



County of Fresno

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

DATE: January 18, 2024

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
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, Current/Environmental
Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review,
Attn: James Anders, Senior Planner/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
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner/Darren Findley, Senior Engineering
Technician/Brody Hines, Planner
Water and Natural Resources Division, Community Development, Attn:
Yvette Quiroga, Principal Planner
Design Division, Attn: Mohammad Alimi, Division Manager;
Erin Haagenson, Principal Staff Analyst
Resources Division, Attn: Daniel Amann, Interim Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Principal
Staff Analyst,
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;
Agricultural Commissioner, Attn: Melissa Cregan
Sheriff's Office, Attn: Captain Ryan Hushaw, Adam Esmay, Kevin Lolkus, Lt. Brandon
Purcell
CA Highway Patrol (CHP), Attn: Captain Kevin Clays,
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director
North Kings GSA, Attn: Kassy D. Chauhan, P.E. Executive Officer Designate
West Fresno County Red Scale Protective District, Attn: Josh Marshall

Clovis Memorial District, Attn: Miya Ubick, Administrative Assistant
Sierra Resource Conservation District, Attn: Kelly Kucharski, District Manager

FROM: Reymundo Peraza, Planner
Development Services and Capital Projects Division

SUBJECT: Director Review and Approval No. 4752

APPLICANT: David C. Bordwine

DUE DATE: **February 1, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a permanent second residence on a 5.04-acre parcel. Second residence not to exceed 2,000 square feet and owner to reside in one of the two residences. The subject property is located within the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

The subject parcel is located on the south side of Bullard Avenue, 0.25 miles east from the City of Clovis. (APN: 308-26-121) (9367 E. Bullard Avenue) (Sup. Dist. 5).

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

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 **February 1, 2024**. 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, Reymundo Peraza, 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) 600-4224, or email rperaza@fresnocountyca.gov

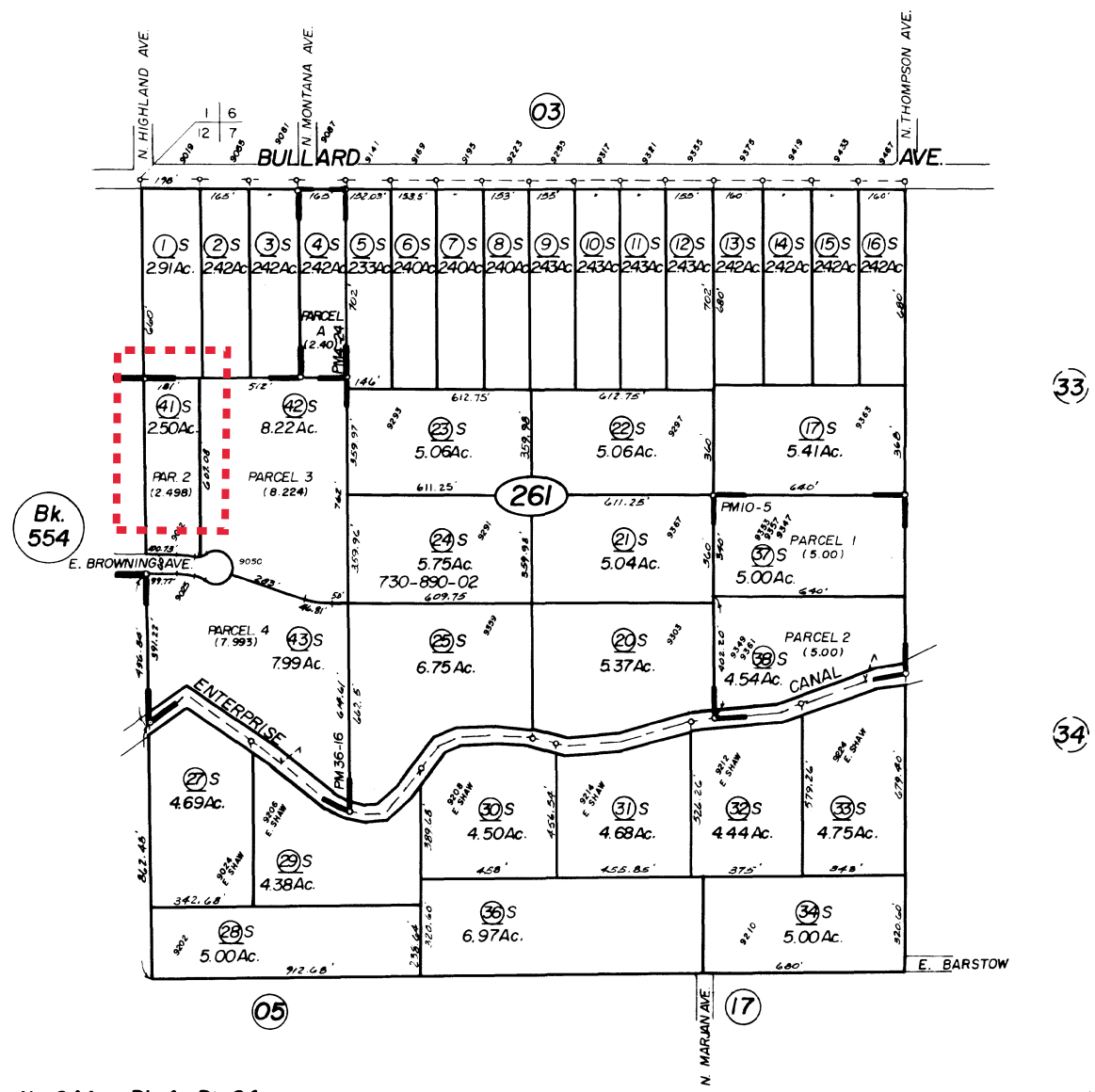
RP
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Activity Code (Internal Review): 2392

Enclosures

76 - 045
76 - 052

— 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.



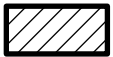
Parcel Map No. 944 - Bk. 4, Pg. 24
Parcel Map No. 1476 - Bk. 10, Pg. 5
Parcel Map No. 4128 - Bk. 36, Pg. 16 & 17

Assessor's Map Bk. 308 - Pg. 26
County of Fresno, Calif.

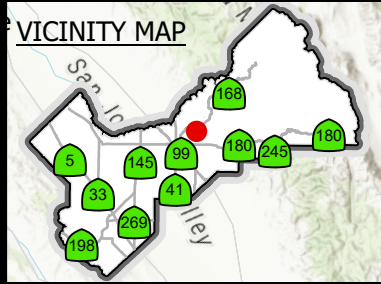
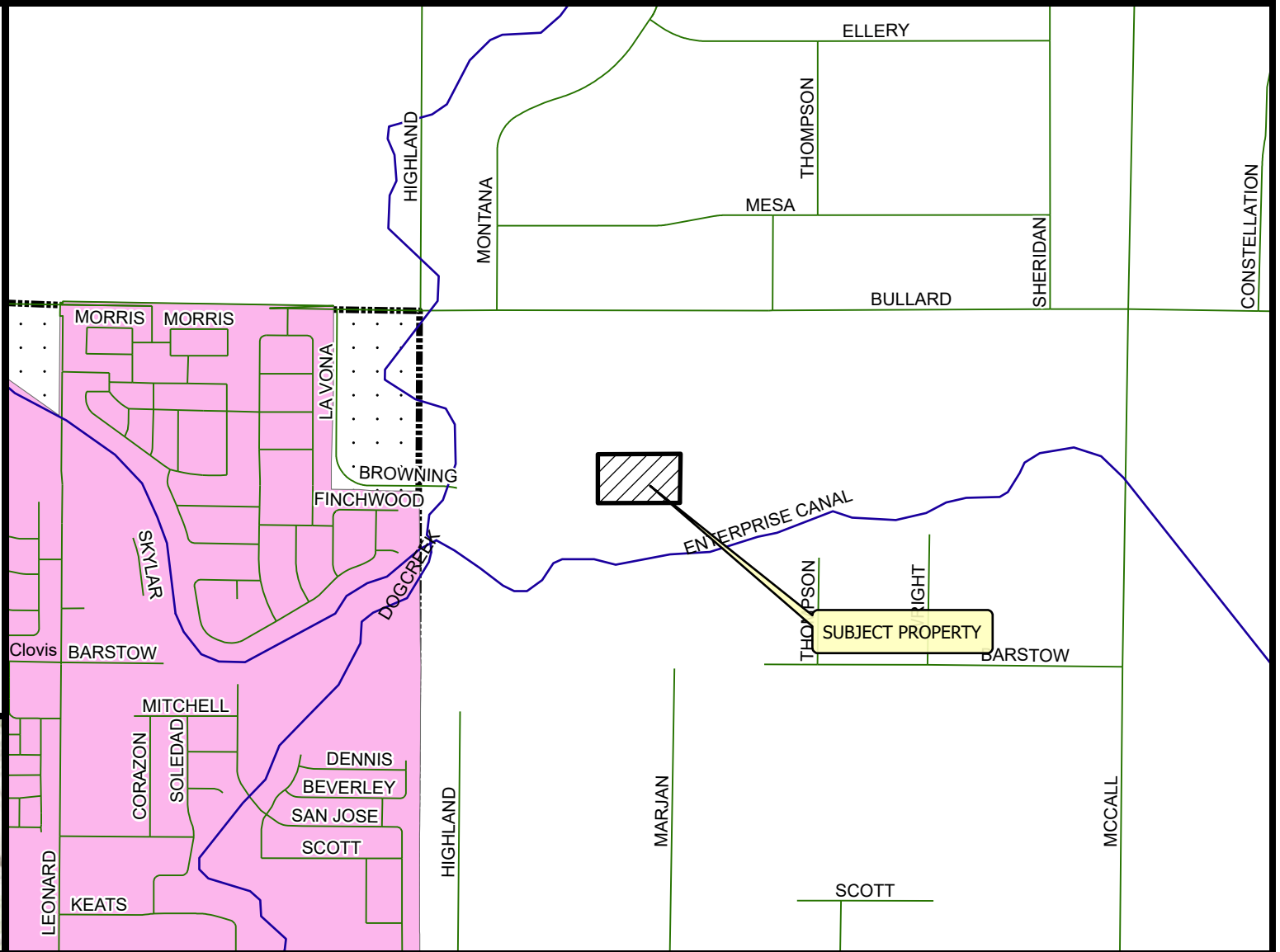
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



Legend



Subject Property

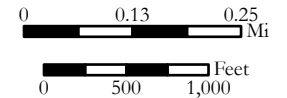


LOCATION MAP

DRA 4752

2024

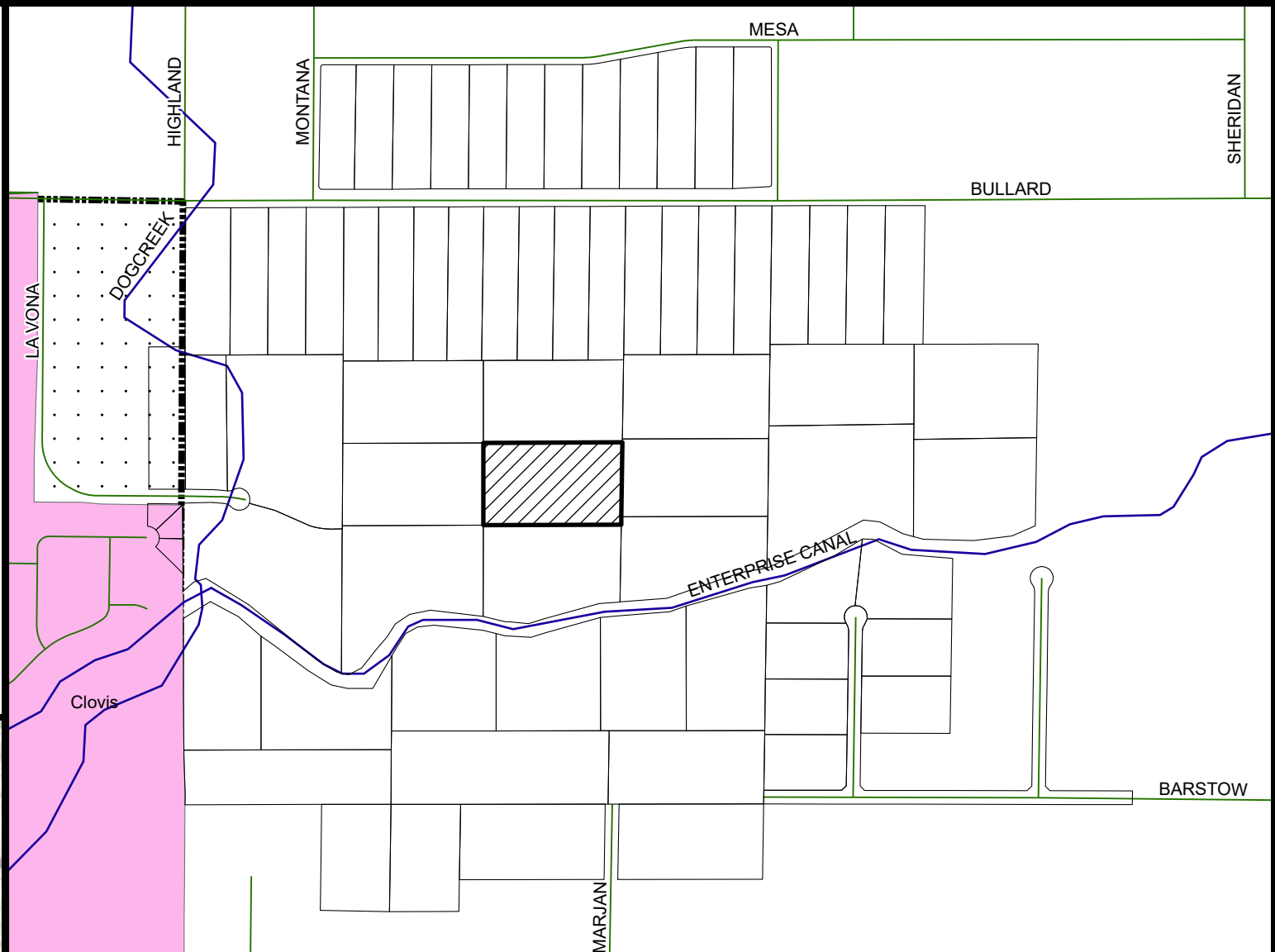
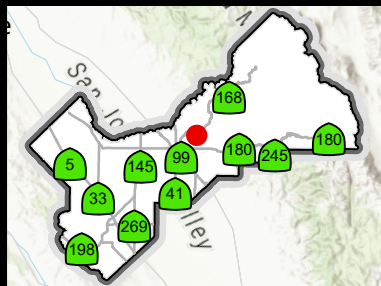
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 1/11/2024



LEGEND:

 Subject Property

LEGEND
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

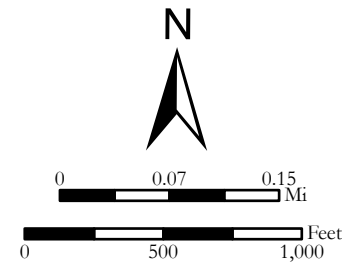


Existing Land Use Map

DRA 4752

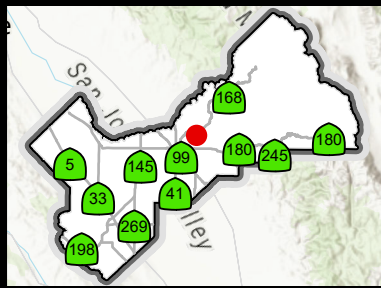
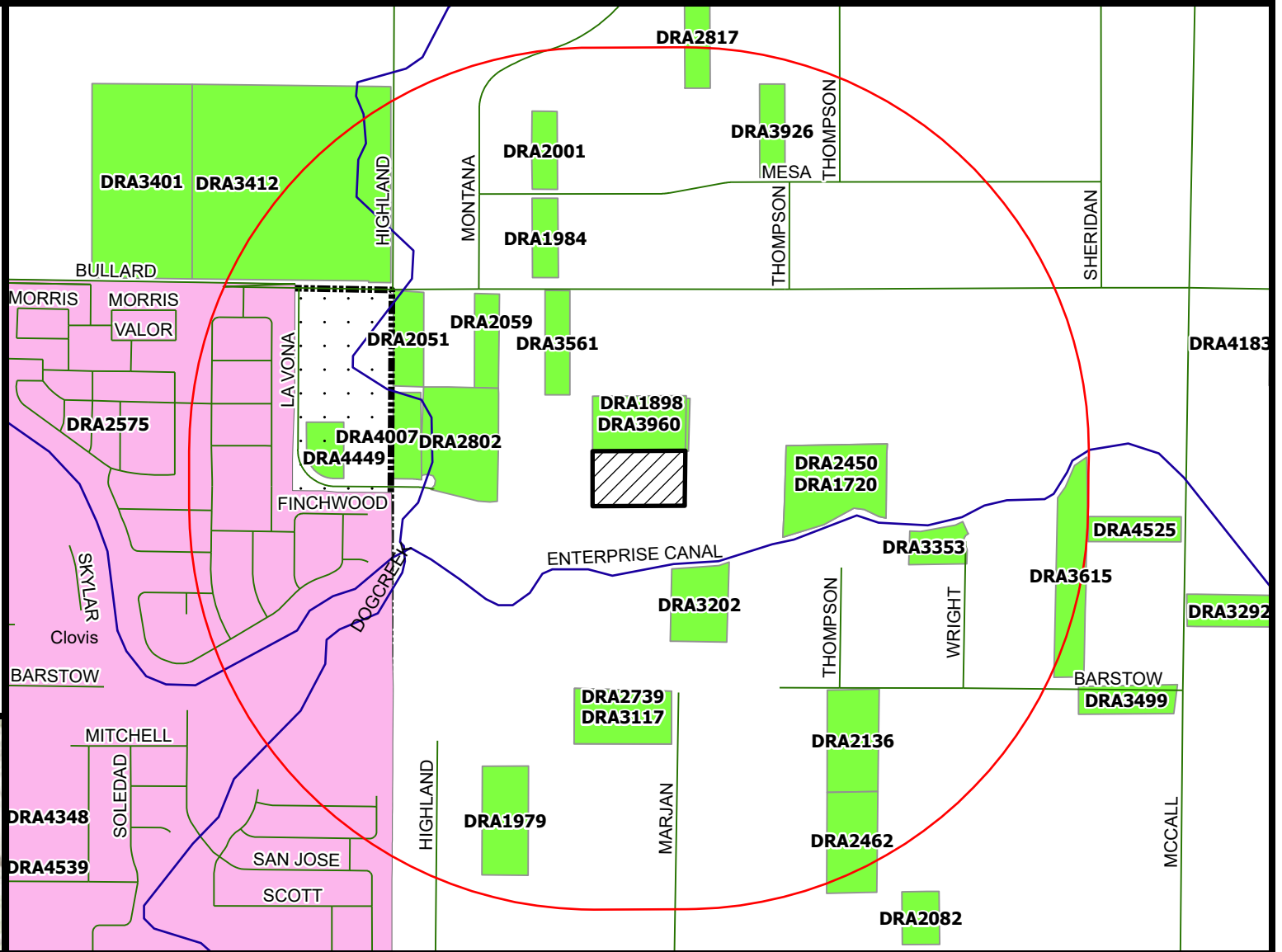
2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 1/11/2024



Legend

-  halfmilebuffer
-  Subject Property
-  Clovis
-  City Sphere of Influence
-  LU Permits

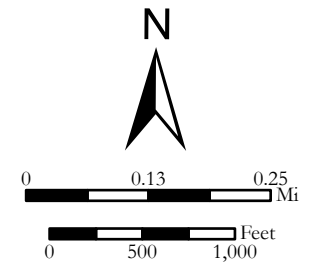


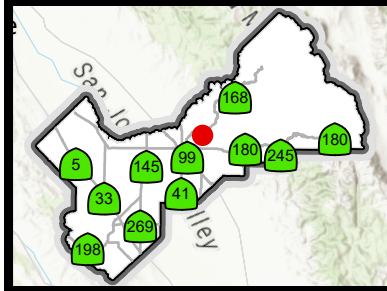
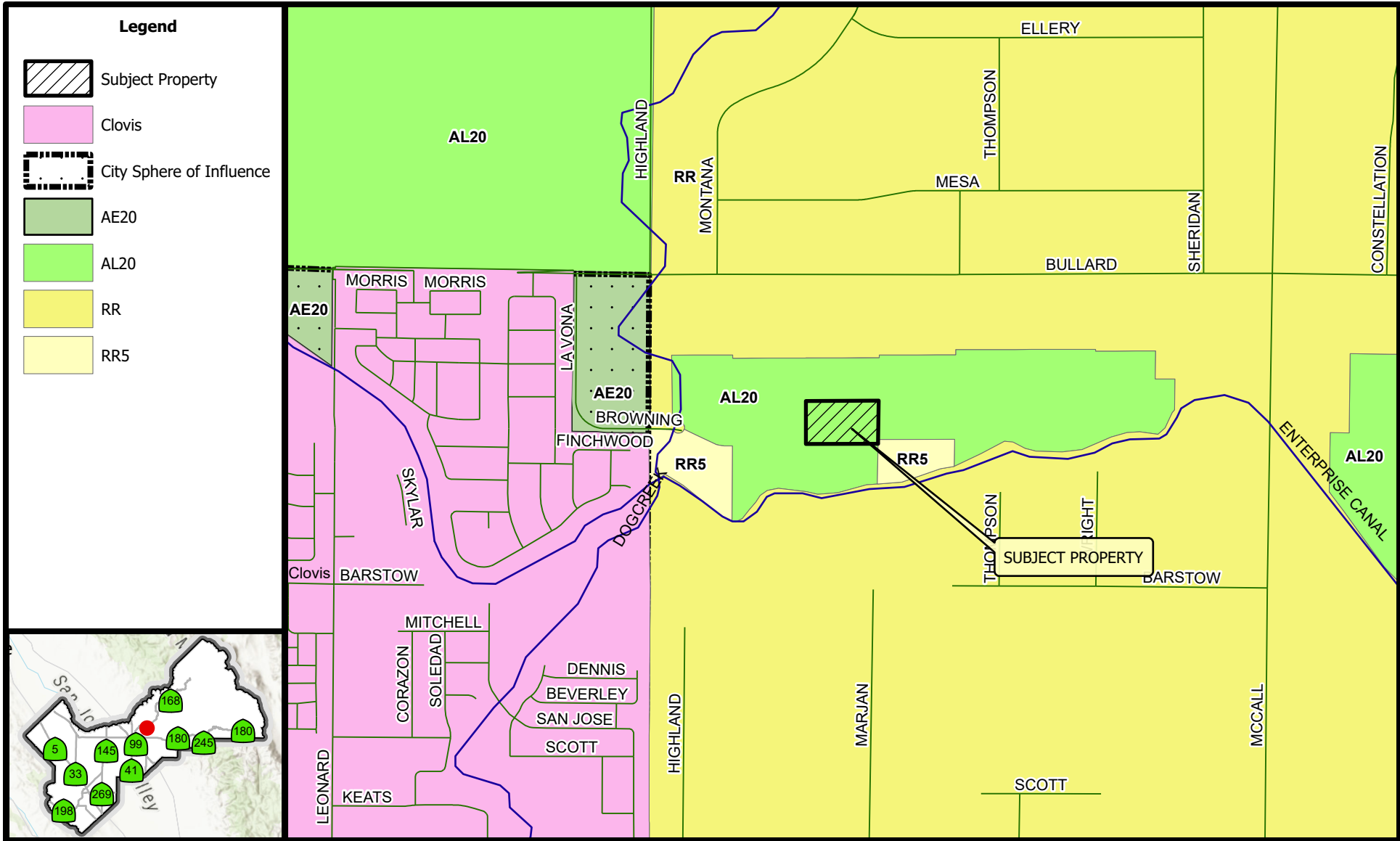
Proximity Map

DRA 4752

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 1/11/2024



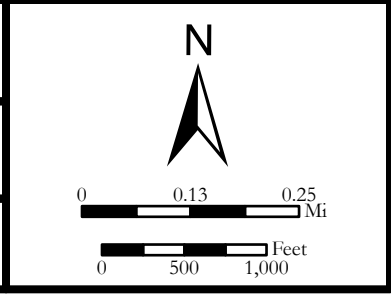


Existing Zoning Map

DRA 4752
STR 7 - 13S / 22E

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 1/11/2024





**Development Services
and
Capital Projects
Division**

Pre-Application Review

Department of Public Works and Planning

NUMBER: _____
 APPLICANT: _____
 PHONE: _____

PROPERTY LOCATION: _____
 APN(s): _____ ALCC: No _____ Yes # _____ VIOLATION NO. _____
 CNEL: No _____ Yes _____ (level) LOW WATER: No _____ Yes _____ WITHIN 1/2 MILE OF CITY: No _____ Yes _____
 ZONE DISTRICT: _____; 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 _____; () Deeds Req'd (see Form #236)
 SCHOOL FEES: No _____ Yes _____ DISTRICT: _____ PERMIT JACKET: No _____ Yes _____
 FMFCD FEE AREA: () Outside () District No.: _____ FLOOD PRONE: No _____ Yes _____
PROPOSAL _____

COMMENTS: _____
 ORD. SECTION(S): _____ BY: _____ DATE: _____

GENERAL PLAN POLICIES:	PROCEDURES AND FEES:
LAND USE DESIGNATION: _____ () GPA: _____ () MINOR VA: _____	COMMUNITY PLAN: _____ () AA: _____ () HD: _____
REGIONAL PLAN: _____ () CUP: _____ () AG COMM: _____	SPECIFIC PLAN: _____ () DRA: _____ () ALCC: _____
SPECIAL POLICIES: _____ () VA: _____ () IS/PER*: _____	SPHERE OF INFLUENCE: _____ () AT: _____ () Viol. (35%): _____
ANNEX REFERRAL (LU-G17/MOU): _____ () TT: _____ () Other: _____	

COMMENTS: _____

Filing Fee: \$ _____
 Pre-Application Fee: _____ - \$247.00
 Total County Filing Fee: _____

FILING REQUIREMENTS:	OTHER FILING FEES:
() Land Use Applications and Fees	() Archaeological Inventory Fee: \$75 at time of filing
() This Pre-Application Review form	() Separate check to Southern San Joaquin Valley Info. Center
() Copy of Deed / Legal Description	() CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,548)
() Photographs	() Separate check to Fresno County Clerk for pass-thru to CDFW.
() Letter Verifying Deed Review	() Must be paid prior to IS closure and prior to setting hearing date.)
() IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.	
() Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction	
() 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	

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

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

() COVENANT	() SITE PLAN REVIEW
() MAP CERTIFICATE	() BUILDING PLANS
() PARCEL MAP	() BUILDING PERMITS
() FINAL MAP	() WASTE FACILITIES PERMIT
() FMFCD FEES	() SCHOOL FEES
() ALUC or ALCC	() OTHER (see reverse side)

PLU # 113 Fee: \$247.00
 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.....

OTHER PERMIT REQUIREMENTS AND/OR FEES

Although the primary purpose of the Pre-application Review is to identify the zoning ordinance application(s) required for your proposed project, our staff also makes every effort to identify other requirements or procedures that you may have to address in order to complete the project. We know how important it is for you to identify all of the steps, requirements and fees that may be encountered. During a pre-application meeting, the bottom portion of the "Pre-application Review" (see reverse side) will be used for that purpose. Items checked at the bottom of the form reference other clearances, applications or permit requirements that will involve additional fees. Some of these fees may be substantial, as shown in the examples cited below.

Drainage Ordinance:	Fees range from \$500/acre to \$15,000/acre. <i>(Fee determination is made during the application review process.)</i>
Site Plan Review (SPR):	Fees range from \$3,911 to \$13,691 depending on the size of the area being developed.
School District:	Fees vary and are set by each district. The most common fees are about \$2.00/square-foot for residential construction, and \$0.30/square-foot for commercial and industrial buildings. <i>(Contact the applicable school district.)</i>

Despite our best efforts at the pre-application meeting, it is not always possible to identify all of the requirements or fees that may be applicable to your project. Certain requirements, for example, may be identified during the application review process when we obtain comments from reviewing agencies such as the Air Pollution Control District, the California Regional Water Quality Control Board, the Fire Protection District, Water and Sewer Districts, and the County Health Department. It is important to recognize that your project may be subject to the permit and fee requirements of these and other agencies. We encourage you to contact these agencies to obtain current fee and permit information that may apply. In addition to the above, a Public Facility Impact Fee and Regional Transportation Mitigation Fee may also be assessed at building permit issuance.

If you have questions regarding any of the matters discussed above, we encourage you to discuss them with staff prior to submitting your application. A contact person and their phone number are listed on the front of this form.



County of Fresno

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

August 10, 2023

David Bordwine
9367 E. Bullard Avenue
Clovis, Ca. 93611

Dear: David Bordwine

Pre-Application Review No. 23-008871

Proposal:

DRA to allow a permanent second residence on a 5.04-acre parcel. Second residence not to exceed 2,000 square feet and owner to reside in one of the two residences. The subject property is located within the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

Project Location:

The subject parcel is located on the south side of Bullard Avenue, 0.25 miles east from the City of Clovis. (APN: 308-26-121) (9367 E. Bullard Avenue) (Sup. Dist. 5).

DRA- 2nd Residence:

A Director Review and Approval (DRA) is required to allow a permanent second residence in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District. I am enclosing the necessary forms to return for a complete application. In order to approve a Director Review and Approval, the Fresno County Ordinance Code requires that four mandatory Findings of Fact must exist before a Director Review and Approval may be granted (see enclosed Director Review and Approval handout). Your application will be reviewed, and a staff recommendation made based upon these four mandatory Findings.

Covenant

As part of the DRA process, if approved, it may be necessary to record a Covenant between the County and the owner, which will run with the land, requiring that one of the dwelling units be occupied by the property owner(s) or another owner of record. The Covenant must be signed, notarized, and recorded.

Water-Short Area:

Please note your project is in a water-short area. Pursuant to County General Plan policy, prior to any action on a land use application, the County must analyze the availability/sustainability of water for the project and any water-related impacts on surrounding properties. Special studies related to this determination may be required including:

- a. *A Hydrogeological Investigation*
- b. *Water Well Yield Test*

Agricultural Review:

Your property is located in an area of agricultural land use. As such, the proposal will be routed to the Fresno County Department of Agriculture for review and comment by staff of the Agricultural Commissioner's Office. A Project Review Fee of \$25.00 will be charged for review of your proposal by this Department.

County Health Department Review:

The proposal will be routed to the Fresno County Department of Public Health, Environmental Health Division for review and comments. Project Review Fees of \$432.00 will be charged for review of your proposal by this Department.

Fire Protection District:

You are located within the jurisdiction of the Fresno County Fire Protection District which conducts plan reviews on all projects to confirm that certain fire and life safety issues are addressed. Some examples of fire and life safety issues are fire apparatus access, fire lanes, gates, water supply systems, fire suppression systems, fire alarm systems, high-piled storage, evacuation plans, exiting systems, and hazardous materials storage.

It is suggested that you contact the Fresno County Fire Protection District at (559) 493-4359 to schedule a meeting to discuss the specific fire protection requirements for the project during the design stage of the project.

Consult with surrounding property owners:

Staff recommend you contact the surrounding property owners and residents to determine if there are concerns and/or support for your project. Surrounding property owners will receive a notice of the application and any public hearings and/or appeal hearings in the mail. Property owners will have the opportunity to comment on the project.

As required by State statute and as refined by County Policies, Public Notices are mailed to Property Owners as listed in the Assessor's rolls, that are within either 600 feet, ¼-mile, ½, mile or a mile of the project; depending on the density and size of the sounding properties, and the nature of the application. These lists are public records, and we can provide you a copy if you wish to use them to reach out to your neighbors.

BELOW ARE THE FILING REQUIREMENTS FOR YOUR PROJECT:

Refunds: Submission of fees and all required documents does not indicate in any way that an application will be approved. If processing of an application is discontinued. Only a portion of the fees paid will be eligible for refund; the amount will depend on where you are in the process.

Application Form: This application is a green form. Please fully complete the owner, applicant, and representative portions of the application. All owners included on the Grant Deed must sign the application. An electronic version of the form is available. Please contact us via email to receive the electronic version.

Agent Authorization Form: The Agent Authorization form is only required when a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf.

Pre-Application Review: This is the single blue sheet that has been completed and returned to you with this letter. Please return the completed blue Pre-Application Review sheet with your formal application submittal. The information provided on this sheet will be needed to complete the application. **(Note: The Pre-Application Fee of \$247.00 will be applied to the Filing Fee if a formal application is submitted within six months of the date on the Pre-Application form. The following Filing Fee information assumes that the application will be filed within the six-month time period.)**

Legal Description: Submit a copy of the Grant Deed to the property with the legal description. (Note: The legal description must correlate with the property boundaries depicted on the Site Plan drawing.)

Site Plans, Floor Plans and Elevations: Two (2) folded copies of a detailed Site Plan are required. **We route projects for comments electronically, therefore we request that electronic versions of all drawings be submitted in PDF format.** If that is not possible, we require one black-line print in either 8½"x11" or 11"x17" size so that it can be scanned. Please refer to the enclosed *Site Plan Requirements for Second Residences* for detailed requirements on preparing Site Plans. It is important that all requirements are met in order for the Site Plan to be acceptable. Therefore, you may wish to review the Site Plan with a Planner prior to submitting the application. In addition, two (2) folded copies of both the proposed and existing Floor Plans and Elevations are required, as well as an electronic PDF version or reduction as described above.

Proposed Septic System: It is critical to clearly identify on the site plan the location of any existing and proposed septic systems. If you are choosing to use an existing septic system for both residences, clearly identify how you will be tying into the system and identify the capacity of the existing tank and length of the leach lines. Please refer to the enclosed *Location of Sewage Disposal System* handout for information on capacity and location requirements, as well as the *Site Plan Requirements for Second Residences* handout.

Photographs: Provide labeled photos of the existing dwelling plus panoramic views of the property (north, northeast, east, southeast, south, southwest, west, and northwest) taken from the proposed location of the second dwelling.

Filing Fees:

The fees below

Director Review and Approval (DRA) Application	\$ 1,570.00
Agricultural Commissioner Review	\$ 25.00
Public Health Environmental Review	\$ <u>432.00</u>
Minus the \$247.00 Pre-Application Credit (If within 6months)	\$ <u>- 247.00</u>
Please make check payable to "Fresno County" for:	\$ <u><u>1,780.00</u></u>

In order to save time processing your application, we recommend that you or your representative schedule a meeting to review your application submittal prior to filing a formal application.

If you have any questions regarding the information described in this letter, or wish to schedule a meeting concerning the filing of an application, please contact me at rperaza@fresnocountyca.gov or (559) 600-9669.

Sincerely,

Reymundo Peraza

Reymundo Peraza, Planner
Development Services and Capital Projects Division/
Current Planning & Environmental Section

RP
G:\4360Devs&Pln\PROJSEC\PRE-APPS\2023\23-008871 (DRA)\23-008871 Pre-App Letter.docx

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 10/17/23

DRA 4752 (Application No.)

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) DRA
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:

DRA for Second Dwelling of 800 Sqft. New manufactured home 20ft x 40ft (Make Champion)
-New septic will be installed
-Use of existing property Well, Report attached
-Electrical system will require upgrade
-Rock base to be installed for home (graded)

CEQA DOCUMENTATION: Initial Study [] PER [x] 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: South side of Bullard between Leonard and McCall Street address: 9367 E Bullard Avenue, Clovis, CA 93619

APN: 308-261-21S Parcel size: 5.04 Ac Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s): SUR RT 5.04 AC IN E1/2 OF NW1/4 SEC 7 T13R22

I, Kenneth C. & Laura R. West (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.

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include Kenneth C. & Laura R. West, David C. Bordwine (Owner and Applicant).

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: DRA Fee: \$ 1570
Application Type / No.: Pre-APP credit Fee: \$ (247)
PER/Initial Study No.: Fee: \$ N/A
Ag Department Review: Fee: \$ 25
Health Department Review: Fee: \$ 432
Received By: ER Invoice No.: 280698 TOTAL: \$ 1780

UTILITIES AVAILABLE:

WATER: Yes [] / No [x] Agency:
SEWER: Yes [] / No [x] Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: - T S/R E
APN # - -
APN # - -
APN # - -
APN # - -

Related Application(s):

Zone District:

Parcel Size:

**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.

**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.

**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.

3



FRESNO County Recorder
Paul Dictos, C.P.A.
DOC- 2018-0023239

Check Number 9086
Monday, FEB 26, 2018 15:48:02
Ttl Pd \$25.00 Rcpt # 0004948949
ARG/R3/1-3

RECORDING REQUESTED BY:

Steven F. Salazar, Esq.

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

NAME: Kenneth C. West
Laura R. West
ADDRESS: 9367 E. Bullard Avenue
Clovis, CA 93619
CITY:
STATE/ZIP:

Title Order No.: _____ Space Above This Line For Recorder's Use Escrow No. _____

Exempt per Govt. Code 27388.1 Residential Dwelling Owner/Occupier

TRUST TRANSFER GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$0.00 CITY TAX \$0.00

Computed on full value of property conveyed, or Computed on full value less value of liens or encumbrances remaining at time of sale or transfer.

Unincorporated area: City of _____, and

"This conveyance transfers the grantor's interest into his or her revocable trust, R & T 11911".

Excluded from Reappraisal Under Proposition 13, California Constitution Article 13A § 1, et seq.

This conveyance does not constitute a "change of ownership", R & T 62.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

KENNETH C. WEST and LAURA R. WEST, Husband and Wife, as Community Property

hereby GRANT(s) to

KENNETH C. WEST and LAURA R. WEST, as Trustees of the KENNETH C. WEST and LAURA R. WEST REVOCABLE TRUST OF 2018, dated February 26, 2018

the following described real property in the County of FRESNO, State of California
(Assessor's Parcel No. 308-261-21S):

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

Commonly known as 9367 E. Bullard Ave., Clovis, CA 93619)

Dated: February 26, 2018

KENNETH C. WEST

LAURA R. WEST

Exhibit A

Parcel 1:

That portion of the Northwest quarter of Section 7, Township 13 South, Range 22 East, Mount Diablo Base and Meridian, according to the United States Government Township Plats, described as follows:

Beginning at a point on the West line of the East 640 feet of said Northwest quarter of Section 7, which is 1062 feet South of the North line of said Northwest quarter; said point is also the Southeast corner of the property conveyed by Glenn Noble to Bruce Eads, et ux, by deed recorded November 18, 1971, in Book 5958, Page 913 of Official Records, Document No. 92388; thence South $89^{\circ} 23'$ West along the South line of said land a distance of 611.25 feet; thence South $00^{\circ} 04' 56''$ West, a distance of 359.98 feet; thence North $89^{\circ} 23'$ East, a distance of 609.75 feet to a point on the West line of the East 640 feet of said Northwest quarter of Section 7, which is 360 feet Southerly from the point of beginning; thence Northerly along said West line a distance of 360 feet to the point of beginning; EXCEPT one-half interest in all oil, gas and minerals on, in and under said real estate as reserved in deed dated November 7, 1939, from General American Life Insurance Company, a corporation, to Mike Jura and Rose Jura, his wife, recorded November 15, 1939, Document No. 32294. ALSO EXCEPT one-half of all oil, gas, minerals and hydrocarbon substances lying in and under said land, as reserved by Jura Farms, Inc., a corporation, by deed recorded June 21, 1971, in Book 5906, Page 310 of Official Records, Document No. 48555.

Parcel 2:

A non-exclusive easement for road purposes over the West 20 feet of the East 660 feet of the Northwest quarter of Section 7, Township 13 South, Range 22 East, Mount Diablo Base and Meridian, according to the United States Government Township Plats, as granted by deed recorded September 13, 1971, in Book 5935, Page 51, of Official Records, Document No. 73699. Said easement to be appurtenant to Parcel 1 above, and to any part into which it may be divided as to ownership.

Parcel 3:

A non-exclusive easement for road purposes over the West 20 feet of the East 650 feet of the South 360 feet of the North 1062 feet of the Northwest 1/4 of Section 7, Township 13 South, Range 23 East, Mount Diablo Base and Meridian, according to the United States Government Township Plats, as reserved in deed recorded November 18, 1971, in Book 5958, Page 913, Document No. 92388. Said easement to be appurtenant to Parcel 1 above, and to any part into which it may be divided as to ownership.

ACKNOWLEDGMENT

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.

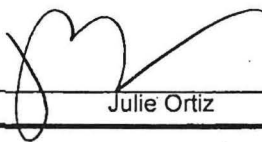
State of California
County of FRESNO

On Feb. 26, 2018 before me, JULIE ORTIZ, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared Kenneth C. West AND Laura R. West
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 
Julie Ortiz

(Seal)



Description: _____



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

PAID

WELL OWNER	WELL LOCATION
Name: <u>KEN & LAURA WEST</u>	Address: <u>SAME</u>
Address: <u>9367 E. BULLARD</u>	City: _____
City: <u>CLOVIS</u> State: <u>CA.</u> Zip: <u>93619</u>	APN: _____ GPS: _____
	<u>309-26-1215</u>

WELL INFORMATION

Completion Report No: 001-23 Attached N/A Completion Date: 2/2016 N/A
 Depth: 300' N/A Airlift Yield: 100 GPM N/A

Anticipated Service Connections: Single Dwelling Main and secondary dwelling

TEST EQUIPMENT INFORMATION

Test Pump Model & HP: 3HP (55 GPM) Permanent Pump Test Pump
 Pump Setting: 180 Sounding Tube Size & Depth: 3/4 180 Discharge Piping: 120' Feet from Well Head
 Flow Meter Model: SENSUS Flow Meter Serial No: 66957220

TEST SUMMARY

Test Number 001-23 Original Test Repeat Test
 Date & Time Building Official Notified: 10/6/23 Via Fax Email Mail
 Date & Time of Last Pumping Prior to Test: 24 HRS 0800 10/9/23
 Date & Time Static Water Level Measured: 10/10/23 0900 Depth: 90'
 Date & Time Pumping Began: 10/10/23 0900 Date & Time Pumping Ended: 10/10/23 1300
 Total Pumping Time: 4 HRS Hours / Minutes
 Total Volume Pumped: 6857 Gallons
 Final Discharge Rate: 28.5 GPM over last 60 minutes of test
 Allowable Yield: 28.5 (Final Discharge Rate X Seasonal Factor)
 SWL: 90' after 2 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: RASMUSSEN Pump Co. License: 899931
 By: BUTCH HAJAR Phone: 281-2602
 Sign: [Signature] Date: 10/10/23

Fresno County Office Use Only

Approved By: [Signature] Certified Yield*: 28.5 GPM
 Date: 11/14/2023
 Form F-372 (Rev 07/10) Minimum 2,000 Gallon Storage: Required Not Required

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
2220 Tulare Street, 6th Floor
Fresno, California 93721 600-4078
Attention: Glenn Allen

FAX: (559) 600-4573 ■ Email: waterandnaturalresources@fresnocountyca.gov

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

WELL OWNER

Name: KEN & LAURA WEST
Address: 9367 E. BULLARD
CLOVIS, CA. 93619

WELL LOCATION

Address: SAME
City: _____ New Parcel
APN: 308-26-121 S

Special Instructions: _____

Company: RASMUSSEN PUMP CO.
13250 E. American Ave.
Address: SANGER, CA 93657
License No: 899931 Phone No: 559-281-2602

Test is Scheduled to begin on 10 110 123 at 0900 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: Butch Hairar Title CO-OWNER

Print Name: BUTCH HAIRAR

Invoice
 County of Fresno
 Department of Public Works & Planning
 Mailing Address: 2220 Tulare Street, 6th Floor Fresno, CA 93721
 24-HR REQUEST LINE: 600-4131 LOCAL: 600-4560
 TOLL FREE: 800742-1011 FAX: 600-4201



INVOICE TO: RASMUSSEN PUMP CO., INC.

INVOICE NO: 283722

INVOICE DATE: November 14, 2023

PERMIT #: Folder 2023 016363 000 00 GR

REFERENCE #: WEST, KEN AND LAURA

PROJECT LOCATION: 9367 BULLARD CLOVIS CA

PROJECT DESCRIPTION: WATER WELL YIELD TEST AND CERTIFICATION

FEE DESCRIPTION	AMOUNT	COMMENT
Water Well Yield Test	\$212.00	APN 308-261-21s

TOTAL	\$212.00
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SUMMARY

OTHER	\$212.00
-------	----------

TOTAL	\$212.00
--------------	-----------------

PAID

Total Billed:	\$212.00
Payment Received:	\$0.00
Balance Due:	\$212.00

FORM OF PAYMENT:

- Check
- Credit Card
- Cash
- DrawDown-Acct#

Roads Charge-Use Acct# _____

Submitted by: _____ Ext: _____



Fresno County PWP Dev Svcs

Date / Time 11/15/2023 2:33:10 PM

Cashier

Carobles

Transaction ID 251567991

\$212.00	Base
\$4.77	Conv. Fee
<u>\$216.77</u>	Total

Customer Name Rasmussen Pump Co Inc
Bill Description
ID3

Payment Summary : Visa payment for \$216.77.
Payment Acct Last4 : *****0894
Billing Name : David Carl Bordwine
Billing Address :
, 93619
Phone Number :
Email Address : rjjimenez@fresnocountyca.gov

PAID

Signature _____

Note: The convenience fee is collected by Heartland Payment Systems.



County of Fresno

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

AGENT AUTHORIZATION

AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.

David Barduino
Agent Name (Print or Type)

Northgate construction
Company Name (Print or Type)

3290 Grayhawk Ave
Mailing Address

Clavis CA 93619
City / State / Zip Code

(559) 977-6759
Phone Number

contractorDaper@gmail.com
Email Address 9774050@gmail.com

308-26-1215
Project APN

9367 E Bullard
Project Street Address

A list consisting of 1 additional properties is attached (include the APN for each property).

Project Description (Print or Type):

Install second Home on property - MH Home

The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to the designated agent and retains full responsibility for any and all actions this agent makes on behalf of the owner.

Ken West
Owner Signature

9/1/2023
Date

Ken West
Owner Name (Print or Type)

(559) 392-0515
Phone Number

westarabians@aol.com
Email Address

* If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.

G:\4360Devs&PIn\FORMS\F410 Agent Authorization 8-14-19.doc

DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200
The County of Fresno is an Equal Opportunity Employer

9774050@gmail.com



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. _____

Project No(s). **ORA 4792**

Application Rec'd: _____

GENERAL INFORMATION

- Property Owner: Ken + Laura West Phone/Fax: _____
Mailing Address: 9367 E. Bullard Clouis CA 93619
Street City State/Zip
- Applicant: Northgate Construction Phone/Fax: 559 977-6759
Mailing Address: 3290 Grayback Ave Clouis CA 93619
Street City State/Zip
- Representative: David Bordwine Phone/Fax: _____
Mailing Address: Northgate Construction 3290 Grayback Clouis CA 93619
Street City State/Zip
- Proposed Project: Install Second Home (MH) on property
ON Foundation
- Project Location: 9367 E Bullard Ave Clouis
- Project Address: Same
- Section/Township/Range: 07 / 13 / 22 8. Parcel Size: 5 Acres
- Assessor's Parcel No. 308-26-1215 OVER.....

10. Land Conservation Contract No. (If applicable): N/A

11. What other agencies will you need to get permits or authorization from:

- | | |
|----------------------------------------------------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/> LAFCo (annexation or extension of services) | <input type="checkbox"/> SJVUAPCD (Air Pollution Control District) |
| <input type="checkbox"/> CALTRANS | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Division of Aeronautics | <input type="checkbox"/> Department of Energy |
| <input type="checkbox"/> Water Quality Control Board | <input type="checkbox"/> Airport Land Use Commission |
| <input type="checkbox"/> Other _____ | |

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District: AL

14. Existing General Plan Land Use Designation: AG

ENVIRONMENTAL INFORMATION

15. Present land use: Horses, goats + Residence
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

Water well on site - Primary Residence (existing)
Private sewer system - see site map

Describe the major vegetative cover: Pastures for horses - grass + trees

Any perennial or intermittent water courses? If so, show on map: NO

Is property in a flood-prone area? Describe:

NO

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):

North: Rural Ag Residence

South: Same

East: Same

West: Same

17. What land use(s) in the area may be impacted by your Project?: None

18. What land use(s) in the area may impact your project?: None

19. Transportation:

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
 Yes X No

B. Daily traffic generation:

I. Residential - Number of Units 1
Lot Size 5 Acres
Single Family yes
Apartments no

II. Commercial - Number of Employees None
Number of Salesmen |
Number of Delivery Trucks |
Total Square Footage of Building |

III. Describe and quantify other traffic generation activities: _____

Local Resident Traffic only - occasional For
Three Homes in The Area - Extremely Light.

20. Describe any source(s) of noise from your project that may affect the surrounding area: None

21. Describe any source(s) of noise in the area that may affect your project: None

22. Describe the probable source(s) of air pollution from your project: None

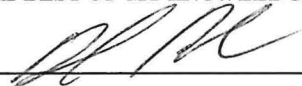
23. Proposed source of water:

private well

community system³--name: _____ OVER.....

24. Anticipated volume of water to be used (gallons per day)²: 100
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: 40
27. Anticipated type(s) of liquid waste: Sewage To private sewer system
28. Anticipated type(s) of hazardous wastes²: NONE
29. Anticipated volume of hazardous wastes²: NONE
30. Proposed method of hazardous waste disposal²: NONE
31. Anticipated type(s) of solid waste: Household garbage
32. Anticipated amount of solid waste (tons or cubic yards per day): 5-10
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 70%
34. Proposed method of solid waste disposal: Local provider
35. Fire protection district(s) serving this area: _____
36. Has a previous application been processed on this site? If so, list title and date: NO
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No _____

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.


SIGNATURE

9/1/2023
DATE

¹Refer to Development Services and Capital Projects Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE


State law requires that specified fees (effective January 1, 2023: \$3,839.25 for an EIR; \$2,764.00 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

- 1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).*
- 2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.*

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.



Applicant's Signature

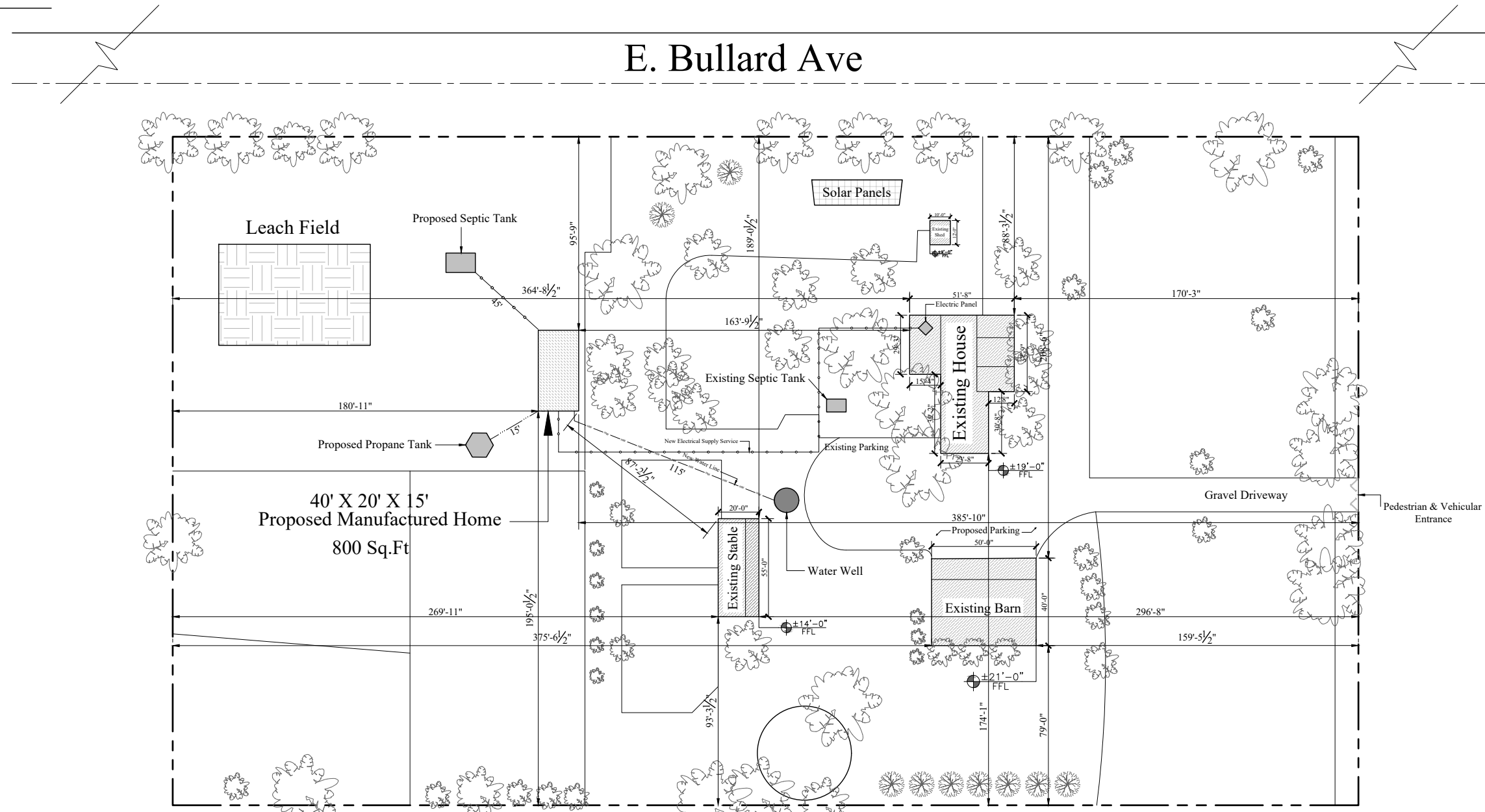
9/1/23

Date

9367 East Bullard Avenue,
 Clovis, CA, 93619 USA
 Legal Description: SUR RT
 5.04 AC IN E1/2 OF
 NW1/4 SEC 7 T13R22
 APN: 30826121S

LEGEND

- 1. PROPERTY LINE
- 2. WATER SUPPLY
- 3. SEWER LINE TO SEPTIC 3" PVC
- 4. ELECTRIC SUPPLY Line 290 FEET
- 5. PROPANE GAS LINE 3/4" POLYETHYLENE 15'
- 6. ELECTRIC PANEL 200 AMP
- 7. PROPANE TANK
- 8. SEPTIC TANK 1500 GALLON CONCRETE
- 9. WATER WELL



AREA	
LOT AREA	5.04 ACRES
SFH	1970 SQ.FT
PROPOSED MANUFACTURED HOME	800 SQ. FT

REV.	DESCRIPTION	BY	DATE

SITE PLAN

SCALE: 1/64"=1'



GENERAL NOTES:

- All the dimensions are in feet-inches unless otherwise specified.
- The contractor should submit the shop drawings prior to the construction.
- All the dimensions are indicative and must be verified by the contractor at site.
- See architectural plans for architectural dimensions.

PROJECT NAME:
Proposed Second Dwelling

DRAWING TITLE:
SITE PLAN

DRAWN BY: *[Signature]* CHECKED BY: APPROVED BY: DATE: **9-Nov-23**

CLIENT:
Ken & Laurie West
 9367 East Bullard Avenue,
 Clovis, CA, 93619 USA
 Contact: (559) 392-0515

ARCHITECT:

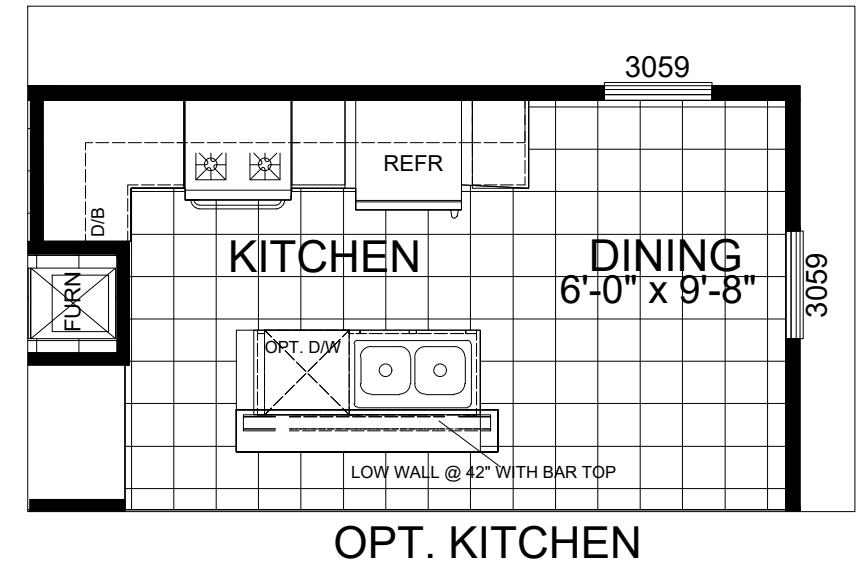
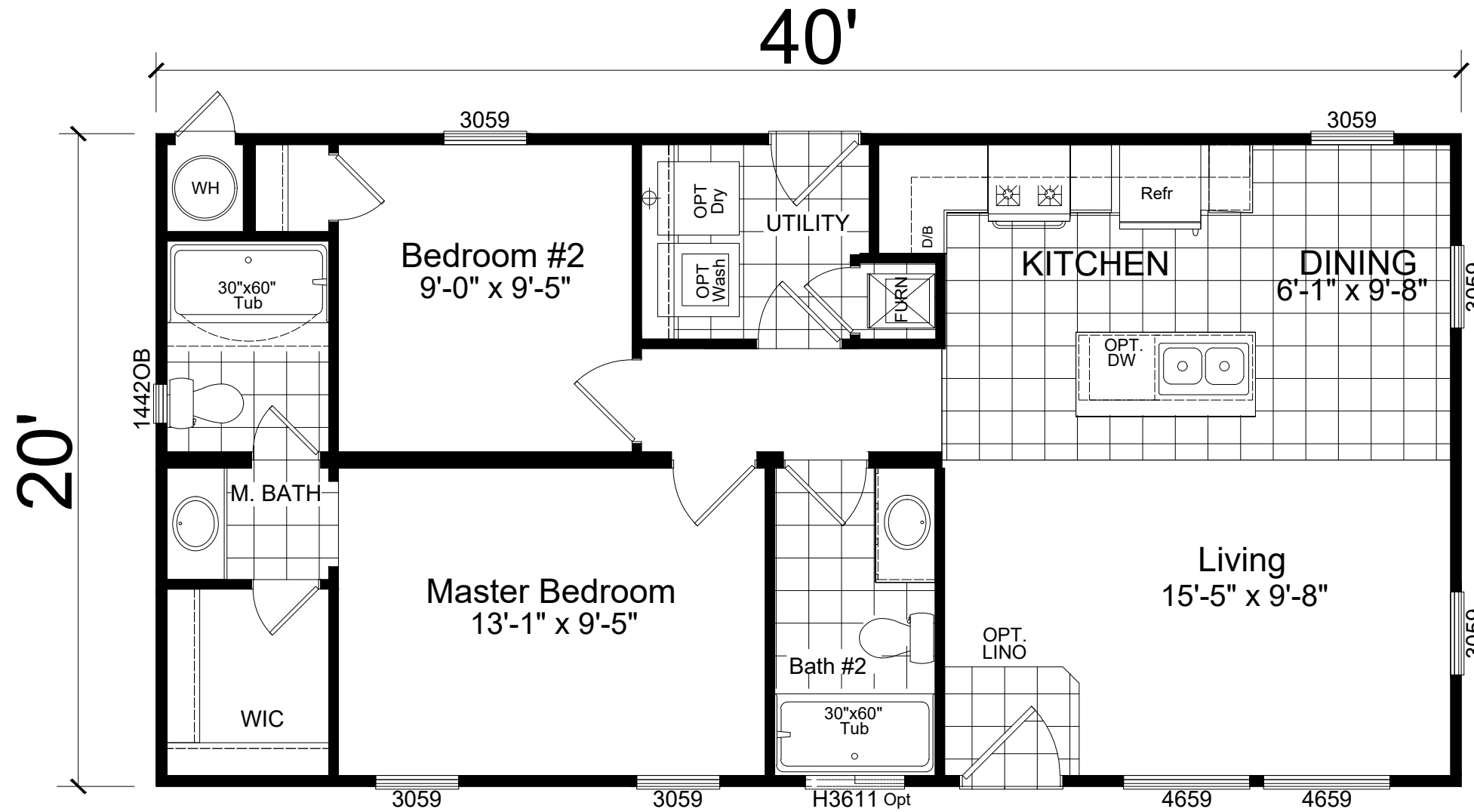
PROJECT NO: **A-1260** SCALE: 1/64"=1' SHEET SIZE: ANSI B 11"X17"

DRAWING NO: **A-01** SHEET NO: **1 OF 3**

REVISION: **A**

UNIT: **FEET-INCHES**

9367 East Bullard Avenue,
 Clovis, CA, USA
 Legal Description: SUR RT
 5.04 AC IN E1/2 OF
 NW1/4 SEC 7 T13R22
 APN: 308-26-121S



AREA	
LOT AREA	5.04 ACRES
SFH	1970 SQ.FT
MANUFACTURED HOME	800 SQ. FT

REV.	DESCRIPTION:	BY:	DATE:

SITE PLAN

SCALE: 1/4"=1'

MANUFACTURED HOME 40' X 20' 2 BD 2 BTH



- GENERAL NOTES:
- All the dimensions are in feet-inches unless otherwise specified.
 - The contractor should submit the shop drawings prior to the construction.
 - All the dimensions are indicative and must be verified by the contractor at site.
 - See architectural plans for architectural dimensions.

PROJECT NAME:
Proposed Second Dwelling

DRAWING TITLE:
FLOOR PLAN

DRAWN BY: *[Signature]* CHECKED BY: APPROVED BY: DATE:
9-Nov-23

CLIENT:
Northgate Construction
 9367 East Bullard Avenue,
 Clovis, CA, USA

ARCHITECT:

PROJECT NO:
A-1260

SCALE:
 1/4"=1'

SHEET SIZE:
 ANSI B
 11"X17"

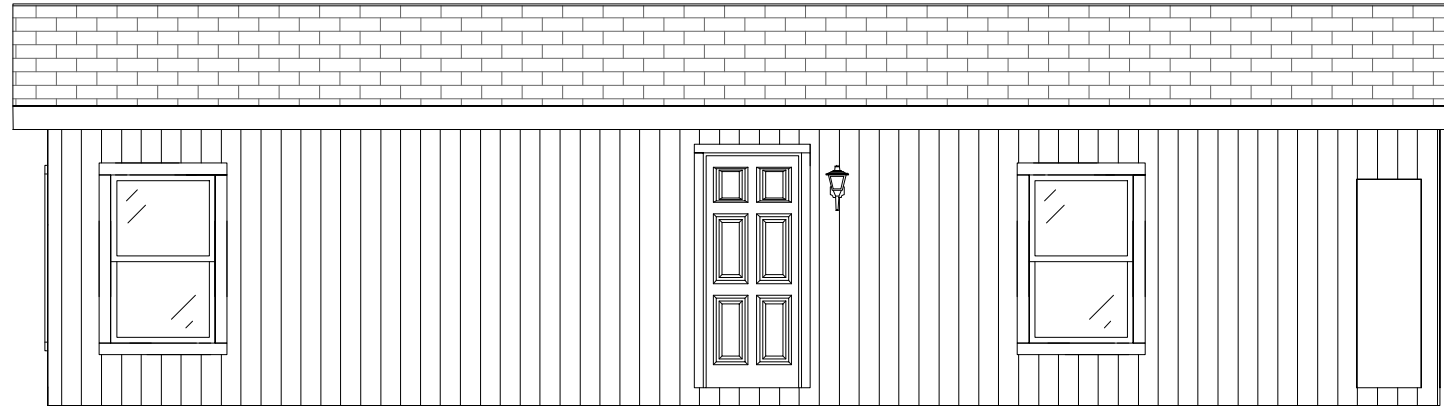
DRAWING NO:
A-01

SHEET NO:
2 OF 3

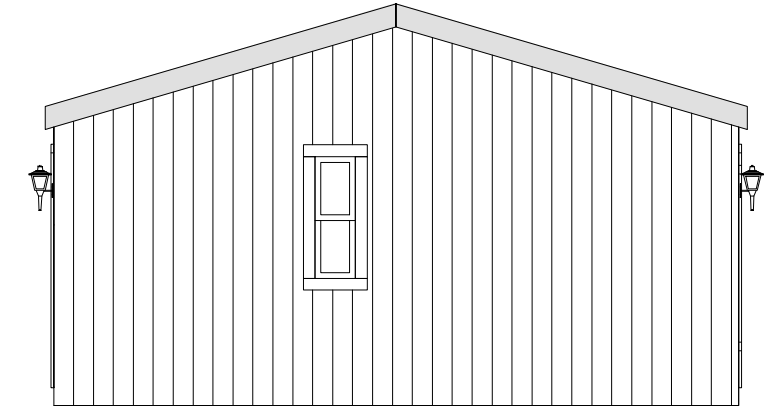
REVISION:
A

UNIT:
FEET-INCHES

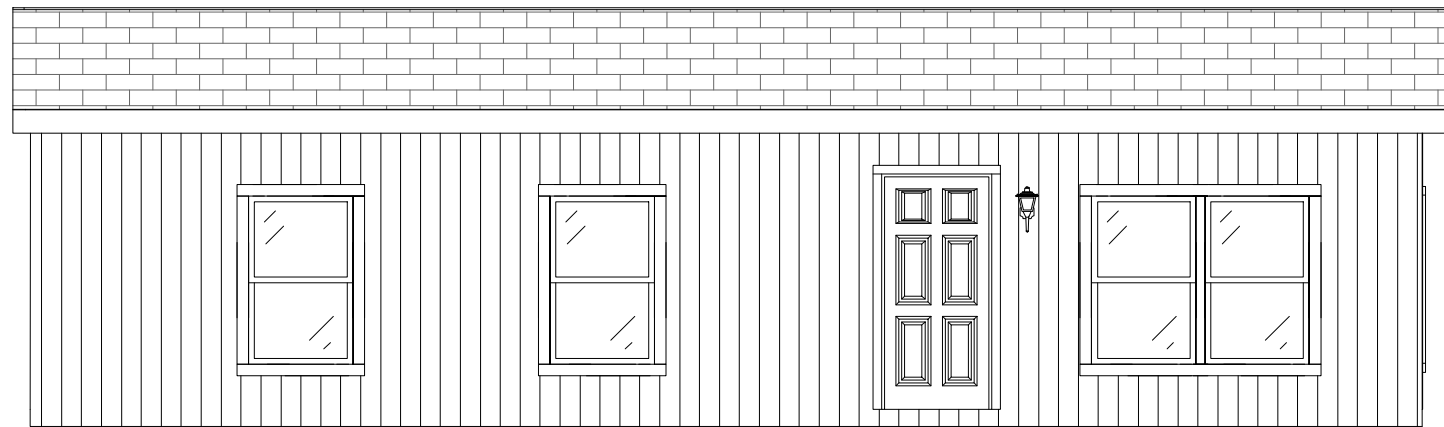
9367 East Bullard Avenue,
 Clovis, CA, USA
 Legal Description: SUR RT
 5.04 AC IN E1/2 OF
 NW1/4 SEC 7 T13R22
 APN: 308-26-121S



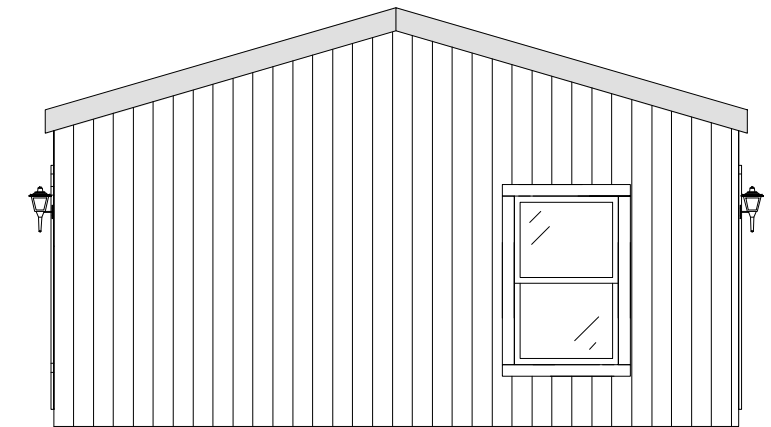
BACK ELEVATION



REAR ELEVATION



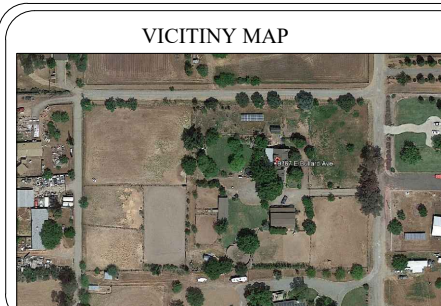
FRONT ELEVATION



HITCH END ELEVATION

SITE PLAN

SCALE: NTS



GENERAL NOTES:

1. All the dimensions are in feet-inches unless otherwise specified.
2. The contractor should submit the shop drawings prior to the construction.
3. All the dimensions are indicative and must be verified by the contractor at site.
4. See architectural plans for architectural dimensions.

ELEVATIONS

PROJECT NAME:
Proposed Second Dwelling

DRAWING TITLE:
ELEVATIONS

DRAWN BY: *[Signature]* CHECKED BY: APPROVED BY: DATE: **9-Nov-23**

CLIENT:
Northgate Construction
 9367 East Bullard Avenue,
 Clovis, CA, USA

ARCHITECT:

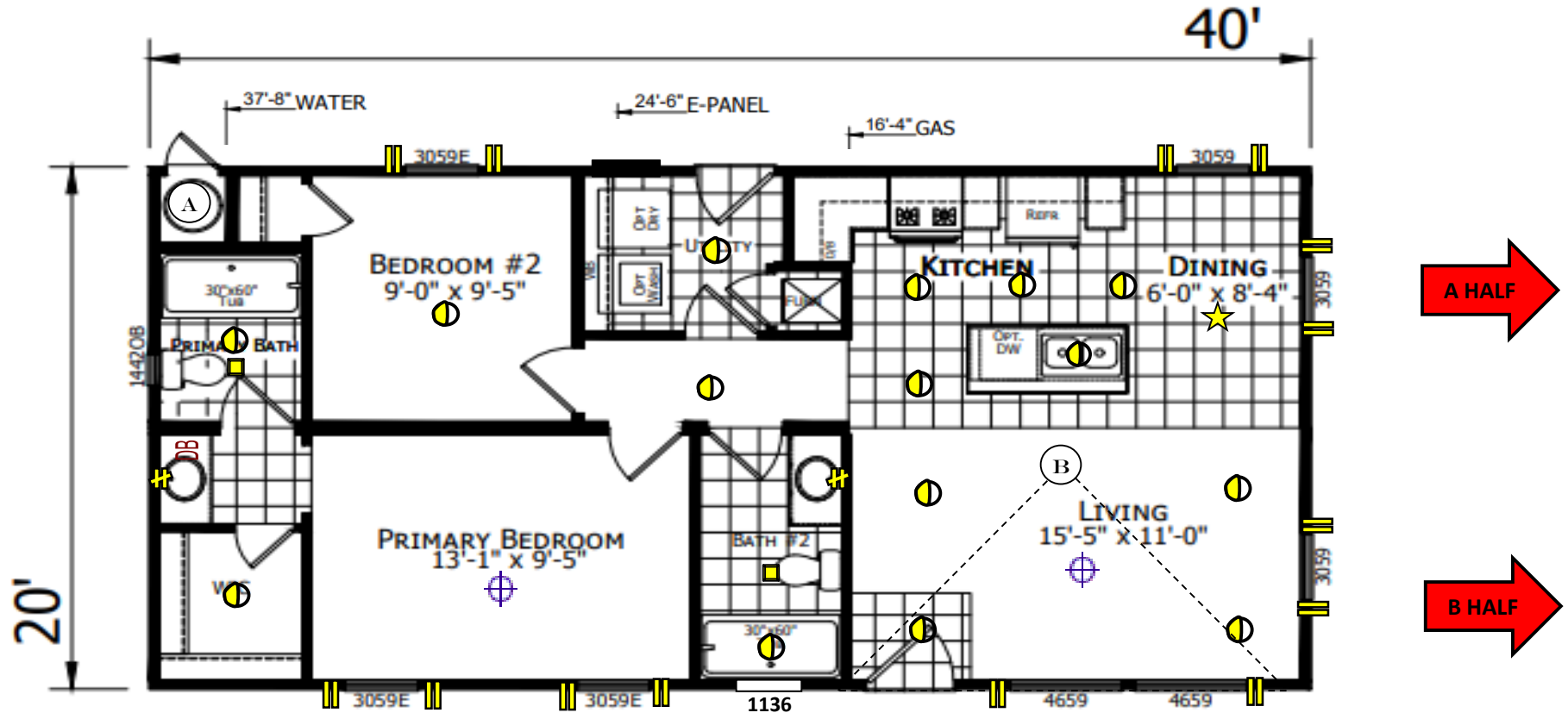
REV:	DESCRIPTION:	BY:	DATE:

PROJECT NO: A-1260	SCALE: NTS	SHEET SIZE: ANSI B 11"X17"
DRAWING NO: A-01	SHEET NO: 3 OF 3	
REVISION: A		
UNIT: FEET-INCHES		

- Ⓢ Recept
- Ⓢ Switch
- ▼ TV Jack
- Ⓢ GFCI
- Ⓢ Can Light
- ✂ Ceiling Fan
- ▽ Phone Jack
- Ⓢ J-Box
- ★ Chandelier
- Ⓢ Solar Tube
- || Shutters
- HB Hose Bib
- DB Bank of Drawers
- RS Rollout Shelves
- Ⓢ Dlx Light Over mirror
- ➔ Hitch End
- Exhaust Fan w/ Light
- ✂ Pendant Light
- Dlx Porch Light
- ⊕ Paddle Fan PREP

CM8402D		
JERRY KUMRE		
STERLING HOMES		
34378	BORDWINE CLOVIS 8402D	800 - SF

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A 40 GAL GAS WATER HEATER
 B 10' OPEN DORMER

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DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-449 600-4200
DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

August 10, 2023

Subject DRA documents for Review

RE: Photos of the Site

Taken By: David Bordwine General Contractor C-47 Contractor C-36 Contractor
Northgate Construction

FOR:

Ken & Laura West

9367 E. Bullard Avenue

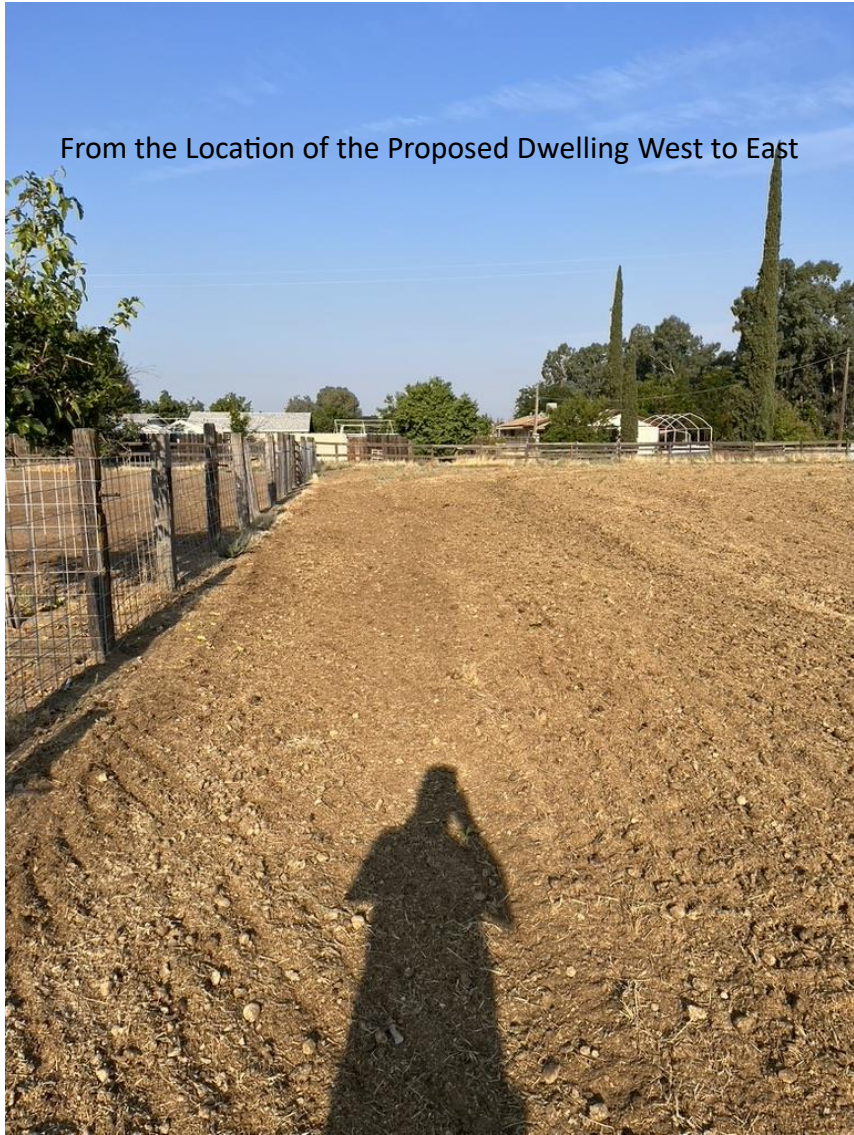
Clovis, Ca. 93611

Pre-Application Review No. 23-008871

From the Location of the Proposed Dwelling East to West



From the Location of the Proposed Dwelling West to East



From the Location of the Proposed Dwelling North to South



From the Location of the Proposed Dwelling South to North



From West side of Property to the East



From East side of Property to the West



From Northside of Property to the South



From Southside of Property to the North







