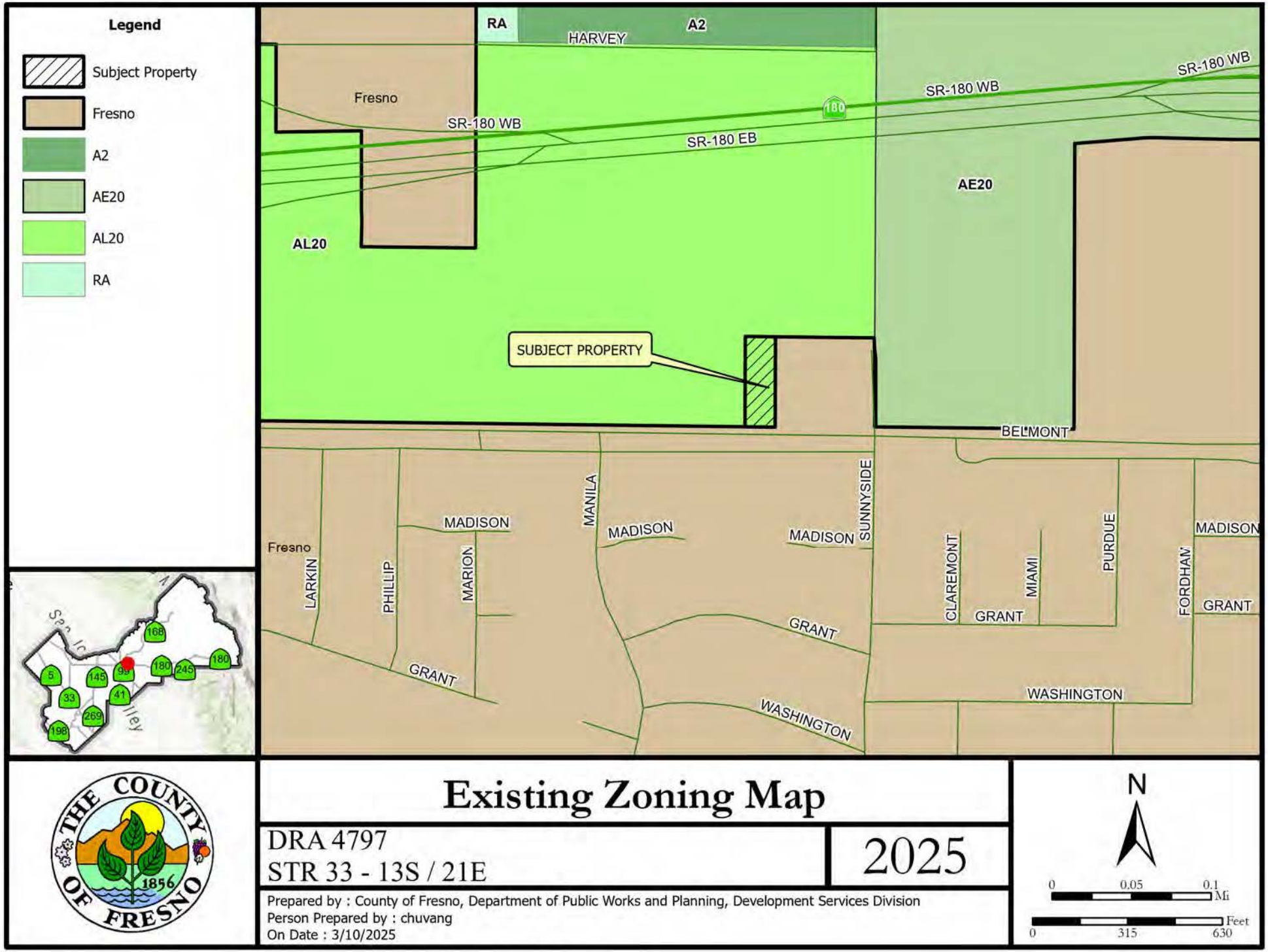

Existing Zoning Map

DRA 4797
STR 33 - 13S / 21E

2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuvang
On Date : 3/10/2025

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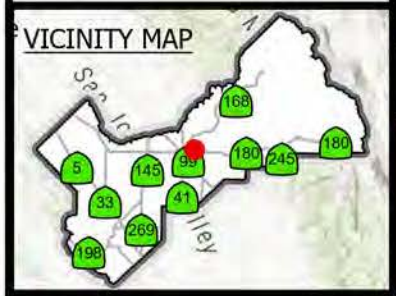
LEGEND:

Subject Property

LEGEND
FC - FIELD CROP
I - INDUSTRIAL
SF#- SINGLE FAMILY RESIDENCE
V - VACANT
VIN - VINEYARD

VICINITY MAP



Existing Land Use Map

DRA 4797 | 2025

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuvang
On Date : 3/10/2025

N

0 0.07 0.15 Mi

0 500 1,000 Feet

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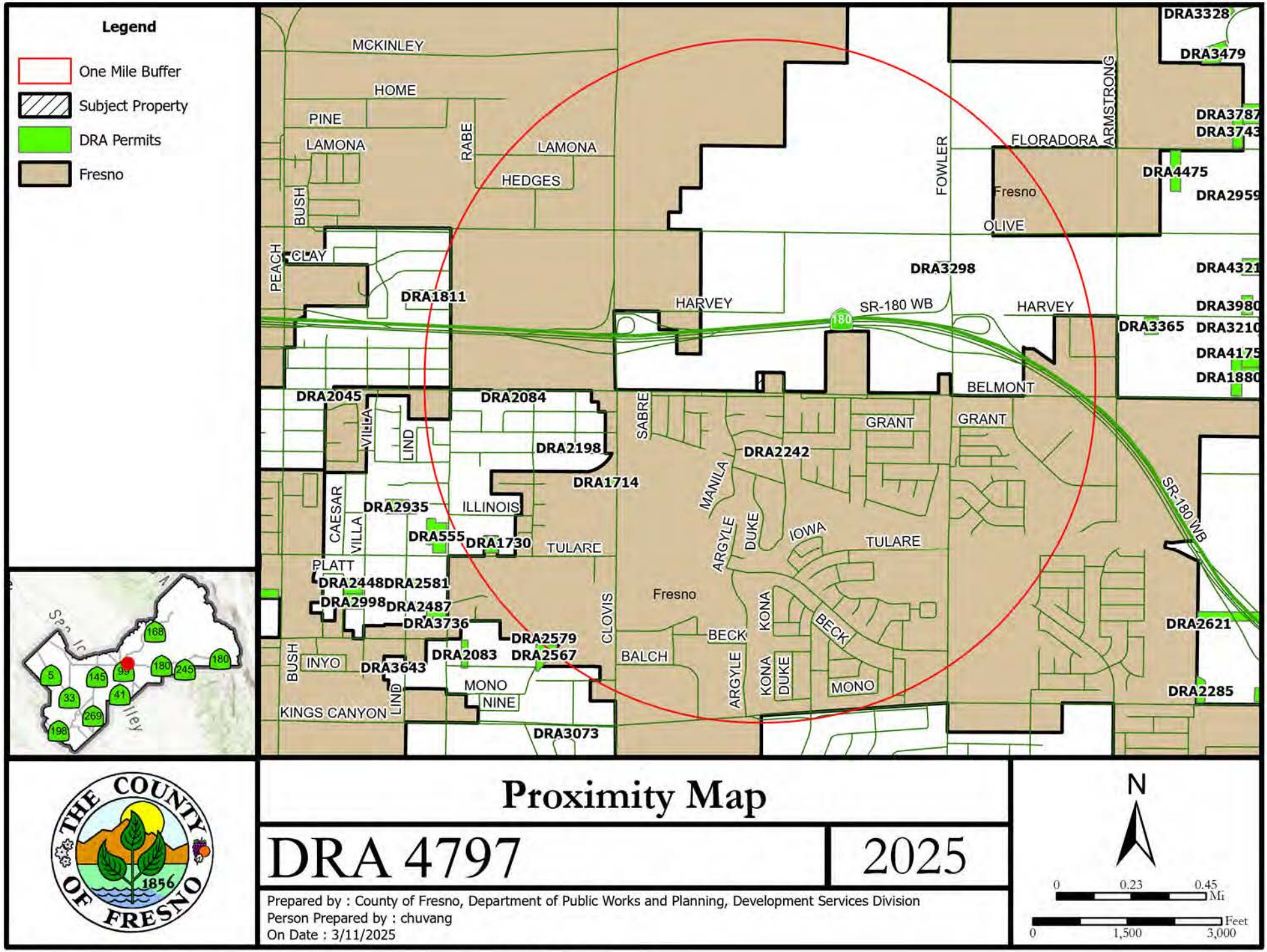

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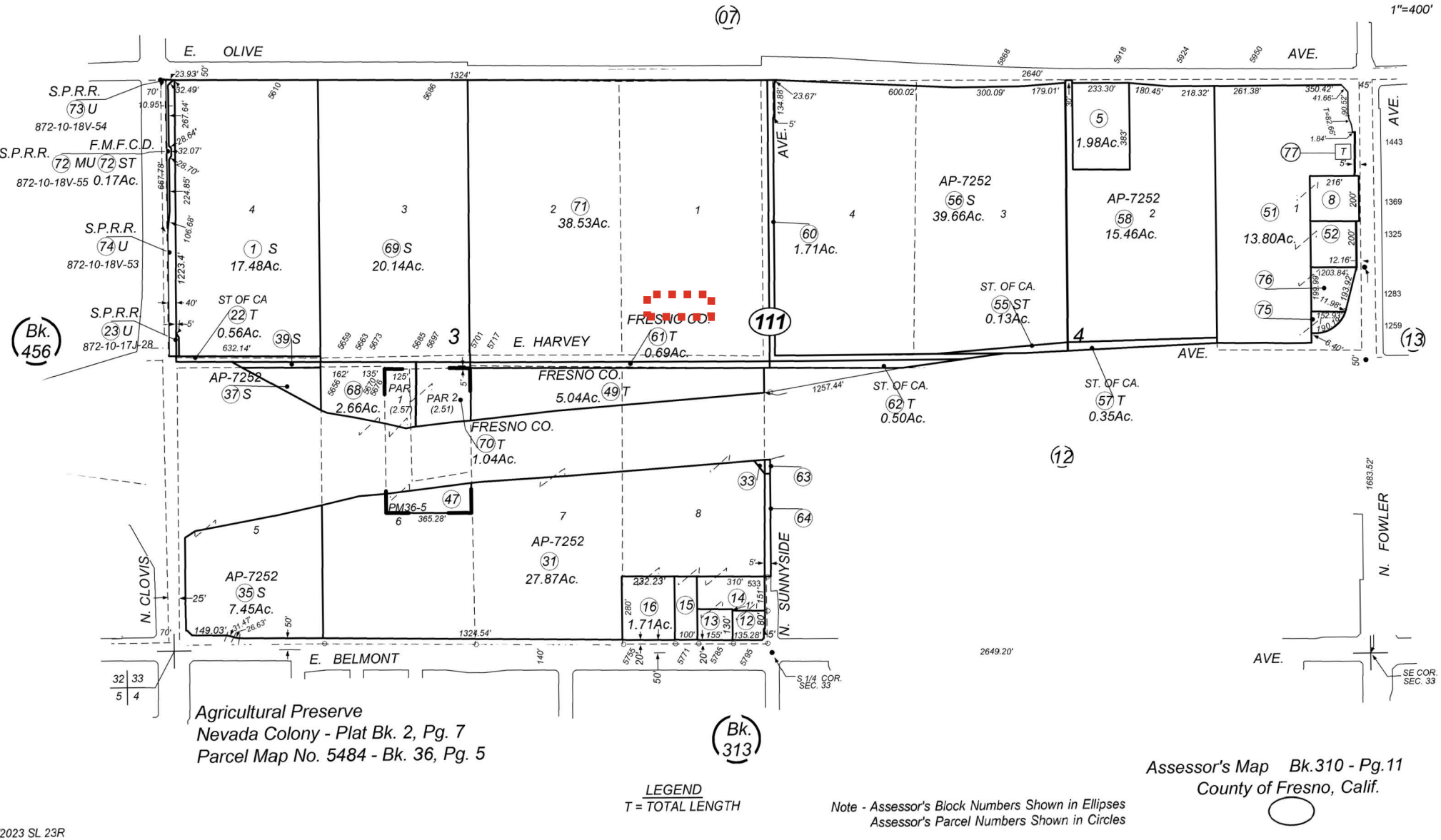
-NOTE-
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN SEC. 33, T.13S., R.21E., M.D.B.& M.

Tax Rate Area
5-085
5-353
5-638
76-066

310-11

1"=400'



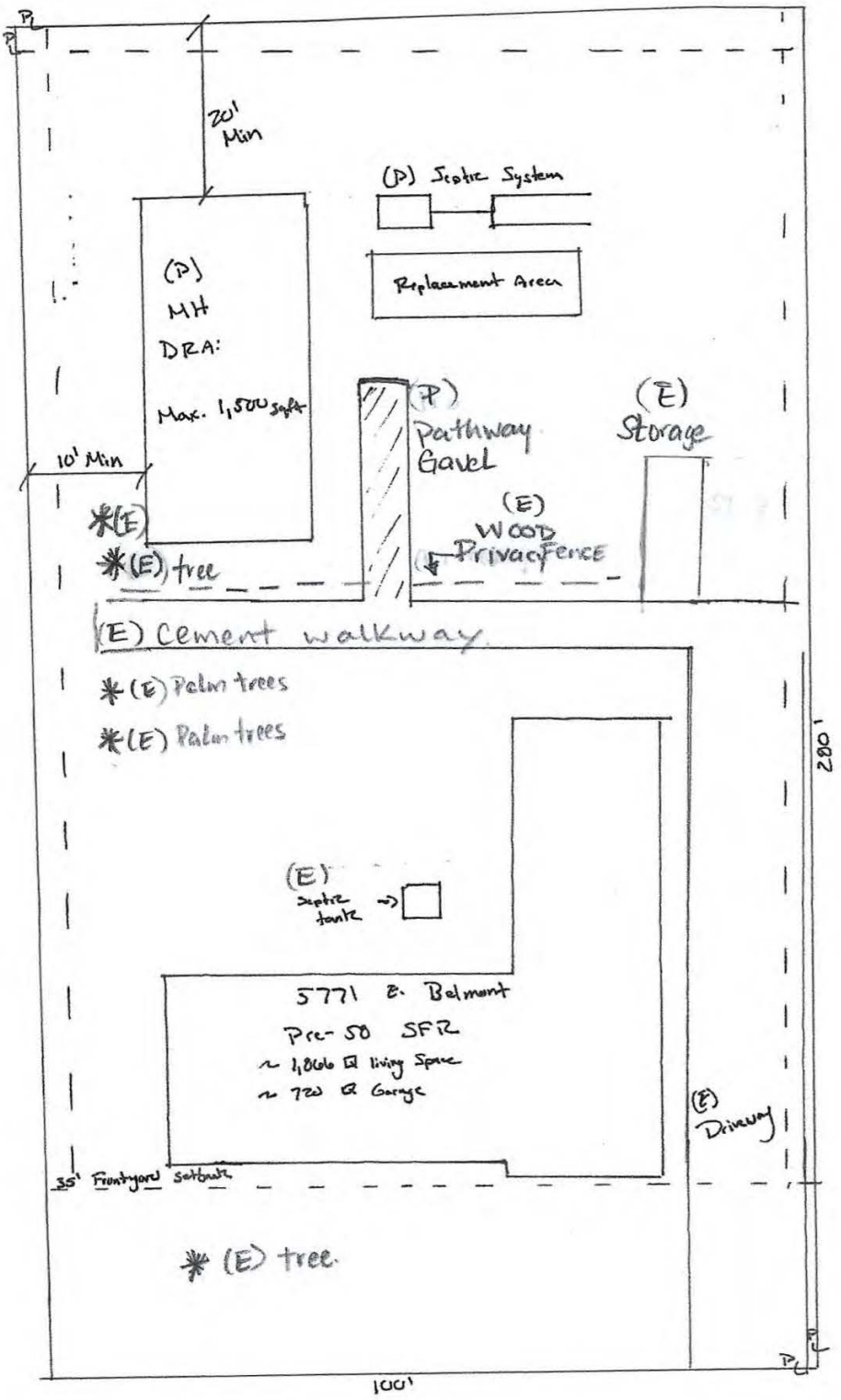
Agricultural Preserve
Nevada Colony - Plat Bk. 2, Pg. 7
Parcel Map No. 5484 - Bk. 36, Pg. 5

LEGEND
T = TOTAL LENGTH

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

Assessor's Map Bk.310 - Pg.11
County of Fresno, Calif.

H 04/28/2023 SL 23R



E. Belmont Ave

Property Owner: Fabiola Velarde
Mail Address: 5771 E. Belmont Ave
P/O Phone #: 310-922-2100
Water: Fresno City

Parcel Size: 0.64 AC
Parcel #: 310-111-15


Southwest


East


North


Northeast


Northwest


South


Southeast


West

From: Fabiola Velarde.
5771 E Belmont Ave.
Fresno, CA, 93727.
310-922-2100.

To: Dept of Public Works & Planning.

Re: Operational Statement for D.R.A.

The proposed operation to the Department of public works and planning is a Secondary dwelling residence.

The proposed residence structure is of Mobile Home type and shall not exceed 1,500 square feet, and should sit on pillars as discussed in the floor plan, within the following property:

5771 E. Belmont Ave
Fresno, 93727

The property is on a 0.64-acre and sits 323- feet west of the N Sunnyside Ave interception, on the north side of Belmont Ave. Property is subject to City of Fresno with APN # 310-111-15. The Proposed structure shall be placed, once completed and approved, within an approximation of the 170 meters North of the beginning of parcel. The entry of Mobile Home is proposed to face the East of the property and the back side of mobile home shall be resting in the West side of property by brick wall property divider with the rear set back of feet required. Proposed Mobile home shall be occupied by two senior residents the 365 days of the year. The residents shall use the already in place cement driveway to access the North of parcel towards new unit with space for parking and shall use the City of Fresno water source. The Estimated volume of water gallons per day, could range from an average of 60-120 gallons per day. Sewage acquired is with accordance of N.L.A. report, on a Septic tank system. The outdoor lighting will possibly be motions sensor lights for cement pathway and access road to proposed property entrance. The proposed Indoor lighting has been discussed with a certified electrician, which is to run electricity cables from main electricity light pole on the North side of Belmont Ave, in a straight

parallel line on the west side of property to the proposed sitting of mobile home and if required, add an additional light pole. Landscaping around proposed structure should be kept within a natural landscaping and no fencing is being proposed for such, with the exception of the ones already in place.

Since the proposed operation is for a residential unit, the commercial operational time limits, commercial vehicles, customers, employees, delivery vehicles, parking space for employees, mechanical equipment, supplies or materials storage, or advertising, are not in need of approval or are irrelevant for the proposed operation.

In advanced we thank you for your time and patience assisting us with this process.

Best,
Fabiola Velarde
310-922-2100.
fabsvelarde@gmail.com

NITROGEN LOADING ANALYSIS

5771 E. BELMONT AVENUE,
FRESNO, CALIFORNIA
APN 310-111-15

PREPARED FOR:

FABIOLA VELARDE AND ROBERT ORTIZ
5771 EAST BELMONT AVENUE
FRESNO, CA 93727

PREPARED BY:

MASON GEOSCIENCE
PO BOX 1020
EXETER, CA 93221

ACCEPTED
County of Fresno
Department of Public Works and Planning
Development Services – Capital Projects Division
November-14-2024

SEPTEMBER 2, 2024

SUBMITTED TO:
FRESNO COUNTY DEPARTMENT OF PUBLIC WORKS AND PLANNING
2220 TULARE STREET
FRESNO, CA 93721

MASON GEOSCIENCE

September 2, 2024

To:
Fabiola Velarde
Robert Ortiz
5771 East Belmont Avenue
Fresno, CA 93727

From:
Fred Mason, PG, CEG, CHG
Professional Geologist
Mason Geoscience, Inc.
PO Box 1020
Exeter, CA 93221

SUBJECT: NITROGEN LOADING ANALYSIS FOR 5771 EAST BELMONT AVENU, FRESNO, CALIFORNIA, APN# 310-111-15.

Dear Ms. Velarde and Mr. Ortiz:

The attached report has been prepared outlining an assessment of nitrogen loading in groundwater beneath the above-referenced location. The nitrogen loading analysis follows requirements specified by the Fresno County Department of Public Works and Planning.

The report includes discussion, calculations, assumptions, results, and conclusions regarding nitrogen loading for the project. If you have any questions or concerns, please contact me at (559) 936-3695.

Respectfully submitted,

Fred Mason, PG, CEG, CHG
Principal Geologist
Mason Geoscience, Inc.

PROFESSIONAL GEOLOGIST
FREDERICK A. MASON
No. 8442
Exp. 10/25
STATE OF CALIFORNIA

CERTIFIED ENGINEERING GEOLOGIST
FREDERICK A. MASON
No. 2660
Exp. 10/25
STATE OF CALIFORNIA

Enclosures: Nitrogen Loading Analysis Report

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TABLES

TABLE 1. SITE IMPERVIOUS AND PERVIOUS AREA
TABLE 2. AVERAGE RAINFALL
TABLE 3. NITROGEN LOADING ANALYSIS RESULTS

I. EXECUTIVE SUMMARY

It was reported that a 0.64 acre parcel (APN 310-111-15) currently contains one single family residence with a dedicated septic system. The site owners, Fabiola Velarde and Robert Ortiz, intend to add an additional 1,400 square foot, two bedroom one bathroom, dwelling unit with a dedicated septic system to the parcel. No modification, alteration, or addition is planned for the existing septic system for the main residence.

Due to the proposed additional dwelling unit, Fresno County is requiring the site owners to conduct a nitrogen loading analysis for the parcel.

This nitrogen loading analysis has been prepared for the 0.64 acre parcel located at 5771 East Belmont Avenue in Fresno, California.

Based on the analysis and utilizing the regional characteristics surrounding the site, maximum nitrogen loading was estimated to be ***7.1 milligrams per liter (mg/L)***. This value is below the Environmental Protection Agency threshold of 10 mg/L.

II. INTRODUCTION, PURPOSE, AND SCOPE

This report presents results of a nitrogen loading analysis (NLA) for property located at 5771 East Belmont Avenue, Fresno, California (Figure 1). The parcel currently contains one approximately 3,000 square foot single family residence with a dedicated onsite wastewater treatment system (OWTS).

This NLA follows a Nitrogen Loading Analysis document produced by the Fresno County Department of Public Works and Planning. This NLA has been prepared for review and approval by the Fresno County Department of Public Works and Planning.

The purpose of this study was to assess potential nitrogen loading beneath the parcel resulting from the addition of a proposed 1,400 square foot, two bedroom one bathroom, additional dwelling unit (ADU) with dedicated OWTS. The scope included gathering readily available data and preparation of this nitrogen loading analysis report for the parcel.

III. SITE DESCRIPTION

The property (site) is located in the community of Fresno, California (Figure 1). The total parcel acreage encompass 0.64-acres (Figure 2). The site is rectangular shaped and contains one primary residence with a dedicated OWTS. The remaining area of the site is paved with asphalt and concrete driveways, concrete walkways, storage buildings, landscaping, and open bare ground. The site is on level topography surrounded by rural residential and agricultural properties.

Site details are as follows:

Current Site Name: ---------- 5771 E. Belmont Avenue, Fresno CA
Current Owner Name: ---------- Fabiola Velarde and Robert Ortiz
Project Address:---------- 5771 East Belmont Avenue, Fresno, California, 93727
County: ---------- Fresno
Assessor's Parcel Number ---------- 310-111-15
Total Acres---------- 0.64
Township, Range, Section: ---------- Township 13 South, Range 21 East, Section 33
Baseline Meridian:---------- Mount Diablo Baseline and Meridian
Latitude:---------- 36.6750696 N
Longitude: ---------- 119.692441 W
Site Contact: ---------- Fabiola Velarde
(310) 922-2100

A. Topographic Setting and Drainage Patterns

Elevation of the site is approximately 340 feet above mean sea level. The 2021 United States Geological Survey, Clovis and Malaga, California, 7.5-minute quadrangles, 1:24,000 scale, were reviewed for topographic relief of the site and surrounding area. The surrounding vicinity is generally flat with a regional ground surface slope down to the southwest of approximately 0.1% grade(Figure 1).

B. Vegetation

Properties near the site are rural residential to the east and west, agricultural to the north, and urbanized residential to the south. The ground surface at the site is rural residential with residential grass, trees, and shrubs.

C. Drainages, Lakes, Ponds, Reservoirs

The nearest surface water bodies are stormwater basin located approximately 1,700 feet to the east and south (Figure 1). Fancher Creek Canal is located about 2,000 feet south of the site. No agricultural tailwater ponds, lakes, stormwater/recharge basins, reservoirs, or other surface water bodies are located within 200-feet of the site.

D. Flood Zone

The Federal Emergency Management Agency (FEMA) provides a Flood Insurance Rate Map which identifies different flood zone areas. The Flood Insurance Rate Map Community Panel Number 06019C1590H, dated February 18, 2009, indicates the site is in Zone X; an area determined to be outside of the 0.2% annual chance floodplain. Figure 3 is the FEMA Map.

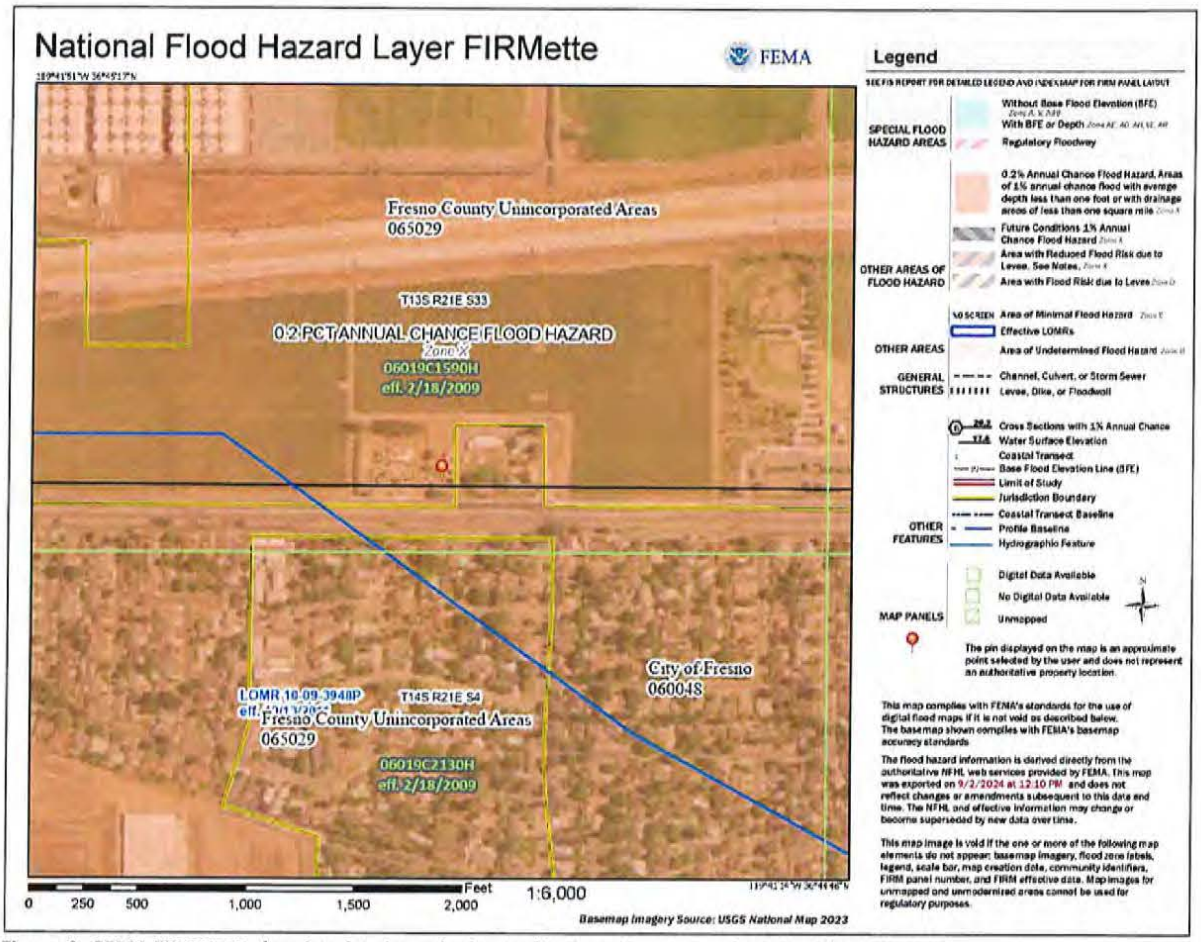

Figure 4. FEMA FIRMETTE showing the site to be located in Zone X, an area of minimal flood hazard.

E. Climate

The region around the site experiences warm to hot summers and a fall period usually sparse in rain. Normal maximum temperatures reach above 100 degrees Fahrenheit during the summer. Valley winter temperatures are usually mild, but during infrequent cold spells air temperature occasionally drops below freezing. Heavy frost occurs during the winter in most years, and the geographic orientation of the valley generates prevailing winds from the northwest (Water Plan, 2013).

The mean annual precipitation in the valley ranges from about 6 to 11 inches, with 67 percent falling from December through March, and 95 percent falling from October through April. The region receives more than 70 percent of the possible amount of sunshine during all but four months, November through February (Water Plan, 2013).

F. Geology and Hydrogeology

According to the 1965 Geologic Map of California, Fresno Sheet, 1:250,000 scale, published by California Geological Survey, the property area is mapped as Pleistocene nonmarine sedimentary deposits of the

Riverbank Formation (Qc) composed of granitic sand, silt, and clay described as older alluvium and dissected fan deposits. The site is geologically located within the Central Valley. Over time, glaciers and streams have eroded the Sierra Nevada Mountain Range to the east and Coast Ranges to the west, forming the valley sediments at the site.

Soil textures in the upper portion of the aquifer beneath the site are interpreted as predominantly medium to high permeability hydrostratigraphic units of silt, sand, and gravel with intercalated low permeable units of clay. The local upper aquifer characteristic beneath the site is interpreted as semi-confined.

IV. NITROGEN LOADING ANALYSIS

Nitrate loading from the proposed OWTS systems can potentially degrade groundwater quality. Minimum criteria for nitrate loading analyses, presented herein, are based on the Fresno County Nitrogen Loading Analysis procedures. This document specifies septic system density will be limited to one system per two acres. Any new development or secondary dwelling on a minimum of 4 acres will require a nitrogen loading analysis. The County of Fresno requested a nitrogen loading analysis of the parcel.

The Environmental Protection Agency threshold of nitrogen concentrations for drinking water shall not exceed 10 mg/L of nitrate-nitrogen. These criteria were used for the following analysis. The proposed OWTS is a controllable point source for nitrogen. This nitrogen loading analysis includes data and assumptions for determining the appropriate level of effluent concentration for the proposed OWTS. The following methodology, data, calculations, and assumptions were used for the nitrogen loading analysis.

A. Methodology

The nitrogen loading analysis was completed by calculating a chemical water balance. The methodology is described by Hantzsche and Finnemore (1992) in *Predicting Ground-Water Nitrate-Nitrogen Impacts.* According to their methodology, in the long term, water quality (e.g., concentration of nitrate as nitrogen) in the upper saturated zone is closely approximated by the quality of percolating recharge waters. Considering only inputs from wastewater and recharge of rainfall, and losses due to denitrification in the soil column and upper portion of the aquifer, a simplified prediction of nitrate impacts of on-site sewage disposal systems over a defined geographical area can be made by constructing a mass balance. The expression for the resultant average concentration , n_r, of nitrate-nitrogen in recharge water is given by the following equation:

$$n_r = \frac{I\, n_w (1\text{-}d) + R\, n_b}{(I + R)}$$

Equation 1

Where:

I = volume rate of wastewater entering the soil averaged over the gross developed area (in/yr)
n_w = total nitrogen concentration of wastewater (mg/L)
d = fraction of nitrate-nitrogen loss due to denitrification in soil (%)

R = average recharge rate of rainfall (in/yr)
n_b = background nitrate-nitrogen concentration of rainfall recharge at the water table - exclusive of wastewater influences (mg/L)
n_r = resultant average concentration of nitrate-nitrogen in recharge water (mg/L)

B. Data and Assumptions

According to Hantzsche and Finnemore (1992), one assumption in their equation is that there is uniform and complete mixing of wastewater and percolating rainfall over the entire developed area, and that this is completed at the water table. This assumption is made to allow calculation of a predicted mean nitrate-nitrogen concentration for the area as a whole. In addition, full conversion of nitrogen to nitrate is also assumed and they indicate this is a reasonable assumption in most cases. Finally, they indicate that their equation provides a conservative (worst case) first approximation of groundwater nitrate-nitrogen concentration resulting from the combined effect of on-site sewage disposal systems and precipitation. They indicate this is for estimation of long-term effects on ground-water quality and is not intended for prediction of seasonal changes.

i. Regional Characteristics

For this analysis, the gross developed area considered was based on regional characteristics near the site. The intent of this study is to show the regional characteristics are such that an exception can be made to the density limitations of one residence per two acres, as described in Section 1400 of the Fresno County Local Area Management Plan.

The parcel is located within, and surrounded to the west and north, by Limited Agriculture zoning (AL20). According to the Fresno County Ordinance Code, Division 6, the AL zone shall be accompanied by an acreage designation which establishes the minimum size of parcels that may be created within the zone, including designations of 640, 320, 160, 80, 40, and 20 acres. The AL zone is consistent with the Agriculture and Irrigated Agriculture land use designations of the General Plan. Exclusive agricultural zoning (AE20) is located approximately 350 feet east of the parcel. Based on these regional characteristics, we recommend a density exception should be made for the parcel.

The parcel is located near a region of agriculture (AE20/AL20) with minimal lot sizes of 20 acres or more. Therefore, this analysis includes a portion of the surrounding agricultural land in the surface area budget calculation below in Table 3.

C. Total Pervious Surface Area

For this study, the impervious areas were calculated based on the areal coverage of the primary residence, concrete driveway and walkways, and outbuildings. The total impervious area, calculated from Google Earth measurements, is 0.25 acres. The total gross lot size, based on the Fresno County Assessor's Parcel Map on Figure 2, is 0.64 acres. Including regional characteristics of agricultural land north of the site, an additional 2.00 acres of pervious land zoned for agricultural use was included for the parcel. Total pervious area used in this analysis is ***2.64 acres***. Table 1 summarizes the impervious and pervious area.

Table 1. Site Impervious and Pervious Area

5771 EAST BELMONT AVENUE, FRESNO, CA		
Description	**Area**	**Unit**
Main Residence Floor Area	3,077	sq. ft.
Shed/Storage Container	248	sq. ft.
Covered Patio	322	sq. ft.
Concrete/Asphalt Cover	5,675	sq. ft.
ADU	1,400	sq. ft.
Total Impervious Surface Area	**10,722**	**sq. ft.**
Total Impervious Surface Area	**0.25**	**Acres**
Lot Size	**0.64**	**Acres**
Additional Regional Agricultural Pervious Surface Area	**2.00**	**Acres**
Total Gross Area	**2.64**	**Acres**
TOTAL PERVIOUS AREA USED IN ANALYSIS	**2.39**	**Acres**

D. Total Gallons Per Parcel Per Day

The Environmental Protection Agency (EPA) reports that the average daily flow from a typical residential dwelling is approximately 45 gallons per person per day (gpd), typically is no greater than 60 gpd, and seldom exceeds 75 gpd (EPA, 1980). For this investigation, the estimated daily flow per person, based on published EPA values, is 50 gpd.

It was reported that a total of five (5) occupants live in the existing residence. Two (2) residents will live in the ADU. A total of seven (7) occupants will live on the parcel after the ADU is completed. As a result, accounting for the proposed number of occupants and daily flow per person, the total estimated daily flow is ***350 gpd*** of wastewater.

E. Total Nitrogen Concentration of Wastewater, n_w

According to Izbicki et al., (2015), reported total nitrogen concentrations (mg/L) collected from residential and commercial septic tanks ranged from 49 to 60 mg/L. They report the composition of samples collected within septic tanks was consistent with literature values. As a result, a total nitrogen concentration value of ***50 mg/L*** was used for this analysis. This value is consistent with Table 1 for Fresno County in the Central Valley Regional Water Quality Control Board's Technical Memorandum titled Nitrate Loading Assessments, Central Valley Jurisdictional Local Agency Management Programs, dated November 19, 2019.

F. Volume Rate of Wastewater Entering Soil Averaged Over the Gross Developed Area, *I*

This value is based on the total gallons of wastewater generated per day over the total pervious area. The calculated volume rate is ***1.97 in/yr***.

G. Average Recharge Rate of Rainfall, *R*

This is the amount of rainfall that falls on the pervious surfaces of the proposed project. Rainfall data for the project area were obtained from the California Irrigation Management Information System (CIMIS) website. Total precipitation from February 2023 through January 2024 were used from the closest data collection station at California State University, Fresno. Based on these data, the average rainfall at the site is ***12.79 inches***. Table 2 lists the precipitation data.

Table 2. Average Rainfall

PRECIPITATION	
Monthly Average Precipitation - CIMIS	
Fresno State Station ID	80
Month-Year	Total Precip (in)
February-23	4.57
March-23	4.30
April-23	0.00
May-23	0.31
June-23	0.00
July-23	0.00
August-23	0.19
September-23	0.01
October-23	0.01
November-23	0.39
December-23	0.83
January-24	2.18
Total Annual Precipitation (in)	**12.79**

H. Fraction Nitrate-Nitrogen lost Due to Denitrification in Soil, d

A denitrification value used for this analysis is ***0.0%*** based on the consideration that the upper portion of the vadose zone near the ground surface is sandy soil under aerobic conditions. Aerobic conditions will preclude denitrification.

I. Background Nitrate Concentration of Rainfall Recharge, n_b

According to Hantzsche and Finnemore (1992), background nitrate-nitrogen loading, n_b, typically falls in the range of 0.5 to 1.0 mg/l. A value of ***0.5 mg/L*** was used for the site since there are no other sources of background nitrate-nitrogen inputs anticipated within the project area.

V. RESULTS AND CONCLUSIONS

The EPA's maximum allowable concentration for nitrate-nitrogen in drinking water is 10 mg/L. Table 3 presents the results of nitrate-nitrogen loading beneath the site.

Table 3. Nitrogen Loading Analysis Results

NITROGEN LOADING ANALYSIS - 5771 E. BELMONT AVENUE, FRESNO, CALIFORNIA, APN 310-111-15		
Description	**Value**	**Unit**
Total Gross Lot Size	0.64	acres
Additional Regional Agricultural Pervious Surface Area	2.00	acres
Main Residence Floor Area	3,077	sq. ft.
Shed/Storage Container	248	sq. ft.
Covered Patio	322	sq. ft.
Concrete/Asphalt Cover	5,675	sq. ft.
ADU	1,400	sq. ft.
Total Impervious Area	0.25	acres
Proposed Impervious Area	38%	%
Total Pervious Surface Area (Acres)	2.39	acres
Total Number of Occupants in Both Homes	7	per capita (Person)
Daily Wastewater Flow (Gallons per Day) Using 50 Gallons Per Person Per Day	50	gal/person/day
Total Gallons per Parcel per Day	350	gal/day
Total Nitrogen Concentration of Wastewater (nw)	50	mg/l
Volume Rate of Wastewater Entering Soil Averaged Over the Gross Developed Area (I)	1.97	in/yr
Average Recharge Rate of Rainfall (R)	12.79	in/yr
Fraction NO3-N Lost Due to Denitrification in Soil (d)	0.0	%
Background Nitrate-Nitrogen Concentration of Rainfall Recharge at the Water Table (nb)	0.5	mg/L
Resultant AVG Concentration NO3-N in Recharge Water (nr)	**7.1**	**mg/L**
Regulatory Nitrogen Limit	**10.0**	**mg/l**

This nitrogen loading analysis shows the maximum concentration of nitrate-nitrogen resulting from the proposed project, including regional farmland north of the site, will be ***7.1 mg/L***, which is below the maximum allowable limit of 10 mg/L. The parcel OWTS will be compliant with a total of 2.39 acres of pervious area. The total pervious area includes areas within the parcel lot boundary as well as off-site land zoned for or limited agriculture. It should be noted that if the site or surrounding agricultural land near the site is developed with additional impervious surfaces, the results and conclusions reported herein may increase the overall nitrogen loading for the site.

VI. LIMITATIONS

The services described in this report were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This report is solely for the use and information of the responsible party and involved regulatory agencies, unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk and such parties have a duty to determine its adequacy for their intended use, time, and location.

The purpose of this study is to reasonably characterize existing geologic and/or hydrogeologic site conditions. No investigation can be thorough enough to describe all geologic/hydrogeologic conditions of interest at a given site. If conditions have not been identified during the study, such a finding should not therefore be construed as a guarantee of the absence of such conditions at the site, but rather as the result of the services performed within the scope, limitations, and cost of the work performed.

We are unable to report on or accurately predict events that may change the site conditions after the described services are performed, whether occurring naturally or caused by external forces. We assume no responsibility for conditions we were not authorized to evaluate, or conditions not generally recognized as predictable when services were performed. Geologic/hydrogeologic conditions may exist at the site that cannot be identified solely by visual observation. Where subsurface exploratory work is performed, our professional opinions are based in part on interpretation of data from discrete locations that may not represent actual conditions at other locations.

No assessment can eliminate uncertainty. This report was intended to reduce, but not eliminate this uncertainty, recognizing reasonable limits of time and cost. Subsurface variations cannot be known, nor entirely accounted for in spite of exhaustive testing. This report should not be regarded as a guarantee that no further recognized geological/hydrogeologic conditions are present on or beneath the site beyond that which could have been detected within the scope of work.

The findings, conclusions, and recommendations rendered in this report are solely professional opinions based on information obtained during the assessment. Changes in existing conditions at the site due to time lapse, natural causes, or operations on adjoining properties may deem the conclusions and recommendations inappropriate. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services.

MGS does not warrant the accuracy of work performed or information supplied by others including any of its subcontractors or any segregated portions of this report. In performing our professional services, we have attempted to apply present geologic, engineering, and scientific judgment and use a level of effort consistent with the standard of practice measured on the date of work and in the locale of the project site for similar type studies.

VII. REFERENCES

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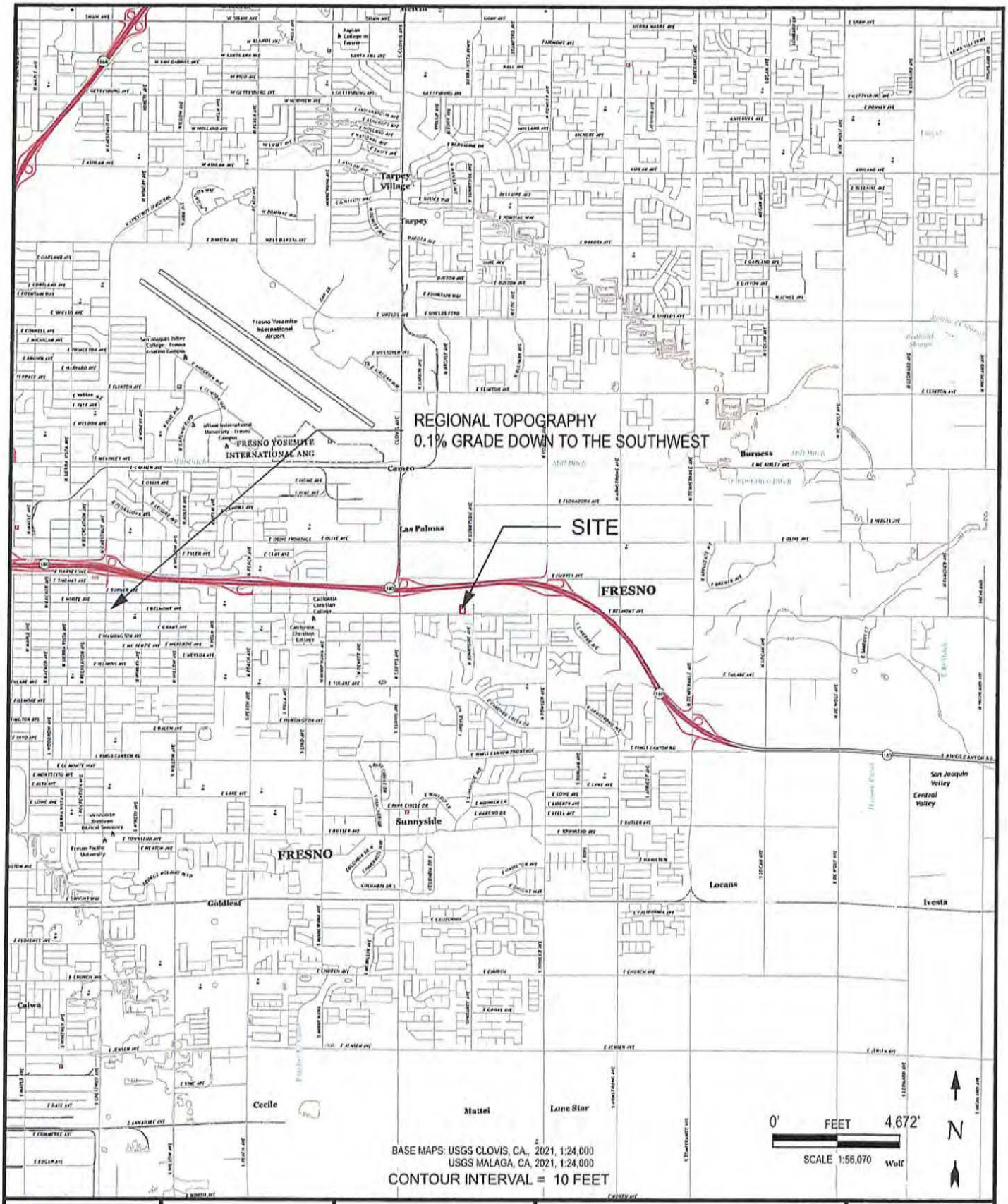
FIGURES



MASON GEOSCIENCE
PO BOX 1020
EXETER, CA
93221
(559) 936-3695

NITROGEN LOADING ANALYSIS
5771 E. BELMONT AVENUE
FRESNO, CALIFORNIA
APN 310-111-15

VICINITY MAP

CLIENT:
FABIOLA VELARDE AND ROBERT ORTIZ
5771 E. BELMONT AVE
FRESNO, CA 93727

REVISION LOG:

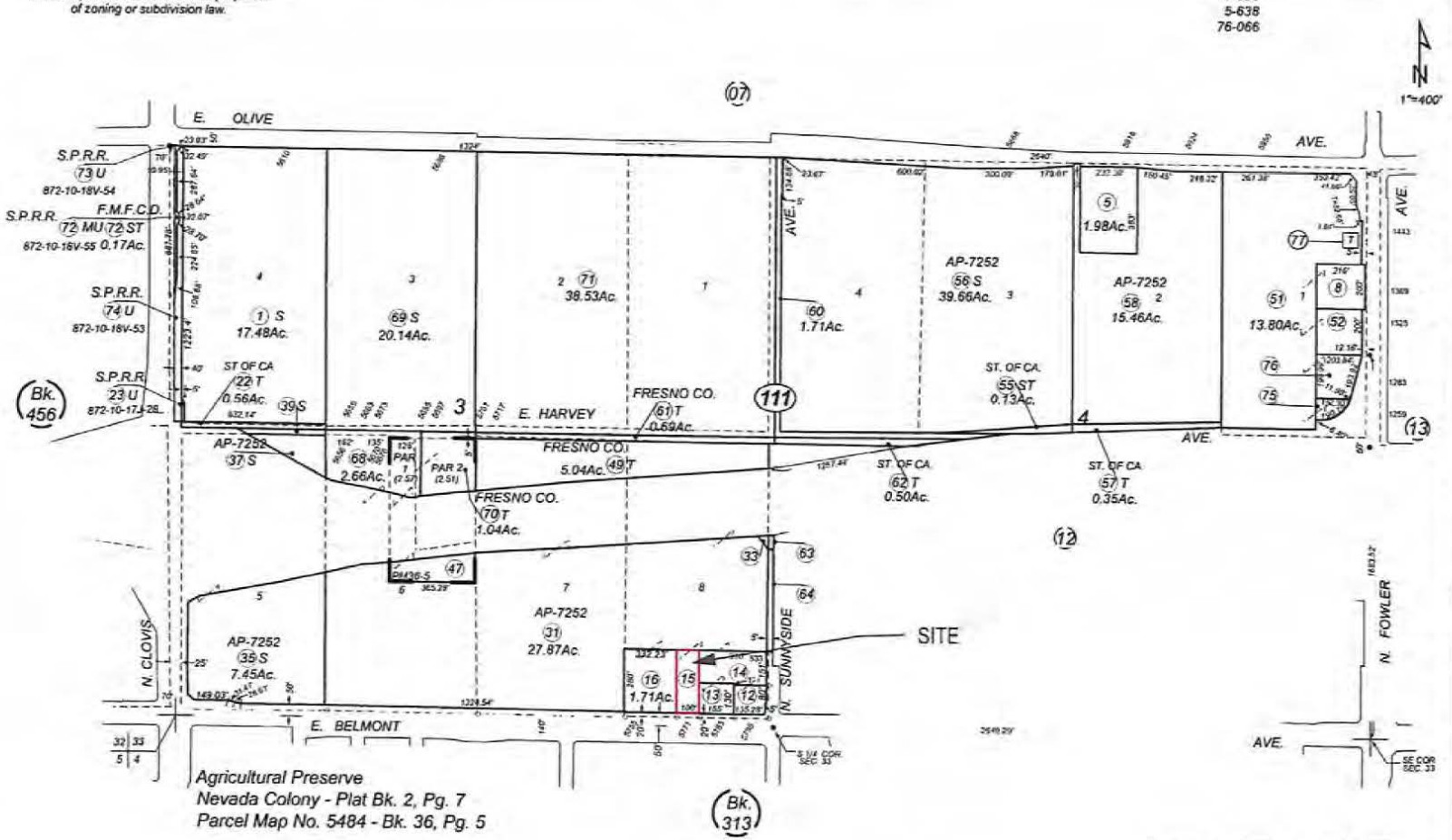
PLOT DATE: 09/02/2024
PROJECT NO: 24-028
SCALE: AS SHOWN
SHEET NO.: FIGURE 1

-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.

SUBDIVIDED LAND IN SEC. 33, T.13S., R.21E., M.D.B.& M.

Tax Rate Area
5-065
5-353
5-638
76-066

310-11



Agricultural Preserve
Nevada Colony - Plat Bk. 2, Pg. 7
Parcel Map No. 5484 - Bk. 36, Pg. 5

LEGEND
T = TOTAL LENGTH

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

Assessor's Map Bk.310 - Pg.11
County of Fresno, Calif.

H 04/26/2023 SL 23R

DRAWINGS NOT TO SCALE

MASON GEOSCIENCE
PO BOX 1020
EXETER, CA
93221
(559) 936-3695

PROJECT:
NITROGEN LOADING ANALYSIS
5771 E. BELMONT AVENUE
FRESNO, CALIFORNIA
APN 310-111-15

CLIENT:
FABIOLA VELARDE AND
ROBERT ORTIZ
5771 E. BELMONT AVE
FRESNO, CA 93727

ASSESSOR'S PARCEL MAP

REVISION LOG:

PLOT DATE: 09/02/2024
PROJECT NO: 24-028
SCALE: AS SHOWN
SHEET NO.: FIGURE 2

5771 E. BELMONT AVE FRESNO CA ZONING

9/2/2024, 9:16:44 AM

Urbanized Areas
Supervisor Districts
Zoning
A1 A2 AC AE160 AE20 AE40 AE5 AL20 AL40 C1 C2 C3 C4 CM CO CP CR M1 M2 M3 O P PV R1 R1A

1:4,514
0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

Maxar

Esri, ArcGIS Maxar

MASON GEOSCIENCE
PO BOX 1020
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93221
(559) 936-3695

PROJECT:
NITROGEN LOADING ANALYSIS
5771 E. BELMONT AVENUE
FRESNO, CALIFORNIA
APN 310-111-15

CLIENT:
FABIOLA VELARDE AND
ROBERT ORTIZ
5771 E. BELMONT AVE
FRESNO, CA 93727

FRESNO COUNTY
ZONING MAP

REVISION LOG:

PLOT DATE: 09/02/2024
PROJECT NO: 24-028
SCALE: AS SHOWN
SHEET NO.: FIGURE 4

Fresno County Recorder
Paul Dictos, CPA
2023-0106709
Recorded at the request of:
SIMPLIFILE, PROVO
11/17/2023 04:00 49
Titles: 1 Pages: 3
Fees: $25.00
CA SB2 Fees:$0.00
Taxes: $0.00
Total: $25.00

RECORDING REQUESTED BY
Meier Law Firm
450 Newport Center Dr., Suite 500
Newport Beach, CA 92660
Attn: Melanie Fergus, Esq.

WHEN RECORDED, MAIL DOCUMENT AND TAX STATEMENTS TO:
Fabiola Velarde
5771 E. Belmont Avenue
Fresno, CA 93727

(Space Above For Recorder's Use)

APN: 310-111-15

GRANT DEED

THE UNDERSIGNED GRANTOR declares:

Documentary Transfer Tax is $NONE.
The deed is exempt from the documentary transfer tax under R&T Code § 11911 and 11930 because "this conveyance transfers the grantor's interest into his or her revocable living trust."

☒ Exempt from fee per GC 27388.1 (a)(2); a transfer of real property that is a residential dwelling to an owner-occupier

For valuable consideration receipt of which is hereby acknowledged, Fabiola Velarde who took title as a married woman as her sole and separate property does hereby grant to Fabiola Velarde, Trustee, or her successors in interest, of the Fabiola Velarde Trust dated November 17, 2023, and any amendments thereto, the real property in the Unincorporated Area of the County of Fresno, State of California, described as follows:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A"

Commonly known as: 5771 E. Belmont Avenue, Fresno, California 93727

Dated: November 17, 2023

Fabiola Velarde

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 ORANGE)

On November 17, 2023, before me, Gabby Totten, Notary Public, personally appeared Fabiola Velarde 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 of Notary Public

(SEAL)

GABBY TOTTEN
Commission #2455417
Notary Public - California
Orange County
My Comm. Expires JUL 28, 2027

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 310-111-15

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A PORTION OF LOT 8 IN BLOCK 3 OF NEVADA COLONY, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 7 OF FLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 330 FEET WEST AND 30 FEET NORTH OF THE SOUTH 1/4 CORNER OF SECTION 33 TOWNSHIP 13 SOUTH RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO CARL L. TORRES AND HAZEL O. TORRES, HUSBAND AND WIFE, BY DEED RECORDED ON JULY 15, 1947; THENCE NORTHERLY ALONG THE WESTERLY LINE SAID TORRES LAND 330 FEET TO THE NORTHWESTERLY CORNER OF SAID LAND SO CONVEYED TO TORRES; THENCE WESTERLY 100 FEET PARALLEL WITH THE SOUTH LINE OF SAID SECTION 33; THENCE SOUTHERLY 300 FEET PARALLEL WITH THE WESTERLY LINE OF SAID TORRES LAND TO A POINT WHICH IS 30 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 33; THENCE EASTERLY 100 FEET TO THE POINT OF BEGINNING.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

STATE OF CALIFORNIA
COUNTY OF FRESNO

THIS IS TO CERTIFY
THAT THIS IS A TRUE
COPY OF THIS DOCUMENT
FILED OR RECORDED
IN THIS OFFICE
DATED MAR 0 4 2025

PAUL DICTOS, C.P.A.
COUNTY RECORDER
BY ..... DEPUTY

RECORDER
FRESNO COUNTY, CALIF.
1856