



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 Hearing Date November 18, 2021

SUBJECT: Classified DRA Director Review and Approval Application No. 4668

Allow a permanent 2nd residence on a 2.38-acre parcel in the R-R (Rural Residential, 2-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the east side of Fowler Ave, easternly adjacent to N Fowler Ave., 312 feet west of N. Burgan Ave. approximately 1,300 feet north from the City of Clovis. (9254 N. Fowler Ave) (APN: 557-022-07) (Sup. Dist. 5).

OWNER: Tyson Woodruff

STAFF CONTACT: Elliot Racusin, Planner
(559) 600-4245

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Approve Classified DRA Director Review and Approval Application No. 4668 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 Plans and Detail Drawings
6. Elevations

7. Floor Plans
8. Water Well Yield Test & Water and Natural Resources Division Comment
9. Appeal Letter & Public Comment Letters

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Northeast Rural Residential Area	No Change
Zoning	R-R (Rural Residential, 2-acre minimum parcel size)	No Change
Parcel Size	2.38-acres	No Change
Project	Single Family Residence	Allow for a permanent 2 nd Residence

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

ENVIRONMENTAL ANALYSIS:

It has been determined, pursuant to Section 15303(a) of the State of California Environmental Quality Act Guidelines (CEQA) that this proposal is categorically exempt from CEQA requirements.

PUBLIC NOTICE:

Notices were sent to 63 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 Classified DRA Director Review and Approval Application may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 872-C are made by the Director.

If an appeal is filed, the Director's decision will not be effective. The Planning Commission will then hold a public hearing to determine if the DRA should be approved.

The Commission shall render a decision within forty (40) days after the hearing of such appeal, and the Commission's decision shall be final, unless an appeal therefrom is filed with a court of competent jurisdiction within ninety (90) days after the Commission renders its decision (Section 872-E-5).

BACKGROUND INFORMATION:

October 7th, 2021- The Director of the Department of Public Works and Planning of the County of Fresno reviewed Classified DRA Director Review and Approval Application No. 4668 application and determined that the required findings can be made. The Director approved Director Review and Approval (DRA) No. 4668, subject to the attached conditions (including water well yield test) stating the subject property has sufficient water necessary for approval (Exhibit 7).

October 8th, 2021- Notices of Approval were issued to surrounding property owners with the appeal period deadline of October 22nd, 2021 at 5:00 pm.

October 22nd, 2021- Three letters of opposition stated concern over lack of water and one letter of support for the proposed project were received during the comment period. A subsequent letter was received with the applicable appeal fees, triggering a Planning Commission Hearing (Exhibit 9).

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 Yard: 35' Side Yard: 20' Rear Yard: 20'	No Change	Y
Parking	A parking space shall be an area for the parking of a motor vehicle, plus those additional areas required to provide for safe ingress and egress from said space	No Change	Y
Lot Coverage	No Requirements	No Change	Y
Space Between Buildings	6 feet	No Change	Y
Septic Replacement Area	100 feet from water area	Septic radius shall be 100 feet away from all water systems	Y
Water Well Separation	100 feet from septic area	Water well radius shall be 100 feet away from all septic systems	Y

Reviewing Agency/Department Comments Regarding Site Adequacy:

Fresno County Zoning Department:

Well water yield test (Exhibit 8) shall be conducted due to low water area prior to permit issuances.

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

Analysis:

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

Recommended Conditions of Approval:

None.

Conclusion:

Finding 1 can be made as the site of the proposed use is adequate in size and shape to accommodate said use.

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	N/A	N/A
Public Road Frontage	Yes	N/A	N/A
Direct Access to Public Road	Yes	N/A	N/A
Road Classification		Local	No Change
Road Width		60 feet	No Change
Road Surface		Paved	No Change
Road Improvements Required		N/A	N/A

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

Road Maintenance & Operations:

The subject property borders on N. Fowler Avenue, which is a county-maintained road. Fowler Ave. is classified as a Local Road in the General Plan, with a recommended right-of-way width of 60 feet. Records for existing right-of-way show a right-of-way width for Fowler Ave. of 60 feet.

No additional right-of-way is required.

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

Analysis:

Based on the above information no additional right-of-way is required, therefore the roads are 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 as the site for the proposed use relates to streets and highways can adequately serve the proposed use.

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	2.39- acres	Single Family Residential	R-R	230'
South	2.07-acres	Single Family Residential	R-R	150'
East	2.00-acres	Single Family Residential	R-R	427'
West	2.39-acres	Single Family Residential	R-R	454'

Water and Natural Resources Division:

The subject parcel is located within an area of the county defined as being a water short area, as such a water well yield test shall be conducted to demonstrate that the well is capable to adequately serve the proposed use. If approved, staff recommends the following project note:

Prior to issuance of any construction permit, a water well yield test shall be conducted to demonstrate that the well is capable to adequately serve the proposed use.

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

PUBLIC COMMENT:

Three letters of opposition stated concern over lack of water and one letter of support for the proposed project (Exhibit 9).

Analysis:

A water well yield test was conducted and signed off by the Water and Natural Resource Division stating the subject property has sufficient water necessary for approval (Exhibit 7).

Recommended Conditions of Approval:

None.

Conclusion:

Finding 3 can be made as public concerns over water adequacy were addressed and a water well yield test confirmed adequate amounts of water to support the proposal. The proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.

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

Relevant Policies:	Consistency/Considerations:
<u>General Plan Policy: LU-H.4</u>	<i>The County shall allow second dwellings, not to be sold as a separate unit, subject to a discretionary permit in areas designated for rural residential use, and agricultural or rangeland use. The second dwelling shall be clearly subordinate in size to the primary dwelling.</i>
<u>General Plan Policy: PF-C.17:</u>	<i>The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The evaluation shall include the following:</i> <ul style="list-style-type: none"><i>a. A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, it must come from a reliable source and the supply must be made “firm” by water banking or other suitable arrangement. If groundwater is proposed, a hydrogeologic investigation may be required to confirm the availability of water in amounts necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a</i>

Relevant Policies:	Consistency/Considerations:
	<p><i>hydrogeologic investigation shall be required.</i></p> <p><i>b. A determination of the impact that use of the proposed water supply will have on other water users in Fresno County. If use of surface water is proposed, its use must not have a significant negative impact on agriculture or other water users within Fresno County. If use of groundwater is proposed, a hydrogeologic investigation may be required. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required. Should the investigation determine that significant pumping-related physical impacts will extend beyond the boundary of the property in question, those impacts shall be mitigated.</i></p> <p><i>c. A determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability. The plan must be structured such that it is economically, environmentally, and technically feasible. In addition, its implementation must occur prior to long-term and/or irreversible physical impacts, or significant economic hardship, to surrounding water users.</i></p>
<p><u>General Plan Policy: PF-D.6:</u></p>	<p><i>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.</i></p>

Fresno County Policy Planning:

The project site is designated Rural Residential in the Fresno County General Plan which allows a second dwelling unit if it meets the requirements set forth in Policy LU-H.4.

On May 24, 1983, the Fresno County Ordinance Code was amended to provide second residence opportunities within Rural Residential and Agricultural Districts subject to a Director Review and Approval Application and subject to the specified Development Standards set forth in Section 855.N.28. Such standards regulate on-site parking, occupancy requirements, water and sewer requirements, and design features and considerations. The proposed second dwelling meets all the Development Standards set forth in Section 855.N.28.

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

Analysis:

As discussed above the proposed use of a second dwelling is specifically provided for by General Plan Policy LU-H.4. General Plan Policy: PF-C.17, which requires the County to evaluate the water supply was satisfied, the Water and Natural Resources Division evaluated a water well yield test for the project and concluded the subject property has sufficient water necessary for approval (Exhibit 8).

Recommended Conditions of Approval:

None

Conclusion:

Finding 4 can be made as the proposed development is consistent with all relevant General Plan Policies.

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Classified DRA Director Review and Approval Application No. 4668 can be made. Staff therefore recommends Classified DRA Director Review and Approval Application No. 4668, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to determine the required Findings can be made and move to approve Classified DRA Director Review and Approval Application No. 4668, 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 Classified DRA Director Review and Approval Application No. 4668; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Conditions of Approval and Project Notes:

See attached Exhibits.

ER:jp

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EXHIBIT 1

**Director Review and Approval Application No. 4668
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development shall be in accordance with the approved site plan, floor plan, and elevation

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	According to FEMA FIRM Pane1- 1585H, the parcel is not subject to flooding from the 100- year storm.
2.	The project site is located within the Fresno Metropolitan Flood Control District (FMFCD) Boundary and Drainage Zone. Written clearance from FMFCD is required prior to County issuing a grading permit/voucher for the proposed work.
3.	The subject property is within the Low Water Area (Water Short Area). For any development, Water & Natural Resources Division should be consulted regarding any requirements they may have. It is the Applicant's responsibility to initiate contact with Water & Natural Resources Division and obtain the necessary clearance for the proposed work
4.	Any additional storm water runoff generated by the development of this site cannot be drained across property lines or into the County road right-of-way, and must be retained on-site, per County Standards unless FMFCD specifies otherwise.
5.	Any existing or proposed driveway should be set back a minimum of 10' from the property line.
6.	For unpaved or gravel surface access roads, the first 100 feet off of the edge of the County road right-of-way must be graded and asphalt concrete paved or treated with dust palliative.
7.	Any existing or proposed entrance gate should be set back a minimum of 20' from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.
8.	If not already present, a 10' x 10' corner cut-off should be improved for sight distance purposes at any proposed or existing driveway accessing Fowler Avenue.
9.	Any work done within the County road right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
10.	A grading permit or voucher is required for any grading proposed with this application.
11.	It is recommended that the applicant consider having the existing septic tank pumped and have the tank and leach lines evaluated by an appropriately licensed contractor if it has not been serviced and/or maintained within the last five years. The evaluation may indicate possible repairs, additions, or require the proper destruction of the system.

EXHIBIT 1

EXHIBIT 1

Notes	
12.	The sewage disposal system for the new secondary residence shall be installed under permit and inspection by the Department of Public Works and Planning Building and Safety Section. Contact Department of Public Works and Planning at (559) 600-4540 for more information.
13.	An encroachment permit is needed from the Road Maintenance and Operations Division for any work done within the road right-of-way of County of Fresno.
14.	The construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the County of Fresno noise ordinance.
15.	If any underground storage tank(s) are found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
16.	At such time the applicant or property owner(s) decides to construct a water well, the water well contractor selected by the applicant will be required to apply for and obtain a Permit to Construct a Water Well from the Fresno County Department of Community Health, Environmental Health Division. Please be advised that only those persons with a valid C-57 contractor's license may construct wells. For more information, contact the Water Surveillance Program at (559) 600-3357.
17.	As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

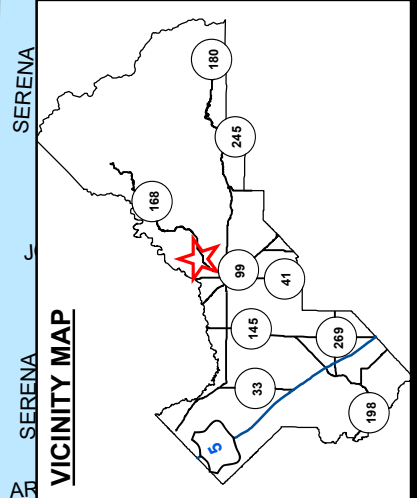
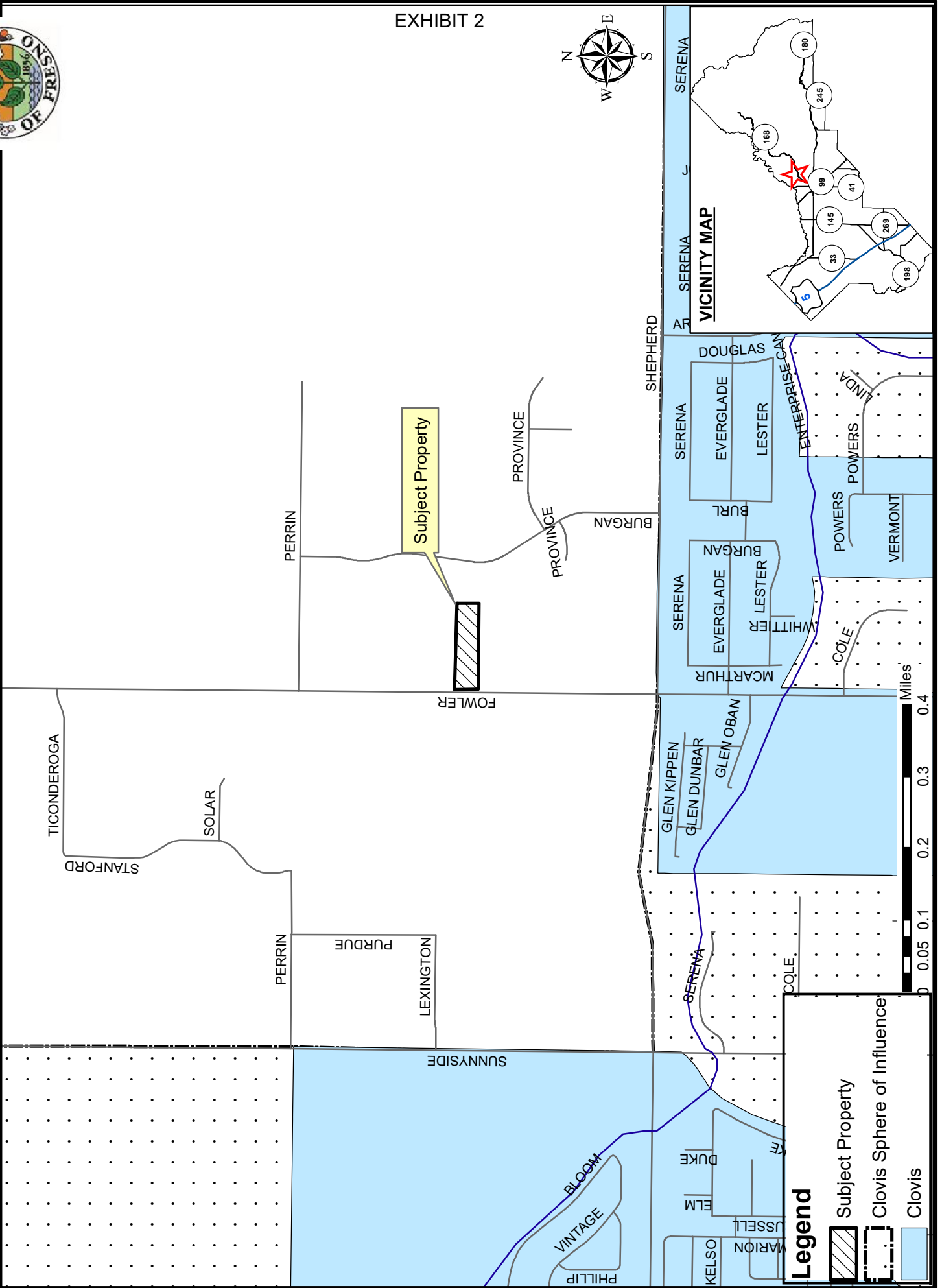
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EXHIBIT 2 LOCATION MAP




DRA 4668



EXHIBIT 2



Legend

-  Subject Property
-  Clovis Sphere of Influence
-  Clovis

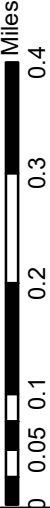
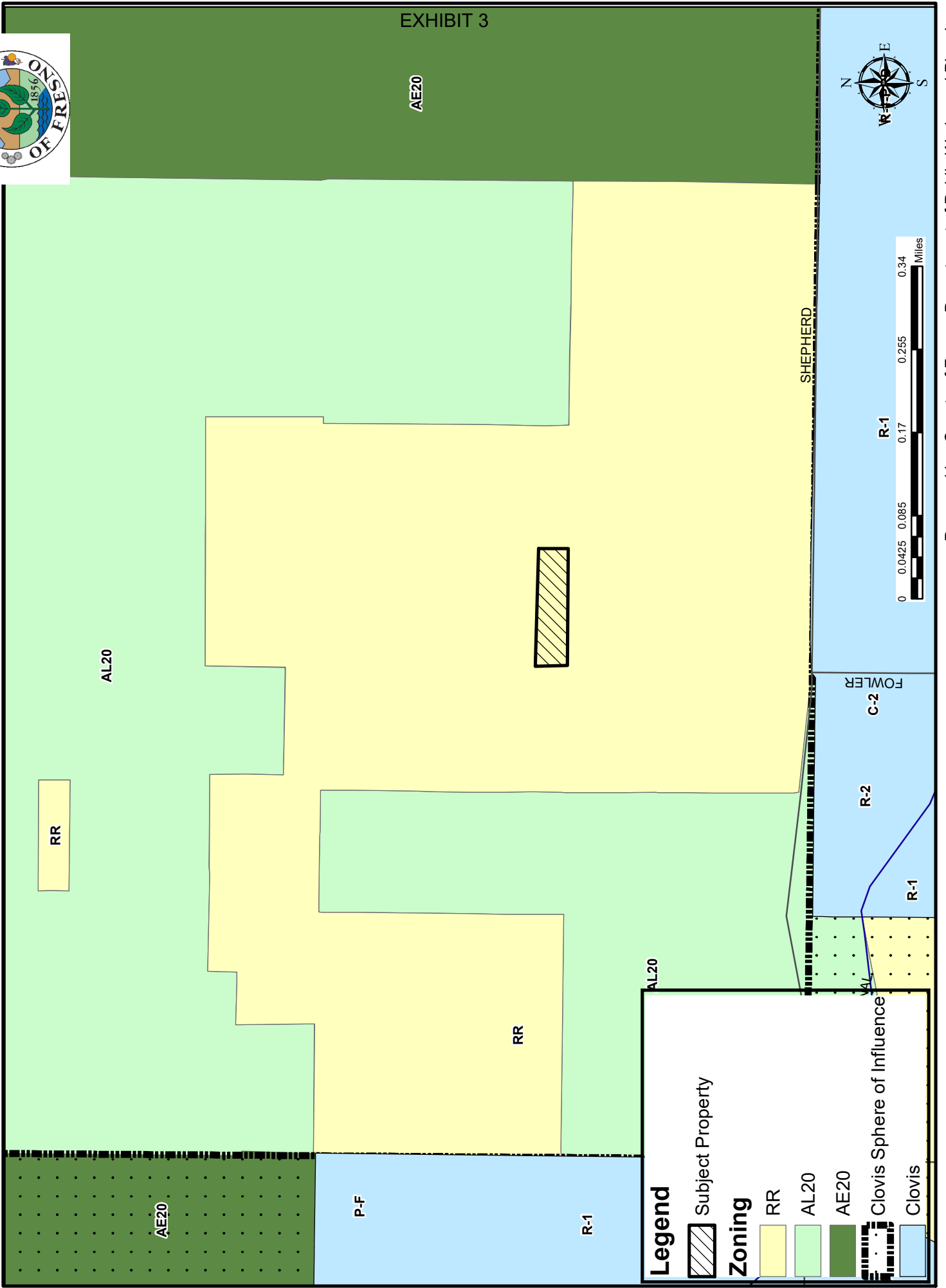


EXHIBIT 3 EXISTING ZONING MAP



Legend

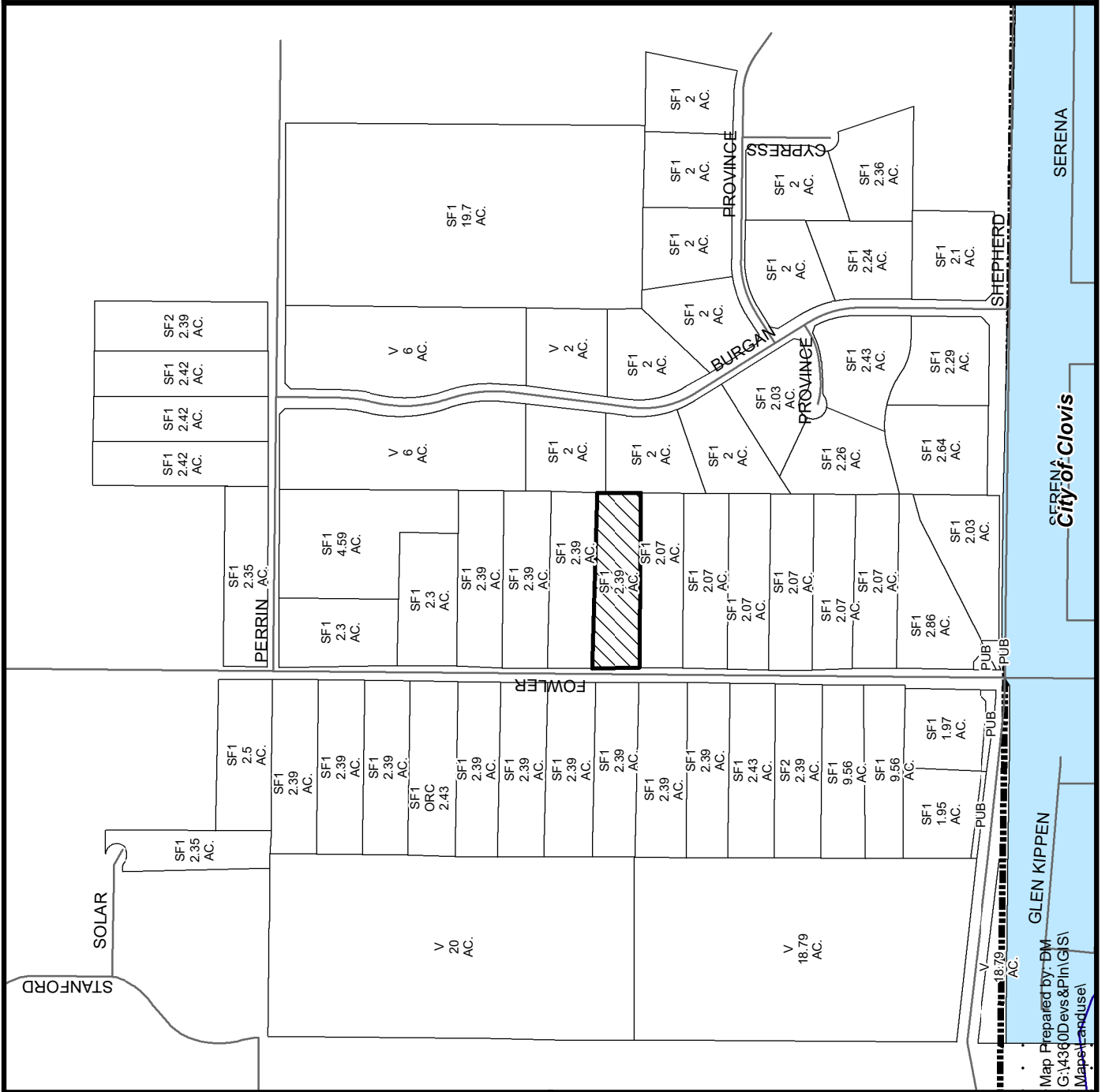
- Subject Property
- Zoning
 - RR
 - AL20
 - AE20
- Clovis Sphere of Influence
 - Clovis



EXHIBIT 4

EXISTING LAND USE MAP

DRA 4668



LEGEND
 ORC - ORCHARD
 PUB - PUBLICLY OWNED
 SF#- SINGLE FAMILY RESIDENCE
 V - VACANT

LEGEND:

Subject Property
 Ag Contract Land



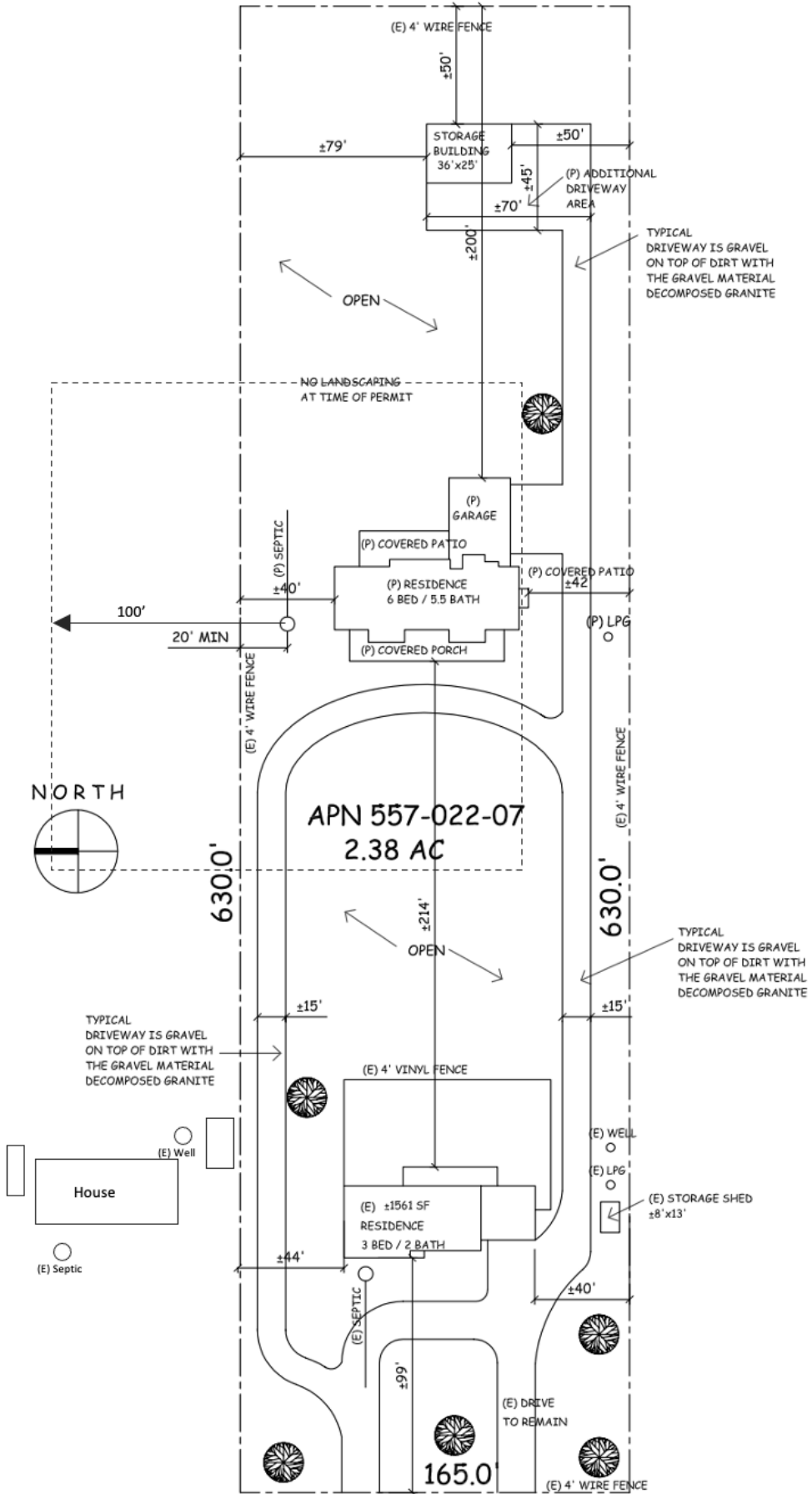
0 140 280 560 840 1,120 Feet

Department of Public Works and Planning
 Development Services Division

EXHIBIT 4

EXHIBIT 5

165.0'

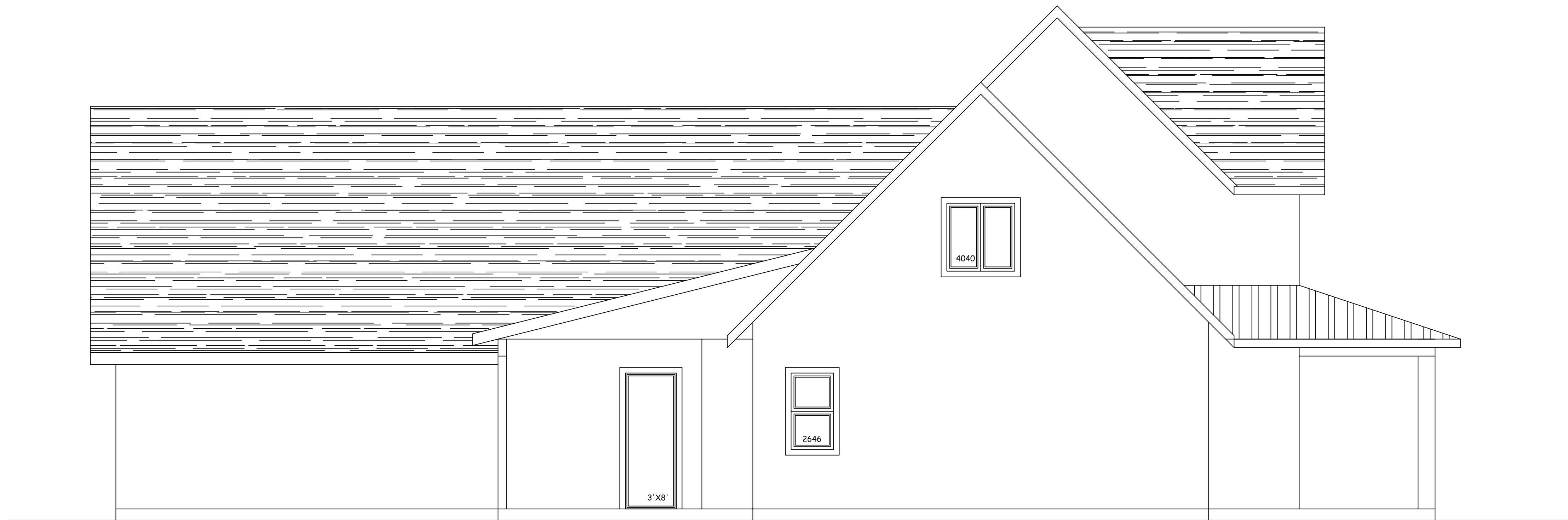


N FOWLER AVE

(60' WIDE)

EXHIBIT 6

REVISIONS	BY



LEFT ELEVATION



FRONT ELEVATION

TYSON & DIANA WOODRUFF
 9254 N FOWLER, CA 95619
 703-474-2912 (DIANA)

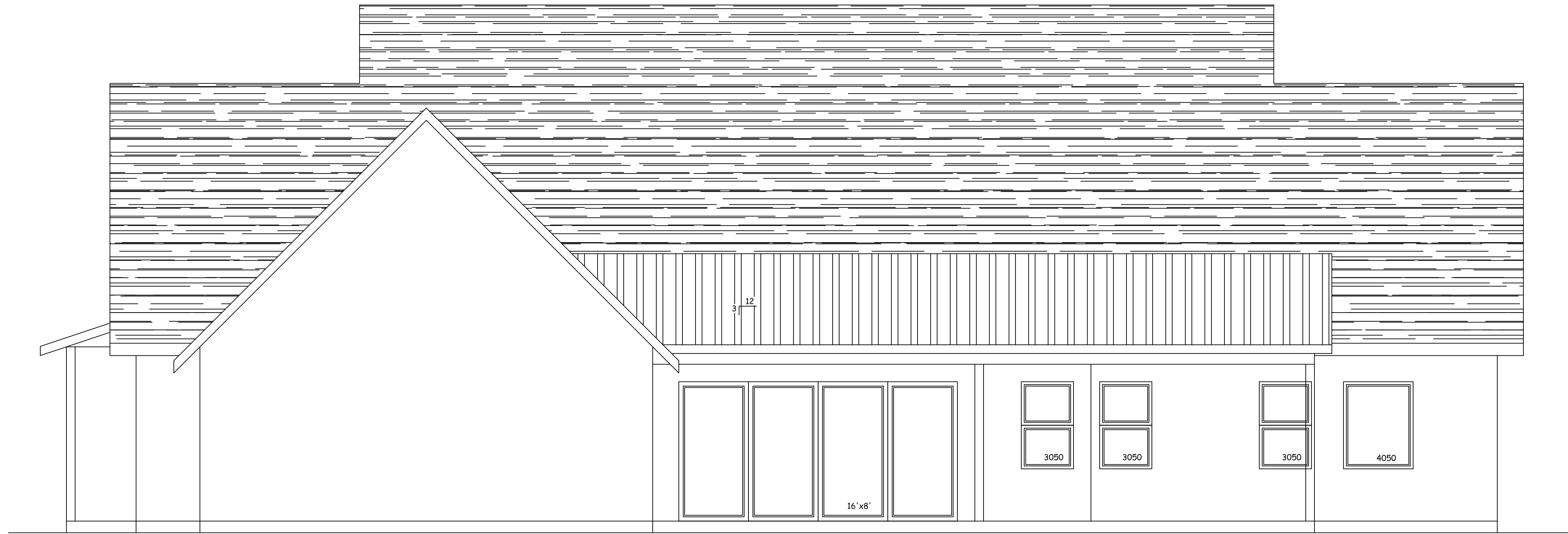
Melissa F. Camp
 Drafting & Design Services
 (959) 300-7661
 ask4prints@gmail.com

EXHIBIT 6

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REAR ELEVATION



RIGHT ELEVATION

REVISIONS	BY

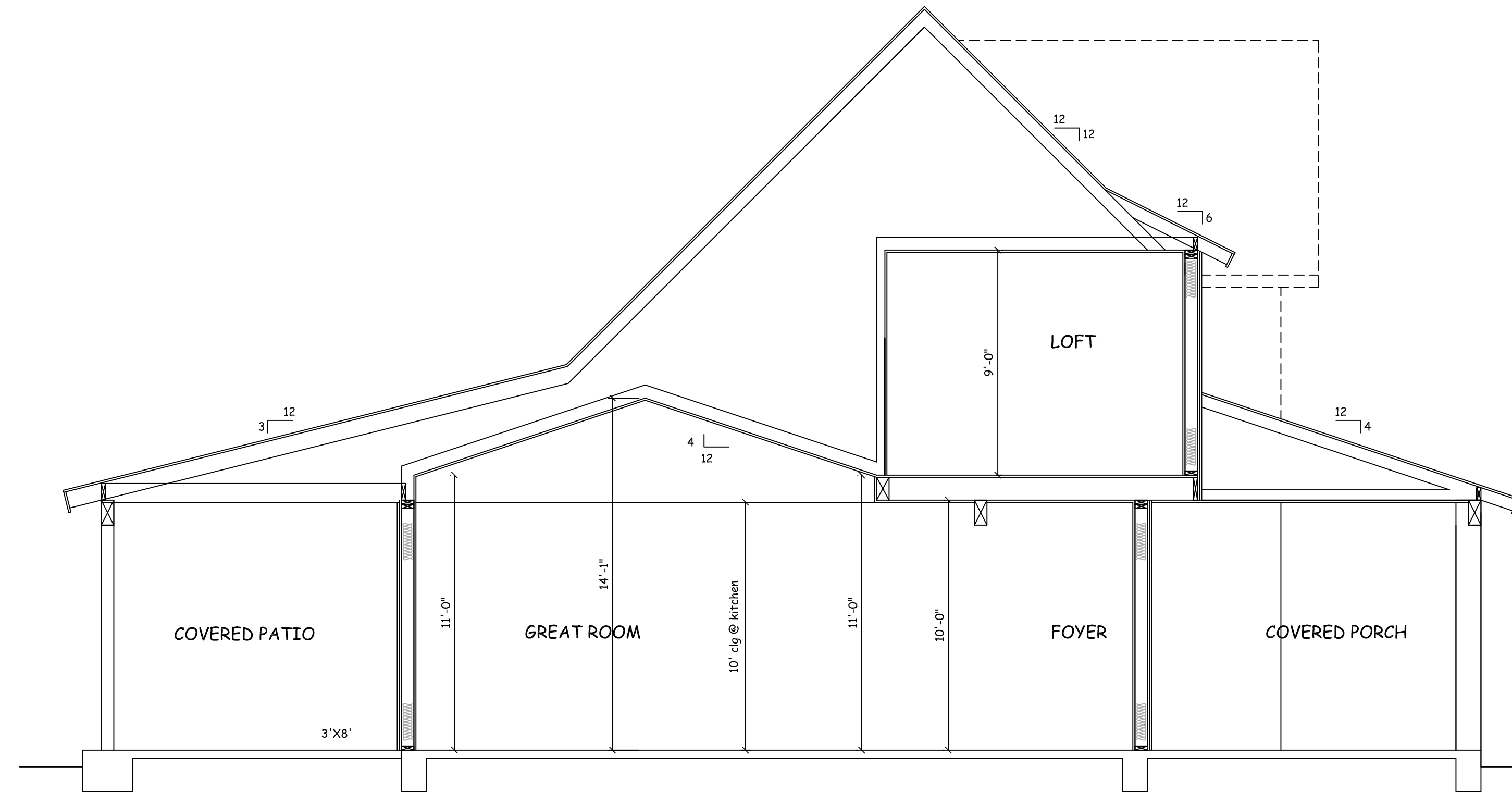
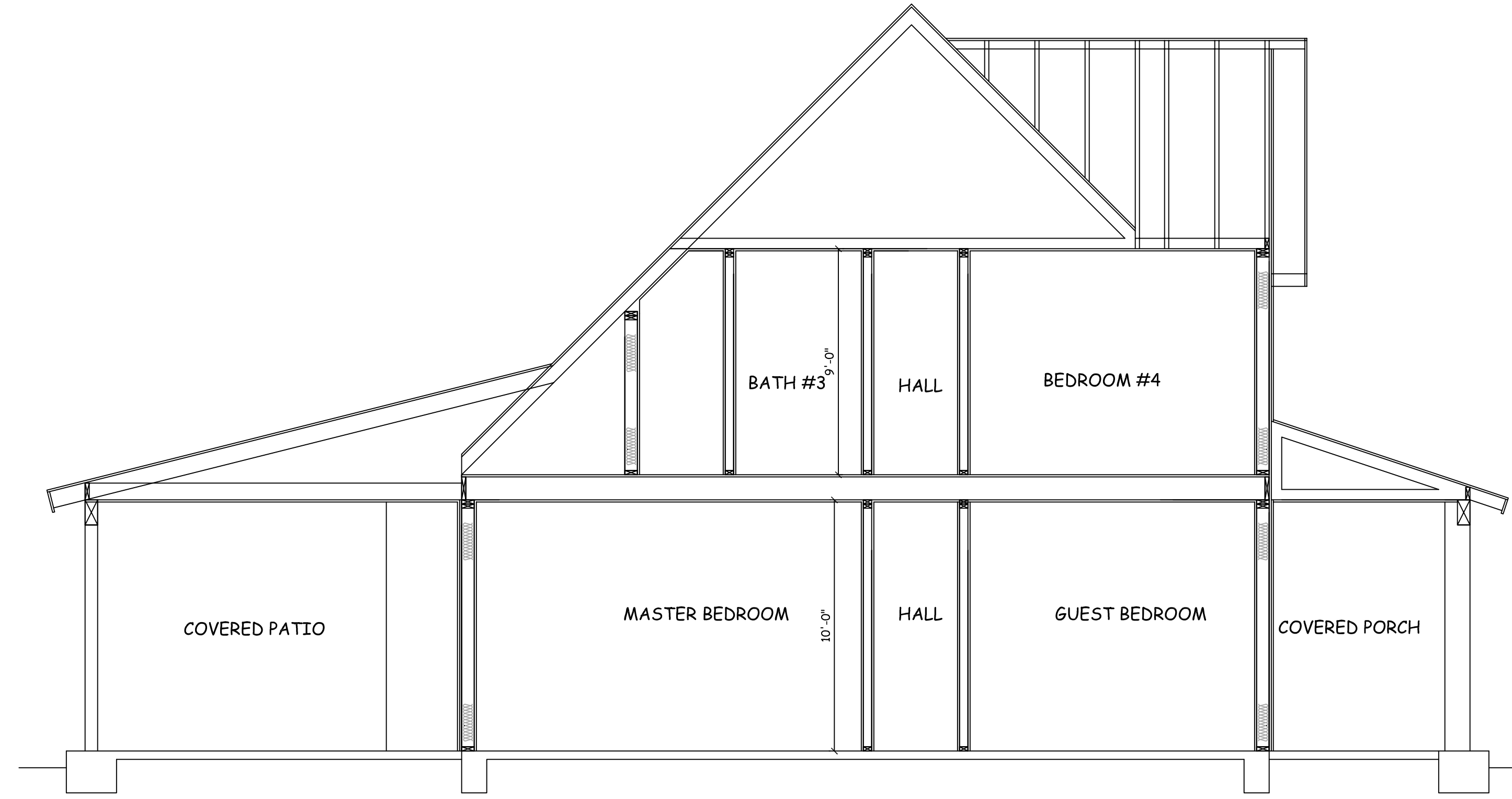
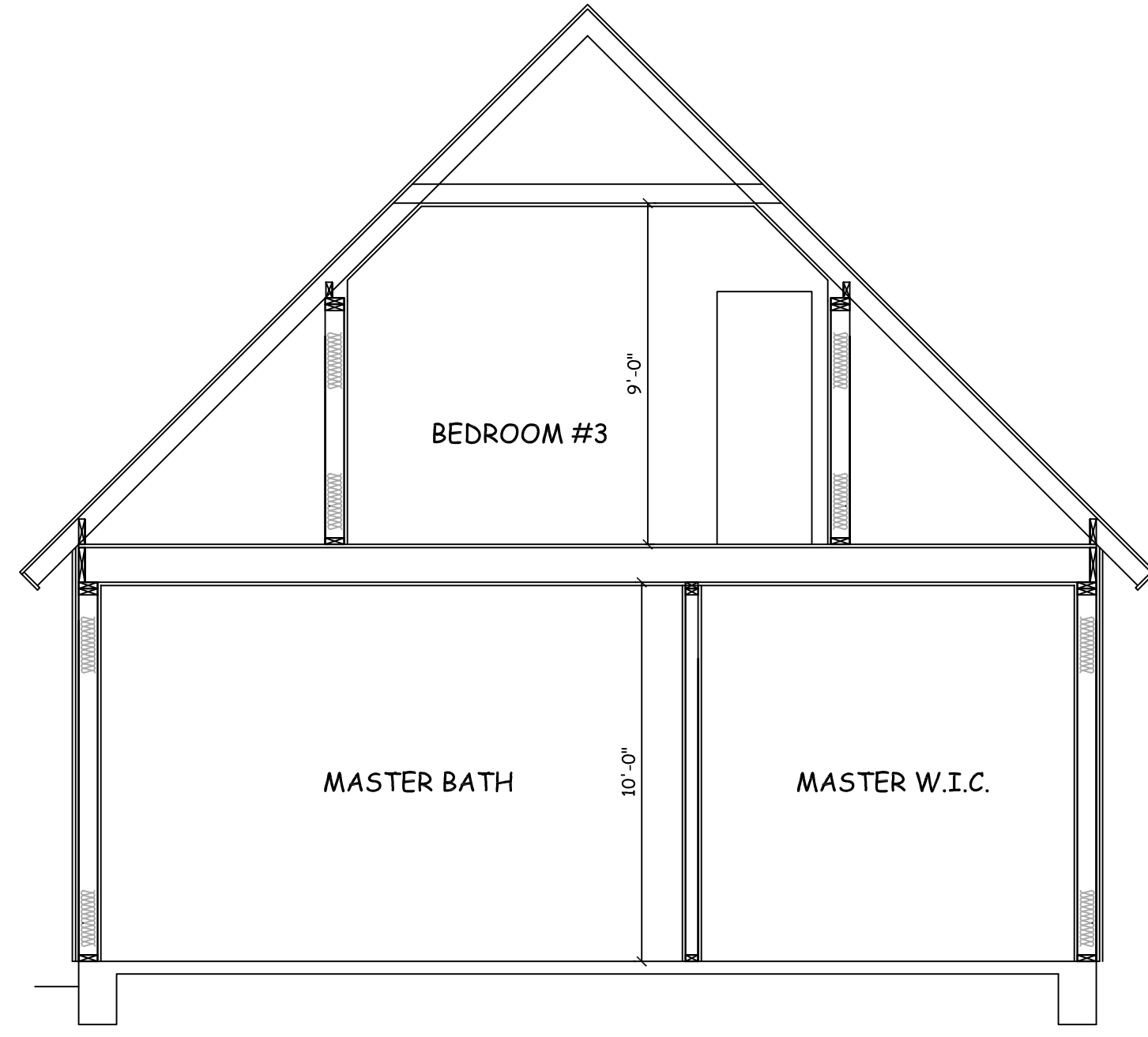
TYSON & DIANA WOODRUFF
9254 N FOWLER, CA 95619
703-474-2912 (DIANA)

Melissa F. Camp
Drafting & Design Services
(959) 300-7661
ask4prints@gmail.com

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GREAT ROOM CLG - OPTION 2

REVISIONS	BY

TYSON & DIANA WOODRUFF
 9254 N FOWLER, CA 95619
 703-474-2912 (DIANA)

Melissa F. Camp
 Drafting & Design Services
 (959) 300-7661
 ask4prints@gmail.com

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Proposed Home Elevation (but not exact floorplan)



Current Home



EXHIBIT 7

REVISIONS	BY

TYSON & DIANA WOODRUFF
 9254 N FOWLER, CA 95619
 703-474-2912 (DIANA)

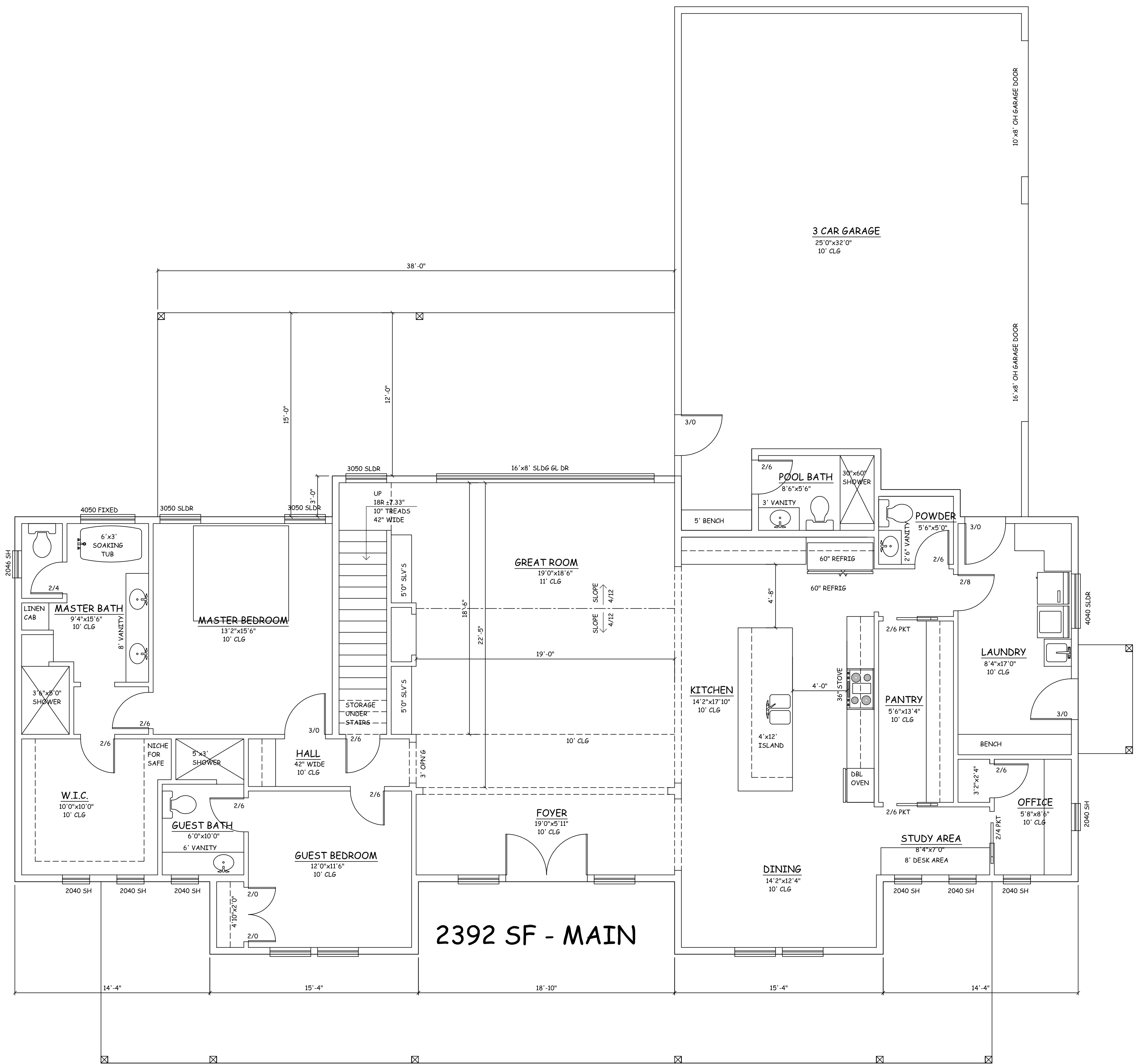
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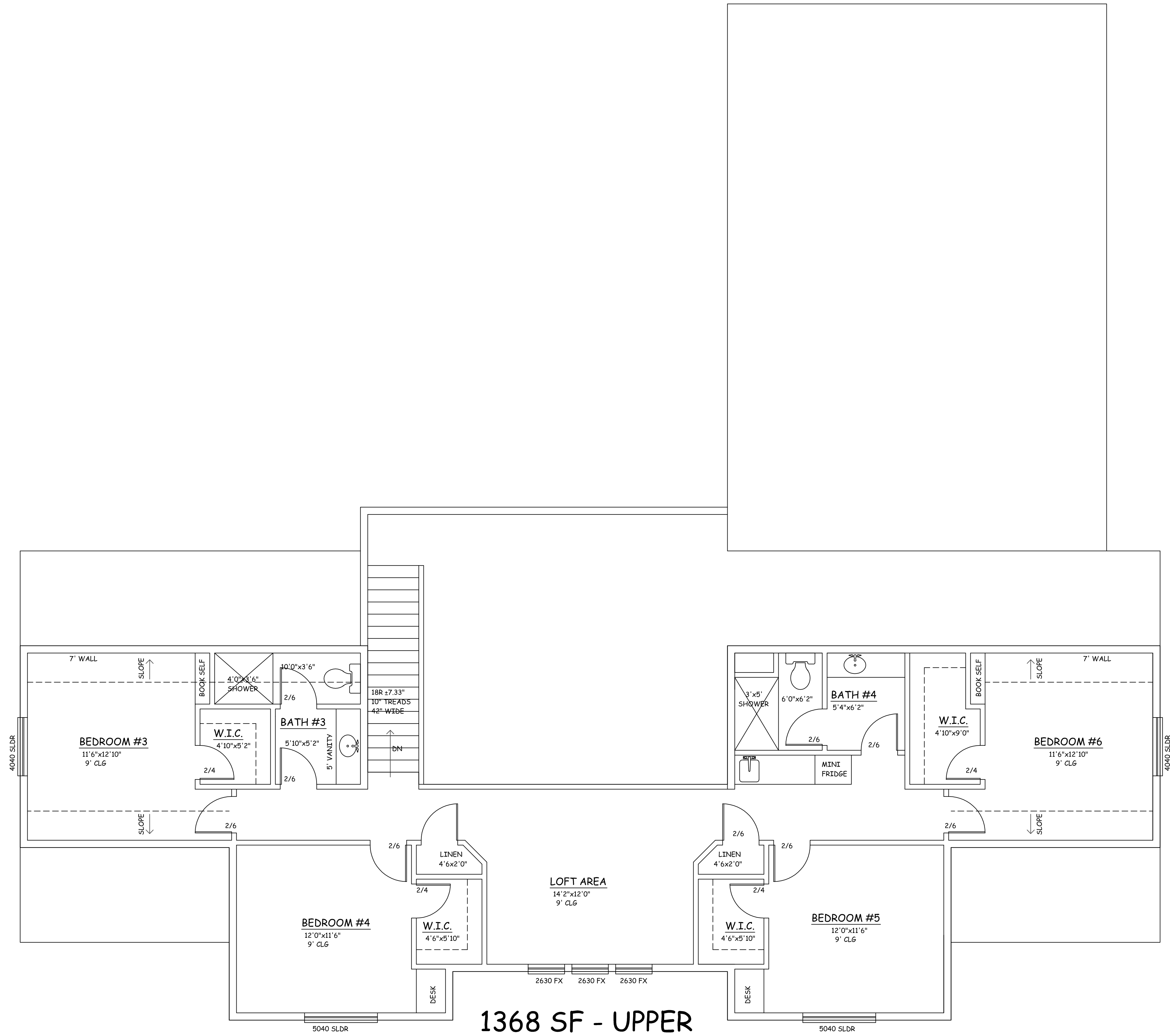
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EXHIBIT 7



SQUARE FOOTAGE	
MAIN LEVEL	2392 SF
UPPER LEVEL	1368 SF
TOTAL LIVING	3760 SF
GARAGE	921 SF
COVERED PORCH	710 SF
COVERED PATIO - SIDE	32 SF
COVERED PATIO - REAR	495 SF

2392 SF - MAIN



1368 SF - UPPER

REVISIONS	BY

TYSON & DIANA WOODRUFF
 9254 N FOWLER, CA 95619
 703-474-2912 (DIANA)

Melissa F. Camp
 Drafting & Design Services
 (959) 300-7661
 ask4prints@gmail.com

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EXHIBIT 8



COUNTY OF FRESNO
DEPARTMENT OF PUBLIC WORKS AND PLANNING
DEVELOPMENT SERVICES DIVISION
WATER TEST CERTIFICATION FORM

<p>WELL OWNER</p> <p>Name: <u>Tyson Woodruff</u></p> <p>Address: <u>9254 N. Fowler Ave</u></p> <p>City: <u>CLAVIS</u> State: <u>CA</u> Zip: <u>93619</u></p>	<p>WELL LOCATION</p> <p>Address: <u>SAME</u></p> <p>City: _____</p> <p>APN: <u>557-022-07</u> GPS: <u>36.870174</u> <u>-119.683443</u></p>
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WELL INFORMATION

Completion Report No: 91 Attached N/A W/A
 Completion Date: 9/15/2021 N/A
 Depth: _____ Airlift Yield: _____ N/A

Anticipated Service Connections: Single Dwelling Main and secondary dwelling

TEST EQUIPMENT INFORMATION

Test Pump Model & HP: Franklin Electric 1 HP Permanent Pump Test Pump
 Pump Setting: 83' Sounding Tube Size & Depth: 3/4" 91' Discharge Piping: 100' Feet from Well Head
 Flow Meter Model: Master Meter Flow Meter Serial No: 9064285

TEST SUMMARY

Test Number: 21268 Original Test Repeat Test
 Date & Time Building Official Notified: 8/25/2021 Via Fax Email Mail
 Date & Time of Last Pumping Prior to Test: 9-13-2021 2:00 PM
 Date & Time Static Water Level Measured: 9-15-2021 6 AM Depth: 640'
 Date & Time Pumping Began: 9-15-2021 6:00 AM Date & Time Pumping Ended: 9-15-2021 12:15 PM
 Total Pumping Time: 4 Hours / 30 Minutes Hours / Minutes
 Total Volume Pumped: 4,564 Gallons
 Final Discharge Rate: 14.5 GPM over last 60 minutes of test
 Allowable Yield: 14.5 (Final Discharge Rate X Seasonal Factor)
 SWL: City after 1 hr 45 min Hours / Minutes (must not exceed pumping time or 24 hours, whichever is less)
 Did SWL return to within prescribed level within allotted time? Yes No (if No, well fails test)
 Required Attachments Included: Pumping Data Sheet Recovery Data Sheet

CERTIFICATION STATEMENT

I, the undersigned, state that this report is complete and accurate to the best of my knowledge and belief.

Company Name: Kings River Drilling LLC License: 1001797
 By: Thomas P. Krazan Phone: 875-6699
 Sign: [Signature] Date: 9/15/2021

Fresno County Office Use Only

Approved By: [Signature] Certified Yield: 14.5 GPM
 Date: 9/16/2021 Minimum 2,000 Gallon Storage: Required Not Required

Form F-372 (Rev. 07/10)

FRESNO COUNTY
WELL YIELD PUMPING TEST DATA SHEET

COMPANY: Kings River Drilling LLC
 ADDRESS: 1650 S Rainbow Ave Sanger CA 93657
 LICENSE NO: 1001797 PHONE NO: 875-6699

REPORT NUMBER: 21268 DATE: 9/15/2021

WELL OWNER: Tyson Woodruff

WELL LOCATION: 9254 N. Fowler Ave APN: 557-022-07
Crows CA 93619

TIME	CUMULATIVE TIME	DEPTH	CHANGE	METER	GALLONS (period)	GALLONS (total)	FLOW/ GPM
6:00	0	64'	0	50342	0	0	0
6:05	05	67'	3	50507	165	165	33
6:10	10	67'	0	50666	169	324	32.4
6:15	15	67'	0	50827	161	485	32.2
6:20	20	67'	0	50987	160	645	32
6:25	25	67'	0	51145	158	803	31.6
6:30	30	67'	0	51305	160	963	32
6:35	35	66'	1'	51444	139	1,102	27.8
6:40	40	66'	0'	51543	99	1201	19.8
6:45	45	65'	1'	51617	74	1275	14.8
6:50	50	65'	0'	51691	74	1,349	14.8
6:55	55	65'	0	51776	85	1,434	17
7:00	60	65'	0	51842	66	1,500	13.2
7:15	75	65'	0	52062	220	1,720	14.6
7:30	90	65'	0	52282	220	1,940	14.6
7:45	105	65'	0	52500	218	2,158	14.5
8:00	120	65'	0	52720	220	2,378	14.6
8:15	150	65'	0	52940	220	2,598	14.6
8:30	180	65'	0	53169	229	2,827	15.2
8:45	210	65'	0	53379	220	3,038	14.6
9:00	240	65'	0	53598	219	3,257	14.6

1hr
2hr
8:15
8:30
8:45
9:00

COMMENTS:

SHEET 1 OF 2

Inspectors Initials:

FRESNO COUNTY
WELL YIELD PUMPING TEST DATA SHEET

COMPANY: Kings River Drilling LLC
 ADDRESS: 1650 S Rainbow Ave Sanger CA 93657
 LICENSE NO: 1001797 PHONE NO: 875-6699

REPORT NUMBER: 21268 DATE: 9/15/2021

WELL OWNER: Tyson Woodruff

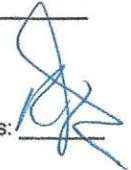
WELL LOCATION: 9254 N. Fowler Ave Clovis CA 93619 APN: 557-022-07

9:15
9:30
9:45
10:00
10:15

TIME	CUMULATIVE TIME	DEPTH	CHANGE	METER	GALLONS (period)	GALLONS (total)	FLOW/ GPM
10:15	2555	65'	0	53816	218	3,475	14.5
10:30	270	65'	0	54034	218	3,693	14.5
10:45	285	65'	0	54252	218	3,911	14.5
11:00	300	65'	0	54470	218	4,129	14.5
10:15	255	65'	0	54687	217	4,346	14.4
10:30	270	65'	0	54905	218	4,564	14.5

COMMENTS: _____

SHEET 2 OF 2

Inspectors Initials: 

**FRESNO COUNTY
WELL YIELD WATER LEVEL RECOVERY DATA SHEET**

COMPANY: Kings River Drilling LLC
 ADDRESS: 1650 S Rainbow Ave, Sanger CA 93657
 LICENSE NO: 1001797 PHONE NO: 875-6699

REPORT NUMBER: 21268 DATE: 9/15/2021
 WELL OWNER: Tyson Woodruff
 WELL LOCATION: 9254 N Fowler Ave APN: 557-022-07
CLAVIS CA 93619
 TOTAL PUMPING TIME: 4/30 HOURS / MINUTES
 DATE AND TIME OF STATIC WATER LEVEL: 9-15-2021 6:00 AM/PM
 STATIC WATER LEVEL: 64' WATER LEVEL AT END OF PUMPING: 65'
 TOTAL DRAW DOWN: 1' 90% OF TOTAL DRAW DOWN: 9
 REQUIRED STATIC WATER LEVEL AFTER PRESCRIBED OFF TIME: 64.1

TIME	CUMULATIVE TIME	DEPTH TO WATER	CHANGE
10:30	0	65.0	0
10:35	5	64.7	0.3
10:40	10	64.7	0
10:45	15	64.6	0.1
10:50	20	64.6	0
10:55	25	64.5	0.1
11:00	30	64.5	0
11:05	35	64.5	0
11:10	40	64.4	0.1
11:15	45	64.4	0
11:20	50	64.4	0
11:25	55	64.3	0.1
11:30	60	64.3	0
11:45	1:15	64.2	0.1
12:00	1:30	64.2	0
12:15	1:45	64.1	0.1

COMMENTS: _____

SHEET 1 OF 1

Inspectors Initials: _____

2124008

10:30 AM
10:00 PM

FRESNO COUNTY
NOTIFICATION OF RESIDENTIAL WELL YIELD TEST

Please complete form and send by fax, email, or regular mail to the following:

County of Fresno
Department of Public Works and Planning
Water & Natural Resources Division
2220 Tulare Street, 8th Floor
Fresno, California 93721
Attention: Glenn Allen

FAX: (559) 455-4691 ■ Email: glallen@co.fresno.ca.us & chgzman@co.fresno.ca.us

Properly completed form MUST BE RECEIVED BY THE BUILDING OFFICIAL A MINIMUM OF 48 HOURS BEFORE beginning the test.

WELL OWNER

Name: Tyson Woodruff
Address: 9254 N. Fowler Ave
Clovis CA 93657
415-271-4260

PAID

WELL LOCATION

Address: 9254 N. Fowler Ave
City: Clovis CA 93619
APN: 557-022-07

New Parcel

Company: Kings River Drilling, LLC
1650 S. Rainbow Ave
Sanger, CA 93657
Address: _____
License No: 1001797 Phone No: 875-6699

Test is Scheduled to begin on 9.15.21 at 8 AM (AM/PM)

I have read and understand Fresno County prescribed testing protocol and acknowledge I am responsible for gathering, recording, and submitting all data for this test.

By: *Thomas P Krazan*
Print Name: Thomas P Krazan

Title Managing Member

21268

8/23/2021

Tyson Woodruff
9254 N Fowler Ave
Clovis CA 93619
415-271-4260
APN 557-022-07
TysonWoodruff@gmail.com
2.44 Acres
Zone X

9254 N Fowler Ave,
Clovis, CA 93619

Water Well
36.870174
-119.683443

N Fowler Ave

N Fowler Ave

To County of Fresno
Department of Public works and planning
Steven E. White, Director

10/19/2021

Dear Steven,

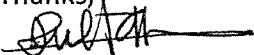
I received noticed of that the application number 4668 has been approved. This application is regarding applicant: Tyson Woodruff about the proposed use of allowing a permanent 2nd residence on a 2.38-acre parcel in the R-R Zone District, which was originally approved for single residence. The property's location is 9254 N. Fowler Ave, Clovis Ca 93619. APPN Number: 557-022-07.

I was really surprised that this parcel was approved. I previously wrote to you in regard to the fact that I have a 6-acre lot: parcel number, 557-042-015; this is 1320 feet from the proposed residence A few years back, I applied to the county to split the lot into three 2-acre lots to allow for a single residences on 2 acre lots. I went through a lengthy process, which included: geological surveys, water reservoir surveys, environmental lot surveys, etc. The process cost was \$14,000.00. Fresno County rejected my application. They based their rejection on the fact that there's not enough water in the area to support additional houses in the area. However, given that Woodruff's proposal has been approved, I can't help but wonder what privileges/connections Woodruff has with that county, which resulted in the approval/ double standards Fresno County has for certain residents, not including me.

As you rejected my application stating there is not enough water to support additional houses at our lot. It seems illogical for there to be enough water now—during the middle of a drought? Because the 4668 application was approved, I am applying for a public hearing and discuss the double standards of the county to the public. It makes no sense to me; I believe my original application for my lot to be divided into 3 lots should now be approved as well. I believe county knows there is enough water, and they just used an excuse to decline my application. I would like to specifically know the 4668 application is different from mine; how is it possible to build a second house on a 2-acre lot which was only approved for one resident when I applied to have one residence on 2 acres. It seems counterintuitive; as such, I would appreciate a hearing to discuss why 2 house on a 2-acre lot was approved in the setting of a drought that has worsened since the time I had applied for my application.

Please, call me if you have any questions.

Thanks



Dr. Intisab Sultan, MD
7301 N Fancher Road,
Clovis,CA,93619.

Phone number: 559-999-5895

To County of Fresno
Department of Public works and planning
Steven E. White, Director

08/08/2021

Dear Steven,

I received noticed of an application by Director of Review for application number 4668. This application is regarding applicant: Tyson Woodruff about the proposed use of allowing a permanent 2nd residence on a 2.38-acre parcel in the R-R Zone District, which is approved for single residence. The property's location is 9254 N. Fowler Ave, Clovis Ca 93619. APPN Number: 557-022-07.

I was really surprised to receive the letter from the county. I have a 6-acre lot: parcel number, 557-042-015; this is 1320 feet from the proposed residence. This lot is approved for a single residence. However, a few years back, I applied to the county to split the lot into three 2-acre lots. I went through a lengthy process, which included: geological surveys, water reservoir surveys, environmental lot surveys, etc. The process cost was \$14,000.00

Fresno County rejected my application. They based their rejection on the fact that there's not enough water in the area to support additional houses in the area. If this proposal gets approved, it will further prove my point that Fresno County has double standards for residents.

As you rejected my application stating there is not enough water to support additional houses at our lot. It seems illogical for there to be enough water now—during the middle of a drought? If this application goes through, I am going to apply for a public hearing and discuss the double standards of the county to the public. Furthermore, if this resident application is approved, my lot should be divided into the 3 lots I had originally requested for the additional houses approved back dated on the lot. I believe county knows there is enough water, and they just used an excuse to decline my application. Please, call me if you have any questions.

Thanks,



Dr. Intisab Sultan, MD

7301 N Fancher Road,

Clovis, CA, 93619.

Phone number: 559-999-5895

Racusin, Elliot

From: Racusin, Elliot
Sent: Friday, August 13, 2021 11:03 AM
To: Margarita
Cc: engle.curt@gmail.com
Subject: RE: DRA 4668

Thank you.
Your email has been received and filed with Application 4668.

Elliot Racusin | Planner

Department of Public Works and Planning | Development Services and Capital Projects

2220 Tulare St. 6th Floor Fresno, CA 93721

Main Office: (559) 600-4230 Direct: (559) 600-4245 Your input matters! Customer Service Survey

-----Original Message-----

From: Margarita <margaritaengle@yahoo.com>
Sent: Friday, August 13, 2021 10:06 AM
To: Racusin, Elliot <eracusin@fresnocountyca.gov>
Cc: engle.curt@gmail.com
Subject: DRA 4668

CAUTION!!! - EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Dear Elliot Racusin,
we are strongly opposed to any additional building on DRA 4668 or anywhere else in this neighborhood. The County has not tried to help us with water problems, and therefore should not consider any construction that could make those problems worse.

Sincerely,
Margarita Engle
Curtis Engle

Sent from my iPad

Racusin, Elliot

From: Doug Dunbar <doug65015@gmail.com>
Sent: Friday, August 13, 2021 10:56 AM
To: Racusin, Elliot
Subject: DRA: 4668

CAUTION!!! - EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Douglas. And Lorinda Dunbar, We are a no on this DRA 4668, due to extreme water shortage in this area. 9387 N. Fowler

Dennis Netzley
9286 N. Fowler Ave.
Clovis, Ca. 93619
559 299-8409

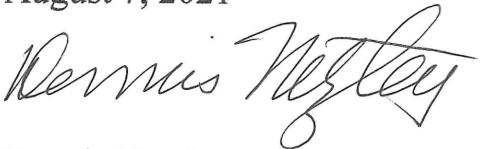
Elliot Rascusin, Planner
Development Services and Capital Projects Division

Re: DRA: 4668, 9254 N. Fowler Ave., Clovis

Sir

I am providing this written comment to advise you that I have no objection to the proposed 2nd residence at this location.

Respectfully submitted
August 7, 2021

A handwritten signature in cursive script that reads "Dennis Netzley".

Dennis Netzley