



County of Fresno

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

June 6, 2022

Tyson Woodruff
9254 N. Fowler Ave
Clovis, CA 93619

Dear Applicant:

Subject: Resolution No. 12913 – Director Review and Approval No. 4668

On November 11, 2021 the Fresno County Planning Commission approved your above-referenced project. A copy of the Planning Commission Resolution is enclosed.

Since no appeal was filed with the Clerk to the Board of Supervisors within 15 days, the Planning Commission's decision is final.

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

In the time since this Application was processed Thomas has left Fresno County so if you have any questions please contact David Randall

If you have any questions regarding the information in this letter please contact me at drandall@fresnocountyca.gov or 559-600-4052.

Sincerely,

David Randall, Senior Planner
Development Services and Capital Projects Division

DR:jp

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Enclosure



Inter Office Memo

DATE: November 18, 2021
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12913 - DIRECTOR REVIEW and APPROVAL NO. 4668

APPLICANT/

OWNER: Tyson Woodruff

REQUEST: 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 N. Fowler Ave, 312 feet west of N. Burgan Ave., approximately 0.25 miles north of E. Shepard Avenue, the nearest boundary of the City of Clovis, (APN: 557-022-07) (9254 N. Fowler Ave.) (Sup. Dist. 5).

PLANNING COMMISSION ACTION:

At its hearing of November 18, 2021, the Commission considered the Staff Report and testimony (summarized in Exhibit A).

A motion was made by Commissioner Abrahamian and seconded by Vice Chair Hill to approve the Director Review and Approval No. 4668; and move to determine the required Findings can be made and approve DRA Director Review and Approval Application No. 4668, subject to the Conditions of Approval and Project Notes listed in Exhibit B.

This motion was passed on the following vote:

VOTING: Yes: Commissioners Chatha, Hill, Abrahamian, Carver, Ewell, and Woolf

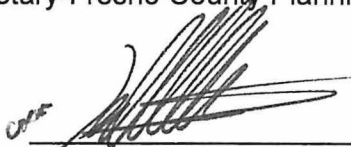
No: None

Absent: Commissioners Eubanks, and Ede

Abstain: None

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

By:



William Kettler, Manager
Development Services and Capital Projects Division

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

Attachments

EXHIBIT A

Director Review and Approval Application No. 4668

Staff: The Fresno County Planning Commission considered the Staff Report dated November 18, 2021, and heard a summary presentation by staff.

Presenter: 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 applicant believed the Water and Natural Resources Division was correct in their assertion of water adequacy.
- 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.

Others: No other individuals presented information in support of or in opposition to the project.

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EXHIBIT B

**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	
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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 feet 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 feet 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 B

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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