



County of Fresno

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

DATE: May 10, 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, Attn: Attn: James Anders,
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; Alex Pretzer; Dominique Navarette
Development Services and Capital Projects, Zoning & Permit Review,
Attn: Daniel Gutierrez, Senior Planner
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Augustine Ramirez, Division
Manager
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, 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, Kevin Lolkus, Lt. Brandon
Purcell, Kathy Curtice, Adam Maldonado
CA Highway Patrol (CHP), Attn: Captain Austin Matulonis
Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman,
Director/Shana Powers, Cultural Director

Central Unified School District, Attn: Kelly Porterfield, Superintendent
North Central Fire Protection District, Attn: George D. Mavrikis, Fire Marshal
North Kings GSA, Attn: Kassy D. Chauhan, P.E. Executive Officer Designate
Fresno Irrigation District, Attn: Laurence Kimura, P.E. Chief Engineer
Kings River Conservation District, Attn: Charlotte Gallock, Director of Water
Resources

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

SUBJECT: Director Review and Approval No. 4766

APPLICANT: Linda Dineen

DUE DATE: **May 27, 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 dwelling unit not to exceed 2,000 square feet in size. The subject property is a 2.33-acre parcel located within the "AE" Exclusive Agricultural District.

The subject parcel is located on the south side of Church Avenue 1,000 feet east of Brawley Avenue, approximately 0.77-miles west from the City of Fresno. (APN: 327-120-66) (3637 W. Church Avenue) (Sup. Dist. 1).

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 **May 27, 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



Fresno County Department of Public Works and Planning

Date Received:

(Application No.)

MAILING ADDRESS: Department of Public Works and Planning Development Services and Capital Projects 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

APPLICATION FOR:

- Pre-Application (Type) Edison
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:

Empty box for description of proposed use or request.

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: South side of W. Church Ave. between S. Brawley and S. Valentine Street address: 3637 W. Church Ave.

APN: 327-120-66 Parcel size: 7.33 acres Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

Linda Dineen (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.

Hick Baosythong 577 W. Lamona Fresno 93722 559-548-0814
Linda Dineen 298 SE. Willis Ave. Fresno 93726 559-221-6053

Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER) Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$
Received By: Invoice No.: TOTAL: \$

UTILITIES AVAILABLE: WATER: Yes / No Agency: SEWER: Yes / No Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section: Sect-Twp/Rg: - T S/R E

Related Application(s): APN #
Zone District: APN #
Parcel Size: APN #



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.

LINDA DINEEN
Agent Name (Print or Type)

DINEEN DRAFTING & DESIGN
Company Name (Print or Type)

2985 E. WILLIS AVE.
Mailing Address

FRESNO, CA 93726
City / State / Zip Code

559-221-6053
Phone Number

archangel2985@shcglobal.net
Email Address

327-120-66
Project APN

3637 W. Church Ave.
Project Street Address

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

Project Description (Print or Type):

NEW SFR as SECOND RESIDENCE ON SITE

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.

[Signature]
Owner Signature

9/29/22
Date

Nick Baosytrong
Owner Name (Print or Type)

559-549-0914
Phone Number

MrNick554@gmail.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.*



Development Services and Capital Projects Division

Pre-Application Review

Department of Public Works and Planning

Mail To: 2985 WILLIS AVE FRESNO, CA 93726

NUMBER: 23-004603 APPLICANT: Linda Dineen PHONE: 559-221-6053

PROPERTY LOCATION: 3637 W CHURCH FRESNO, California, 93706, USA

APN(s): 327-120-66 ALCC: No X Yes # VIOLATION NO. CNEL: No X Yes (level) LOW WATER: No X Yes WITHIN 1/2 MILE OF CITY: No X Yes ZONE DISTRICT: AE-20; SRA: No X Yes HOMESITE DECLARATION REQ'D.: No X Yes

LOT STATUS: Zoning: () Conforms; (X) Legal Non-Conforming lot; () Deed Review Req'd (see Form #236) Merger: May be subject to merger: No X Yes ZM# Initiated In process Map Act: () Lot of Rec. Map; () On '72 rolls; (X) Other PERMIT HISTORY; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: CENTRAL UNIFIED PERMIT JACKET: No Yes X FMFCD FEE AREA: (X) Outside () District No.: FLOOD PRONE: No X Yes

PROPOSAL DIRECTORS REVIEW AND APPROVAL TO ALLOW A SECOND RESIDENCE ON A (E) 2.33 AC PARCEL IN THE AE-20 ZONE DISTRICT. SECOND RESIDENCE NOT TO EXCEED 2,000 SQFT AND THE OWNER OF THE PROPERTY TO RESIDE IN ONE OF THE DWELLING UNITS ON SITE.

COMMENTS: NLA COMPLETED 4/18/23 ORD. SECTION(S) 816.2. - W BY: GARRETT SANDERS DATE: 5/5/23

GENERAL PLAN POLICIES: LAND USE DESIGNATION: Agricultural () GPA: () MINOR VA: COMMUNITY PLAN: Edison () AA: (X) JD: \$432.00 REGIONAL PLAN: () CUP: (X) JAG COMM: \$25.00 SPECIFIC PLAN: (X) DRA: \$1,570.00 () ALCC: SPECIAL POLICIES: () VA: () IS/PER*: SPHERE OF INFLUENCE: () AT: () Viol. (35%): ANNEX REFERRAL (LU-G17/MOU): () TT: () Other:

COMMENTS: Filing Fee: \$ 2,027.00 Pre-Application Fee: - \$247.00 Total County Filing Fee: \$1,780.00

- FILING REQUIREMENTS: (X) Land Use Applications and Fees (X) This Pre-Application Review form (X) Copy of Deed / Legal Description (X) Photographs () Letter Verifying Deed Review () IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required. (X) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction (X) 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 (X) Nitrogen Loading Analysis or RWQCB supplemental treatment OTHER FILING FEES: () Archaeological Inventory Fee: \$75 at time of filing () CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,764) (Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)

BY: DATE: PHONE NUMBER: (559) -

- NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY: (X) COVENANT () SITE PLAN REVIEW () MAP CERTIFICATE (X) BUILDING PLANS () PARCEL MAP (X) BUILDING PERMITS () FINAL MAP () WASTE FACILITIES PERMIT () FMFCD FEES (X) 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. 2.33-acres Central Unified School Dist. North Central Fire Dist. North Kings GSA FID King River Conservation ISUP Dist. Santa Rosa OVER.....



County of Fresno

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

June 14, 2023

Linda Dineen
2985 Willis Avenue
Fresno, Ca. 93726

Dear: Linda Dineen

Pre-Application Review No. 23-004603

Proposal:

Director Review and Approval to allow a permanent second dwelling unit not to exceed 2,000 square feet in size. The subject property is a 2.33-acre parcel located within the "AE" Exclusive Agricultural District.

Project Location:

The subject parcel is located on the south side of Church Avenue 1,000 feet east of Brawley Avenue, approximately .77-miles west from the City of Fresno. (APN: 327-120-66) (3637 W. Church Avenue) (Sup. Dist. 1).

DRA- 2nd Residence:

A Director Review and Approval (DRA) is required to allow a permanent second residence in the "AE" Exclusive Agricultural 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.

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.

Local Agency Management Program:

Septic systems are subject to the requirements of the Fresno County's Local Agency Management Program (LAMP). Septic system density is limited to one system per two acres. Any new development or secondary dwelling will require a nitrogen loading analysis by a qualified professional, demonstrating to the Department of Public Works and Planning that the regional characteristics are such that an exception to the septic system density limit can be accommodated. The Department will refer any analysis to the Regional Water Quality Control Board for their concurrence and input. An approved nitrogen loading analysis is required prior to being able to accept your application as complete.

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.

North Central Fire Protection District:

You are located within the jurisdiction of the North Central Fire Protection District which reviews all entitlement and building plans within their jurisdiction. When submitting plans to the Fresno County Development Services and Capital Projects Division you will also be required to submit three (3) sets of your plans directly to NCFPD at 15850 W. Kearney Boulevard, Kerman, CA 93630; office hours are Monday through Friday, 8 a.m. to 5 p.m. You should contact North Central Fire to determine the fee for your project.

Consult with surrounding property owners:

Often the Planning Commission and/or Board of Supervisors will enquire if an applicant has discussed their project with the neighborhood. Staff would 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.

Revision to Applications:

It is important that applications be well defined when they are submitted if a project needs to be revised after the initial routing it will delay the processing. A new Application with the revised project description must be submitted with new signatures along with a 25% revision fee.

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.

Initial Study Application: This application form is a stapled five-page form. Please complete and sign.

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: Four (4) 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 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, four (4) folded copies as well as an electronic PDF version or reduction as described above, of both the proposed and existing floor plans and elevations should be provided. The plans should include design features that identify existing and proposed colors, ensuring they do not conflict with the character of the surrounding community.

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:

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>1,780.00</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@co.fresno.ca.us or (559) 600-4224.

Sincerely,

Reymundo Peraza


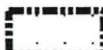

Reymundo Peraza, Planner
Development Services and Capital Projects Division/
Current Planning & Environmental Section

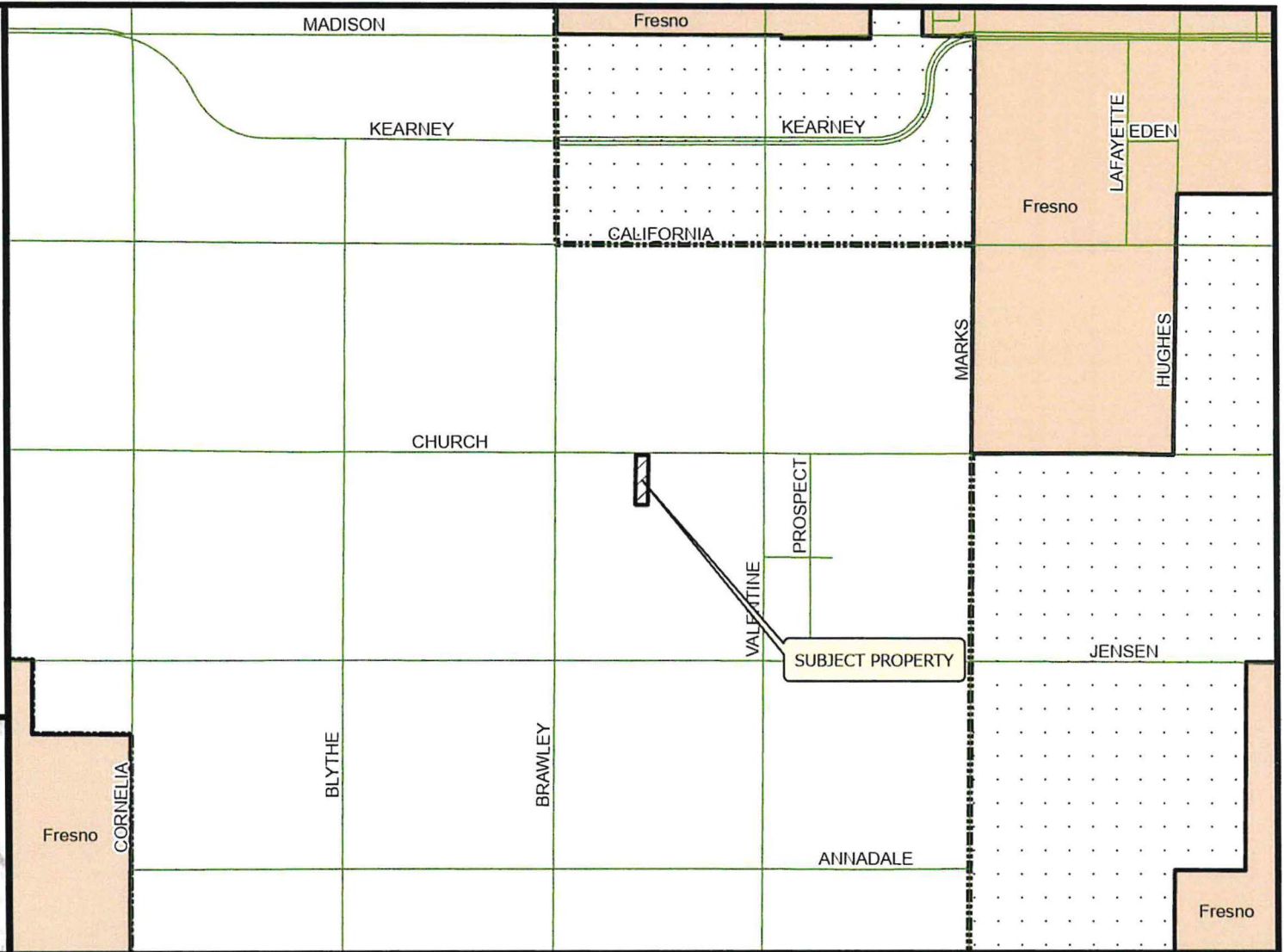
RP

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Enclosures

Legend

-  Fresno
-  City Sphere of Influence
-  Subject Property



VICINITY MAP

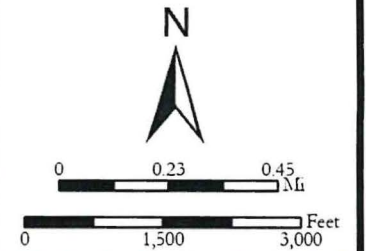


LOCATION MAP


DRA4766

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mayang
On Date : 3/14/2024



LEGEND:

 Subject Property

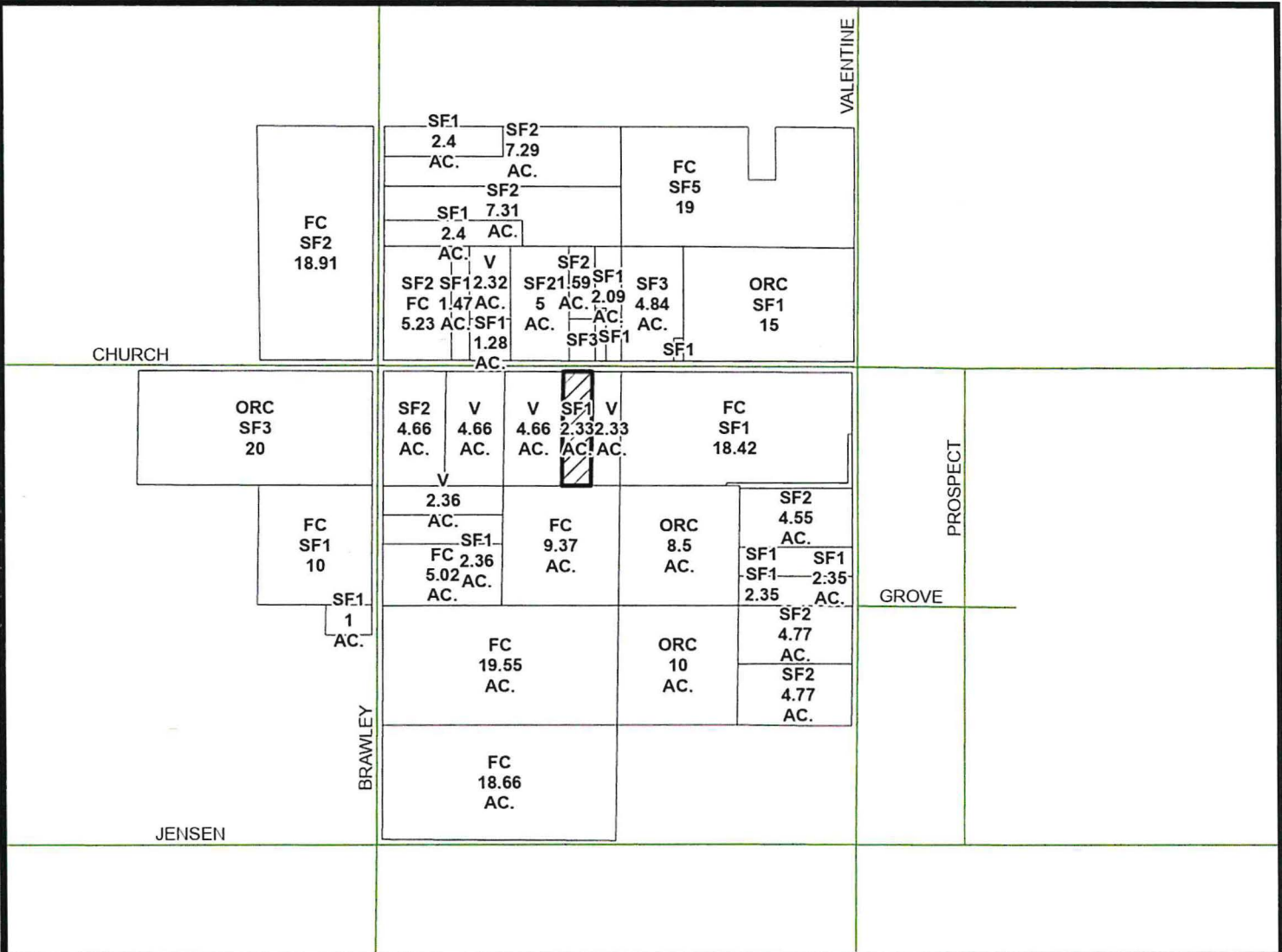
LEGEND

FC - FIELD CROP

ORC - ORCHARD

SF#- SINGLE FAMILY RESIDENCE

V - VACANT

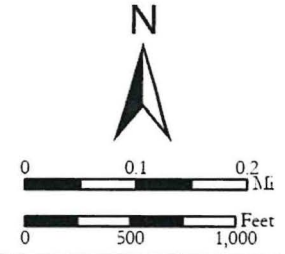


Existing Land Use Map






DRA4766

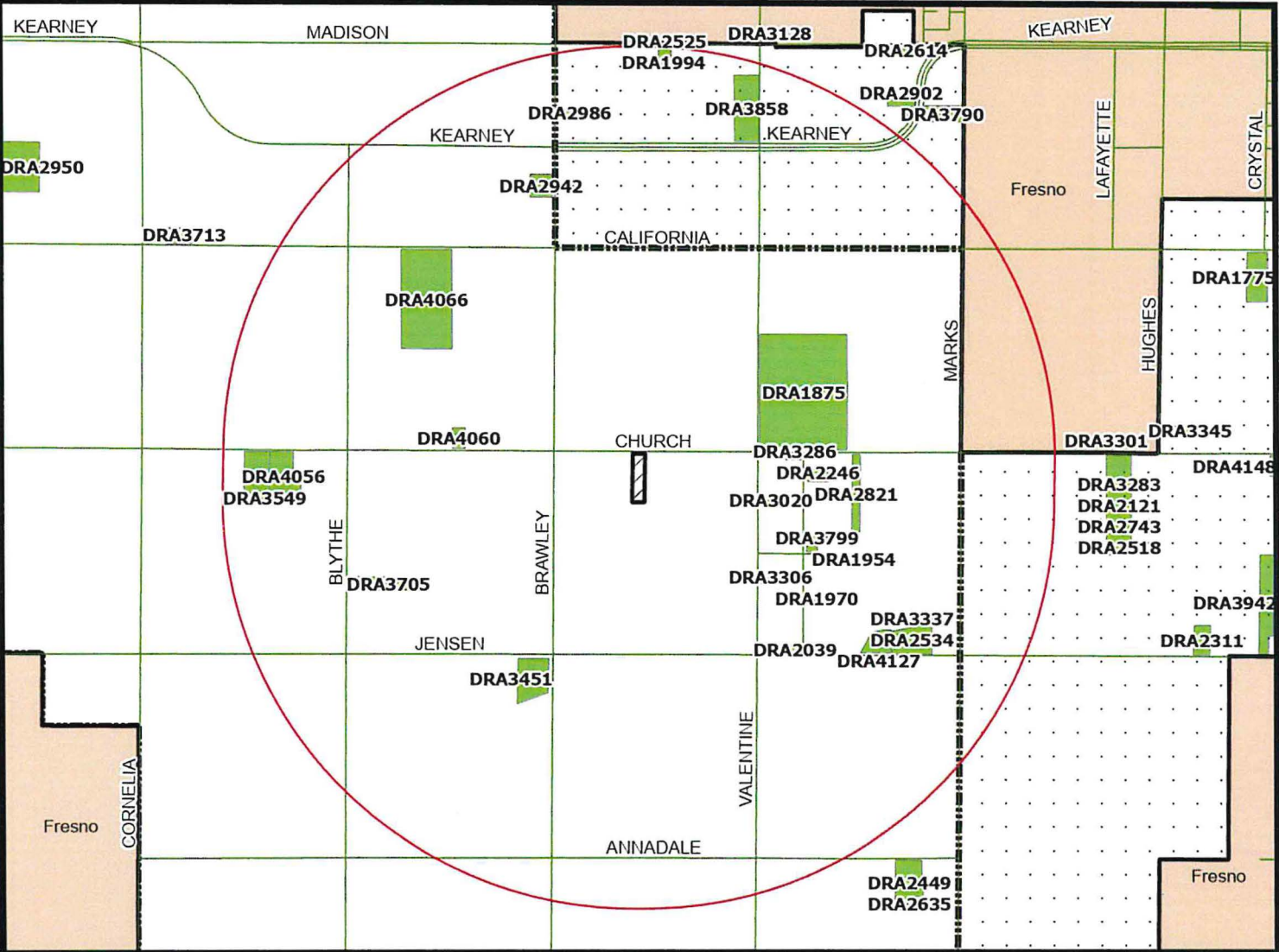
2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mayang
 On Date : 3/14/2024



Legend

-  Mile Buffer
-  Subject Property
-  Fresno
-  City Sphere of Influence
-  DRA Permits

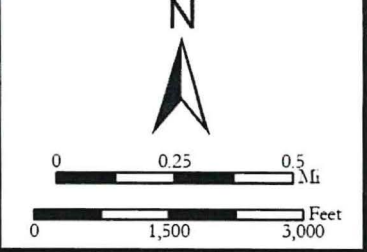


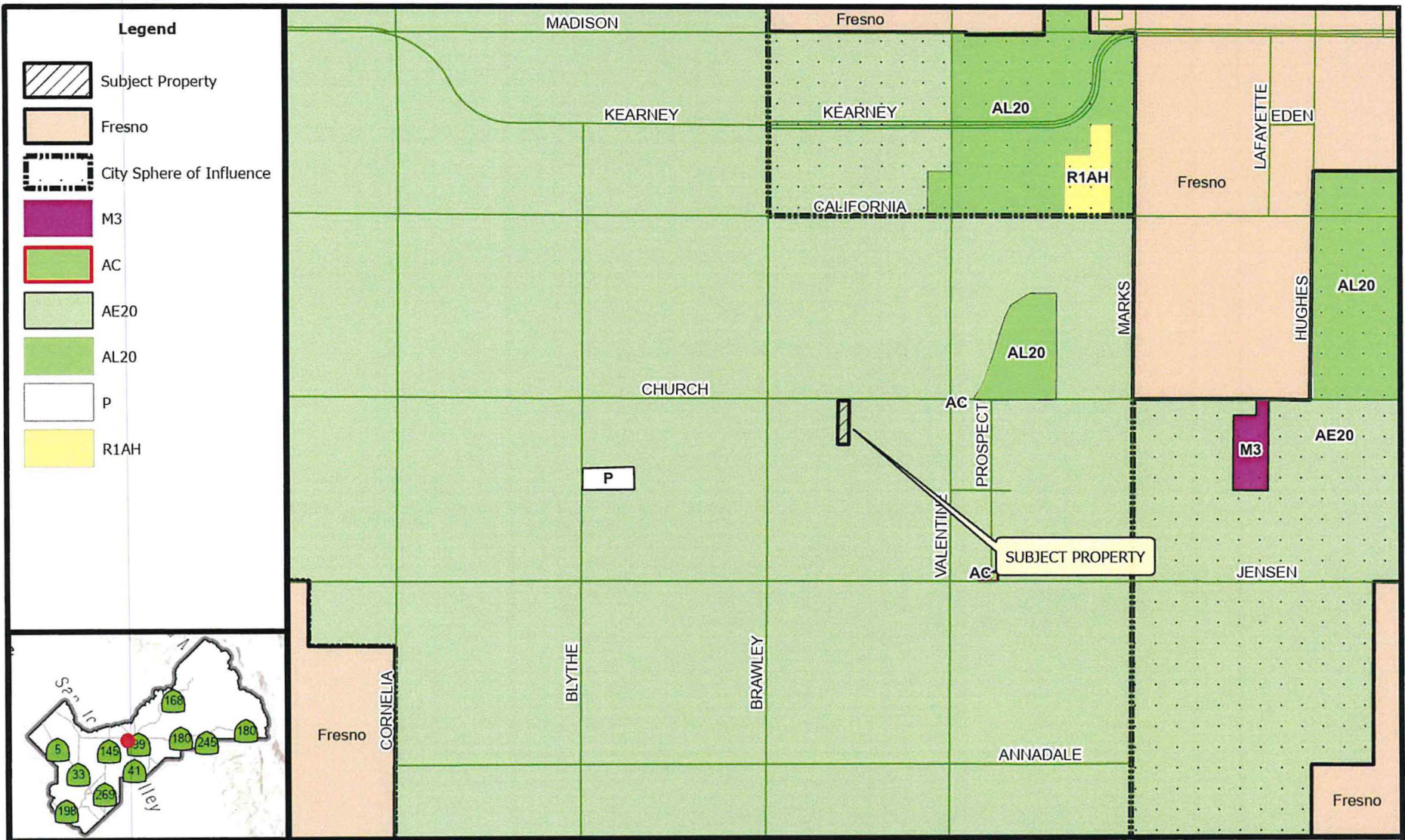
Proximity Map

DRA4766










2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mayang
 On Date : 3/14/2024





Legend

-  Subject Property
-  Fresno
-  City Sphere of Influence
-  M3
-  AC
-  AE20
-  AL20
-  P
-  R1AH

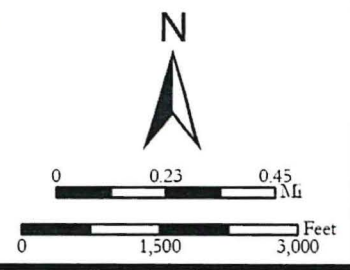


Existing Zoning Map

DRA4766
STR 13 - 14S / 19E

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mayang
 On Date : 3/14/2024

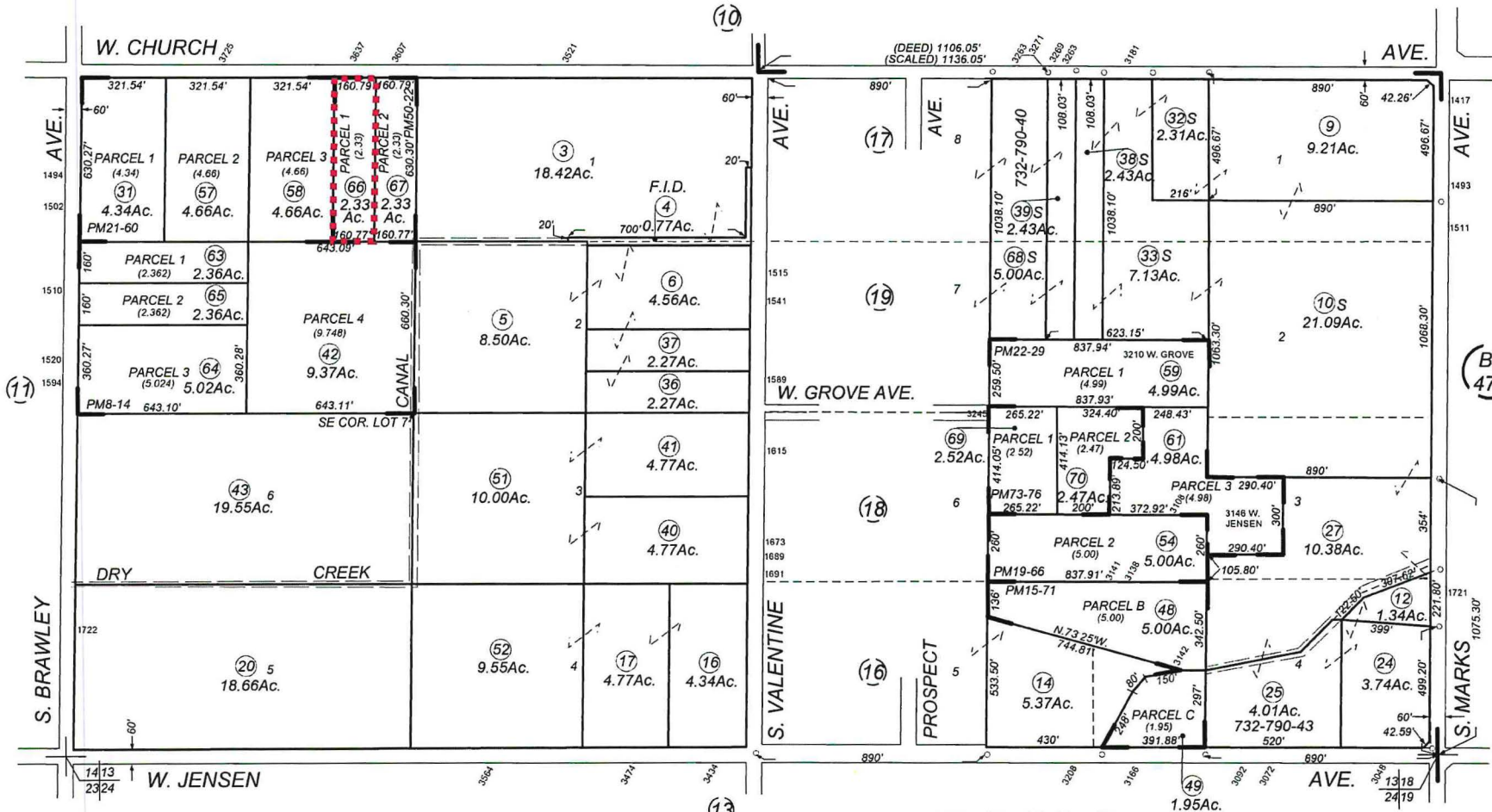


-NOTE-
 This map is for Assessment purposes only.
 It is not to be construed as portraying legal
 ownership or divisions of land for purposes
 of zoning or subdivision. law.

SUBDIVIDED LAND IN POR. SEC. 13, T.14S., R.19E., M.D.B.&M.

Tax Rate Area
 62-014
 197-000
 197-003

327-12



Bank of California Tract - Plat Bk. 2, Pg. 14
 Parcel Map No. 1474 - Bk 8, Pg. 14
 Parcel Map No. 2392 - Bk. 21, Pg. 60
 Parcel Map No. 2424 - Bk. 15, Pg. 71

Parcel Map No. 2572 - Bk. 19, Pg. 66
 Parcel Map No. 3228 - Bk. 22, Pg. 29
 Parcel Map No. 7285 - Bk. 50, Pg. 22
 Parcel Map No. 8104 - Bk. 73, Pg. 76

Assessor's Map Bk. 327 - Pg. 12
 County of Fresno, Calif.

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



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). _____

Application Rec'd.: _____

GENERAL INFORMATION

1. **Property Owner :** Nick Baosythong **Phone/Fax:** 559-548-0814
Mailing Address: 577 W. Lamona Ave. Fresno, Ca. 93723
Street City State/Zip
2. **Applicant :** Linda Dineen **Phone/Fax:** 559-221-6053
Mailing Address: 2985 E. Willis Ave. Fresno, Ca. 93726
Street City State/Zip
3. **Representative:** _____ **Phone/Fax:** _____
Mailing Address: _____
Street City State/Zip
4. **Proposed Project:** New SFR @ 3637 W. Church @
second residence on site
5. **Project Location:** 3637 W. Church Ave.
Fresno, Ca.
6. **Project Address:** same
7. **Section/Township/Range:** _____ / _____ / _____
8. **Parcel Size:** 7.33 acres
9. **Assessor's Parcel No.** 327-120-66 **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 District¹: AE-20

14. Existing General Plan Land Use Designation¹: _____

ENVIRONMENTAL INFORMATION

15. Present land use: Existing mobile home 1512 SQ. FT.

Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

Existing mobile home, septic, shed, patios & dogrun.
private well

Describe the major vegetative cover: Low trees and bare ground

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: residential

South: bare land

East: single residence

West: agricultural

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 2
Lot Size 7.33 acres
Single Family X
Apartments _____

II. Commercial - Number of Employees _____
Number of Salesmen _____
Number of Delivery Trucks _____
Total Square Footage of Building _____

III. Describe and quantify other traffic generation activities: None

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
 This is a residence

23. Proposed source of water:
 private well
 community system³--name: _____ OVER.....

24. Anticipated volume of water to be used (gallons per day)²: 200 gal. +/-
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: 138 gal. +/-
27. Anticipated type(s) of liquid waste: normal household waste
28. Anticipated type(s) of hazardous wastes²: none
29. Anticipated volume of hazardous wastes²: none
30. Proposed method of hazardous waste disposal²: n/a
31. Anticipated type(s) of solid waste: Normal household trash
32. Anticipated amount of solid waste (tons or cubic yards per day): info not available
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): "
34. Proposed method of solid waste disposal: County provided disposal
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

9/29/22

 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



Date

Director's Review and Approval # 23-004603
3637 W. Church Ave. Fresno

Four Findings of Fact:

- 1. That the site of the proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by the proposed use.**

The site is 2.33 acres with easy access from W. Church Ave. A driveway is already in place. The proposed residence is in compliance with Fresno County setbacks. The site is completely fenced.

- 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.**

The site will be only residential use. No additional traffic will be generated by the proposed use. The second residence requested is consistent with the AE20 zoning of the property.

- 3. That the proposed use will not be detrimental to the character of the development in the immediate neighborhood.**

The neighborhood to the north of the site across W. Church Ave. is residential. There is a single house on the property to the east.

- 4. That the proposed use is consistent with the Fresno County General Plan.**

The proposed residence will be an attractive improvement to this area. It will have a positive impact on surrounding property values. Its design is compatible with residences in the neighborhood.

Respectfully Submitted,

Linda Dineen – agent and designer for Nick Baosythong
Dineen Drafting & Design

Fresno County Recorder
Paul Dictos, CPA
2022-0057443

Recorded at the request of:
ERECORDING PARTNERS NETWORK

05/02/2022 02:13 15

Titles: 1 Pages: 2

Fees: \$14.00

CA SB2 Fees:\$0.00

Taxes: \$216.70

Total: \$230.70

RECORDING REQUESTED BY:
Fidelity National Title Company

**When Recorded Mail Document
and Tax Statement To:**
Nick Baosythong
3637 West Church Avenue
Fresno, CA 93706

Escrow Order No.: FFOM-2012200811

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Property Address: 3637 West Church Avenue,
Fresno, CA 93706

APN/Parcel ID(s): 327-120-66

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer subject to
the imposition of documentary transfer tax.

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$216.70 and is computed on:
 the full value of the interest or property conveyed.
 the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Sandy Kannha Khounphet, an unmarried woman, as her sole property

hereby GRANT(S) to Nick Baosythong, a single man and Souphaphone Phakhounleuang, an unmarried woman, as joint tenants

the following described real property in the Unincorporated Area of the County of Fresno, State of California:

For APN/Parcel ID(s): 327-120-66

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

PARCEL 1 OF PARCEL MAP 7285, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, AS PER MAP RECORDED NOVEMBER 29, 1989, IN BOOK 50 OF PARCEL MAPS, AT PAGE 22, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROPERTY COMMONLY KNOWN AS: 3637 West Church Avenue, Fresno, CA 93706

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 327-120-66

Dated: March 2, 2022

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.



Sandy Kanhha Khounphet

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.

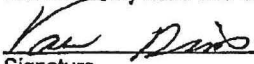
State of California
County of San Diego

On 3rd March 2022 before me, Vanessa R Davis, Notary Public,
(here insert name and title of the officer)

personally appeared Sandy kanhha khounphet,
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





Looking south
from existing
residence



Looking northeast
from front of
property @ W. Church
Ave.

Note: No pictures from the property to the west.
Tall solid fence. The property to the west is
undeveloped bare land.



Existing residence
looking from the east.



Looking southwest
from existing
residence



Looking north from front of property @ W. Church Ave.



Looking east from existing residence



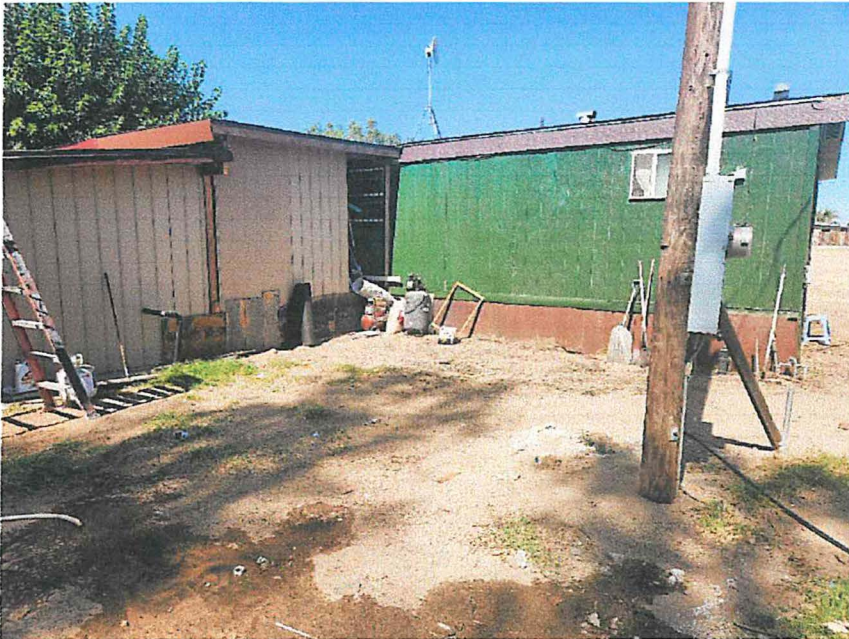
Looking northeast from
existing residence



Looking east from
south of existing
residence



Existing residence from
the east



Existing residence from
the southeast



existing residence from
the west



Existing detached
structure from the
northwest

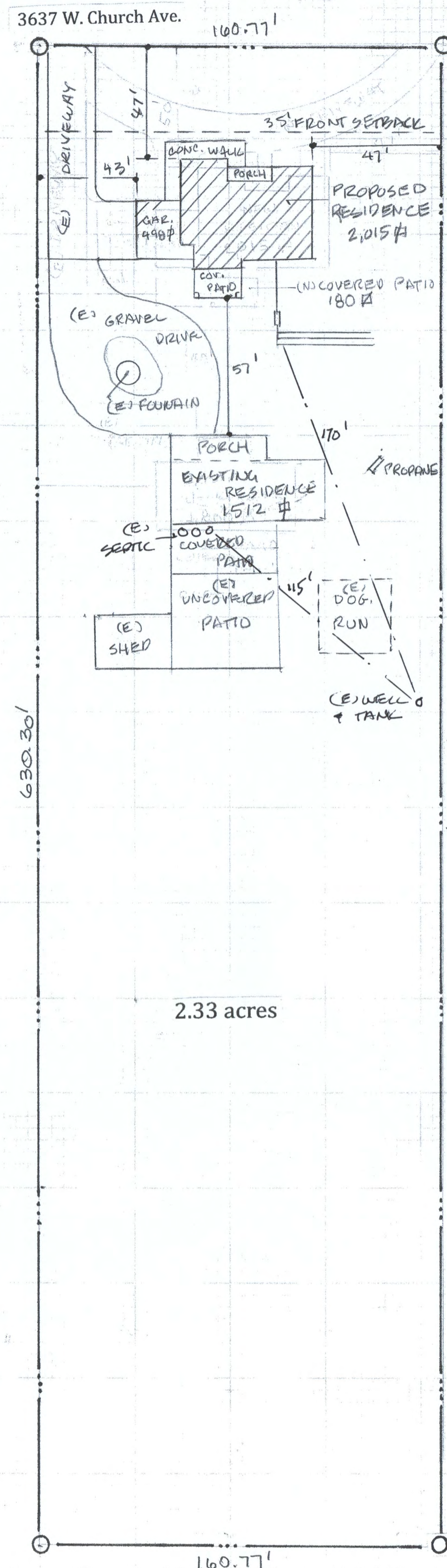


Existing residence from
the north



Rear of existing residence
from the east.

WEST CHURCH AVENUE

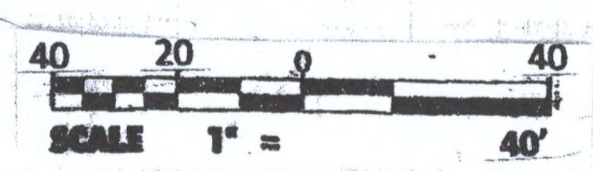


- HERS FEATURE SUMMARY** The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.
- Quality insulation installation (QII)
 - Indoor air quality ventilation
 - Kitchen range hood
 - Minimum Airflow
 - Fan Efficacy Watts/CFM
 - Verified HSPF
 - Verified heat pump rated heating capacity
 - Duct leakage testing

PROJECT STATISTICS

APN: 327-120-66
 Zoning: AE-20
 Occupancy: R3
 Type of Construction: VB
 Proposed residence: 2,015 sq.ft.
 Proposed garage: 448 sq.ft.
 Porch & patio: 288 sq.ft.

SITE PLAN



California Green Building Standards

Indoor Water Use
 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:
 Water closets - The effective flush volume of all water closets shall not exceed 1.28gal/flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for tank-type toilets.
 The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two
 Reduced flushes and one full flush.
 Urinals - The effective flush volume of urinals shall not exceed 0.5 gal/flush.
 Showerheads - Single showerhead. Showerheads shall have a min. flow rate of not more than 1.8 gpm at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for showerheads. Multiple showerheads serving one shower - When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gpm at 80psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
 A hand-held shower shall be considered a showerhead.
 Faucets - Residential lavatory faucets. The max. flow rate of residential lavatory faucets shall not exceed 1.5 gpm at 60psi. The min. flow rate of residential lavatory faucets shall not be less than 0.8 gpm at 20 psi.
 Lavatory faucets in common public use areas. The max. flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gpm at 60psi.
 Kitchen faucets. The max. flow rate of kitchen faucets shall not exceed 1.8 gpm at 60psi. Kitchen faucets may temporarily increase the flow above the max. rate, but not to exceed 2.2 gpm at 60psi, and must default to a max. flow rate of 1.8 gpm at 60psi.
 Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code and shall meet the applicable standards referenced in Table 1401.1 of the CPC.
Enhanced Durability and Reduced Maintenance
 Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
Construction Waste Reduction, Disposal and Recycling
 Construction waste management plan. Submit a construction waste management plan in conformance with items 1-5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse On the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk Mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste Generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
6. Waste Management Company. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Pollutant Control
 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all ducts and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris which may enter the system.
 Finish material pollutant control - Finish materials shall comply with this section.
 Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:
 1. Adhesives, adhesive primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2 as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in subsection 2 below.
 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code Regulations, Title 17, commencing with Section 94507.
 3. Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as Flat, Nonflat or Nonflat High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat High Gloss VOC limit in Table 4.504.3 shall apply.
 4. Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances Sections 94522(a)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the Percent VOC by weight of product limits of Regulation 8, rule 49.
 5. Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to the following:
 a. Manufacturer's product specification.
 b. Field verification of on-site product containers.

Interior Moisture Control
 General building shall meet or exceed the provisions of the California Building Standards Code.
 Concrete slab foundations. Concrete slab foundations required to have a vapor retarder by the California Building Code, Chapter 19 or concrete slab-on-grade floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.
 Capillary break - a capillary break shall be installed in compliance with at least one of the following:
 1. A 4-inch-thick (101.6 mm) base of 1 inch (25.4 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and concrete mix design, which will address bleeding, shrinkage and curing, shall be used. For additional information, see American Concrete Institute ACI 302.2R-06.
 2. Other equivalent methods approved by the enforcing agency.
 3. A slab design specified by a licensed design professional. 4.505.3 Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following:
 a. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
 b. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.
 c. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Indoor Air Quality and Exhaust
Bathroom Exhaust Fans - Each bathroom shall be mechanically ventilated and shall comply with the following:
 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
 a. Humidity controls shall be capable of adjustment between a relative humidity range of 50% to a max. 80%. A humidity control may utilize manual or automatic means of adjustment.
 b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e. built-in).
 For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or Tub/shower.
 Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

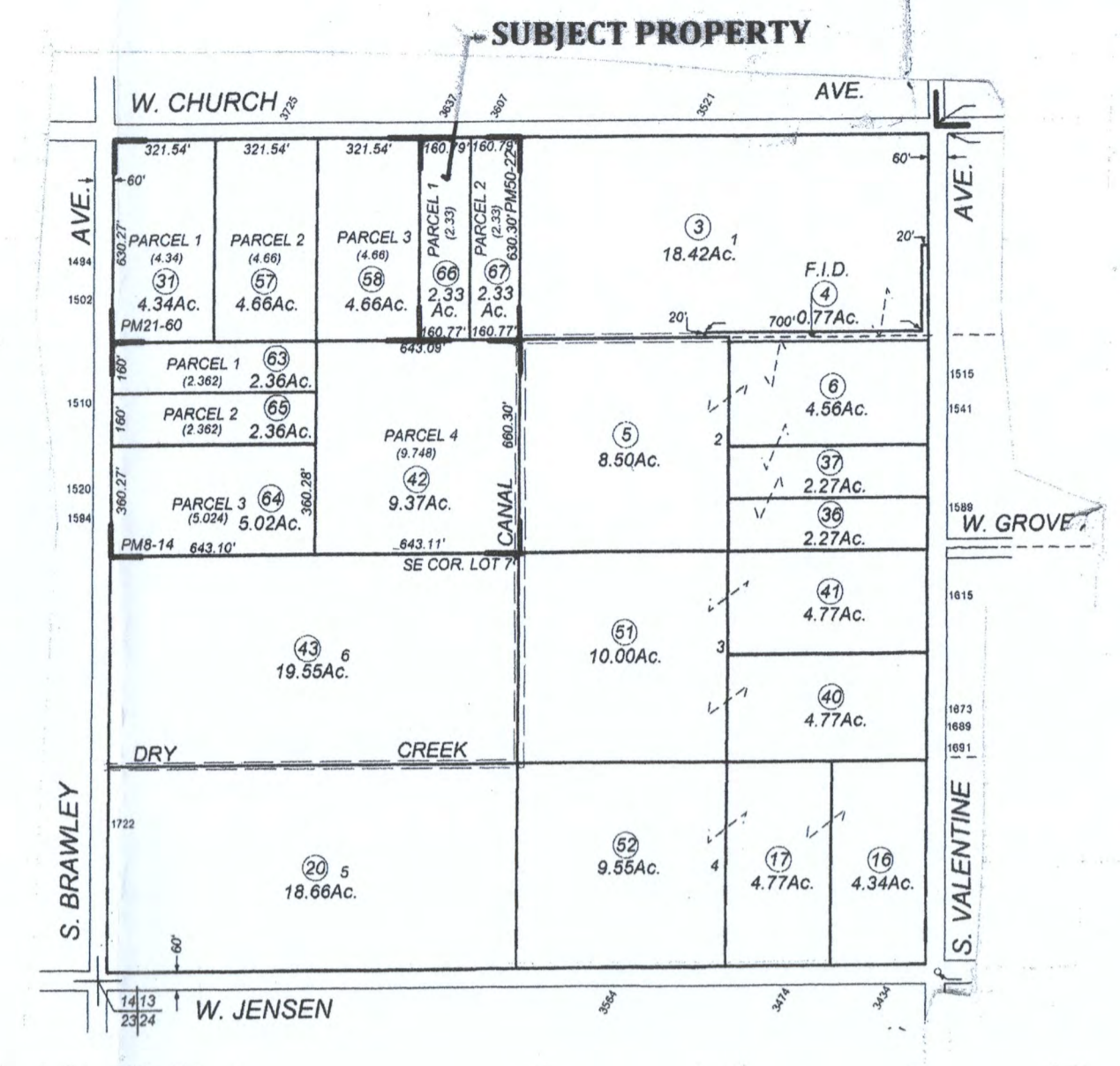
SITE NOTES:

Chemical toilet to be provided on site during construction.
 Provide 2% min. slope away from structure for a min. of 5'.
 Driveways and private roads shall have a maximum slope of 12%.
 Install street address numeral at least 4" high with min. 1/2" stroke on contrasting background clearly visible from the street.
 No on-site water retention.
 No drainage to adjacent property.
 Changes from the approved plans during the course of construction shall cause construction to be suspended until such time as the plans can be amended by the designer and submitted to the County for Review and approval.
 The Construction Waste Management Plan must be finalized prior to occupancy.

GOVERNING CODES :

- 2019 CBC CALIF. BUILDING CODE
- 2019 CPC CALIF. FIRE CODE
- 2019 CEC CALIF. ELECTRICAL CODE
- 2019 CPC CALIF. PLUMBING CODE
- 2019 CMV CALIF. MECHANICAL CODE
- 2019 C ENERGY CODE (NON-RESIDENTIAL ENERGY STANDARDS)
- 2019 C688C CALIF. CALGREEN COD, SECTION 5 (NON-RESIDENTIAL MANDATORY MEASURES)

Presno County Ordinance Code Title 15



VICINITY MAP

OWNER: Nick Baosythong
 5677 W. Lamona Ave.
 Fresno, CA 93722
 (559) 548-0814

DESIGNER: Linda Dineen
 Dineen Drafting & Design
 2985 E. Willis Ave.
 Fresno, CA 93726
 (559) 221-6053

ENGINEER:
 Charles E. Garabedian, Jr.
 5100 N. 6th St. Suite 101
 Fresno, Ca. 93710
 (559) 355-0507

SHEET INDEX	
SP	SITE PLAN
2	ELEVATIONS
3	FLOOR PLAN
4	ROOF FRAMING PLAN
5	FOUNDATION PLAN
6	SECTIONS
7	DETAILS
8	DETAILS
E1	ELECTRICAL PLAN
T24	TITLE 24

DINEEN
 drafting & design

Linda Dineen
 (559) 221-6053

PROPOSED NEW RESIDENCE FOR:
NICK BAOSYTHONG
 3637 W. CHURCH AVENUE
 FRESNO, CA

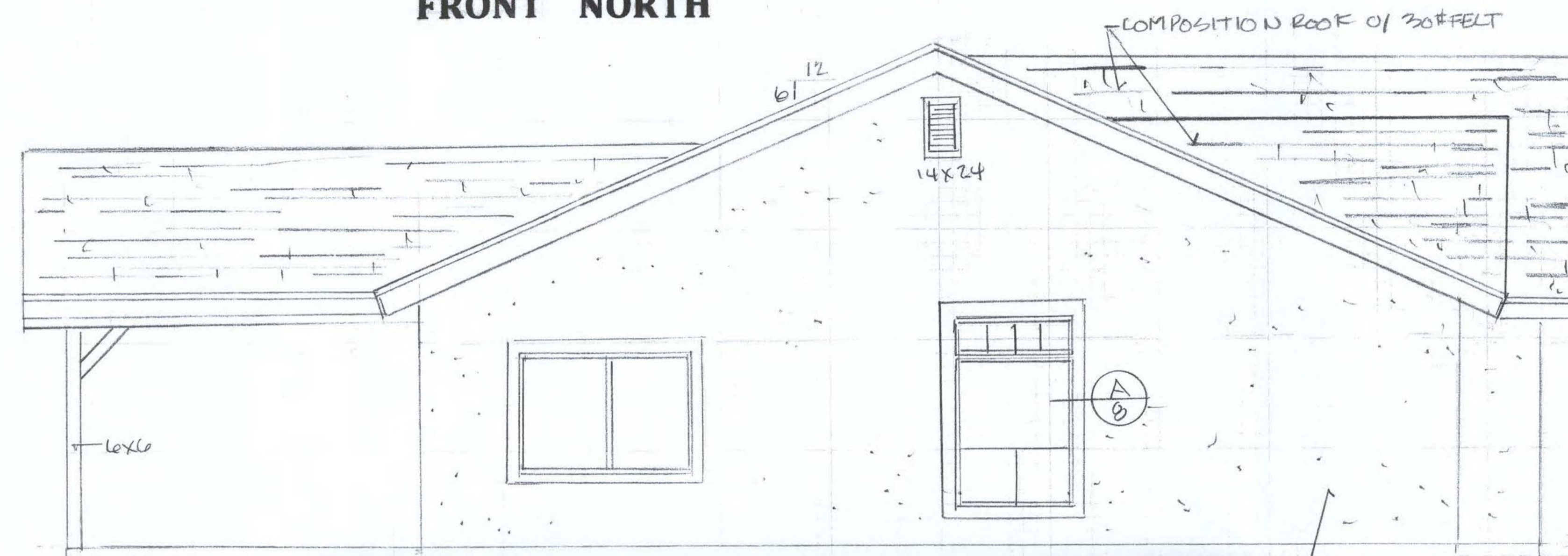
JANUARY 2023

SP

L. Dineen

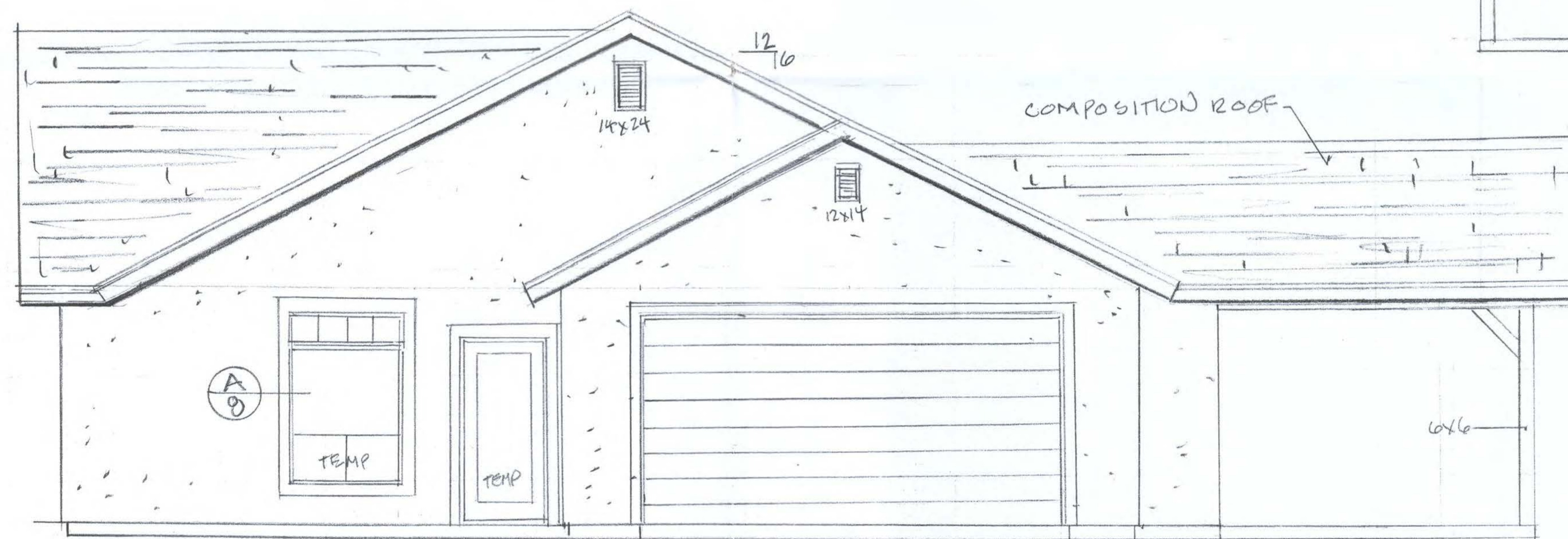


FRONT NORTH

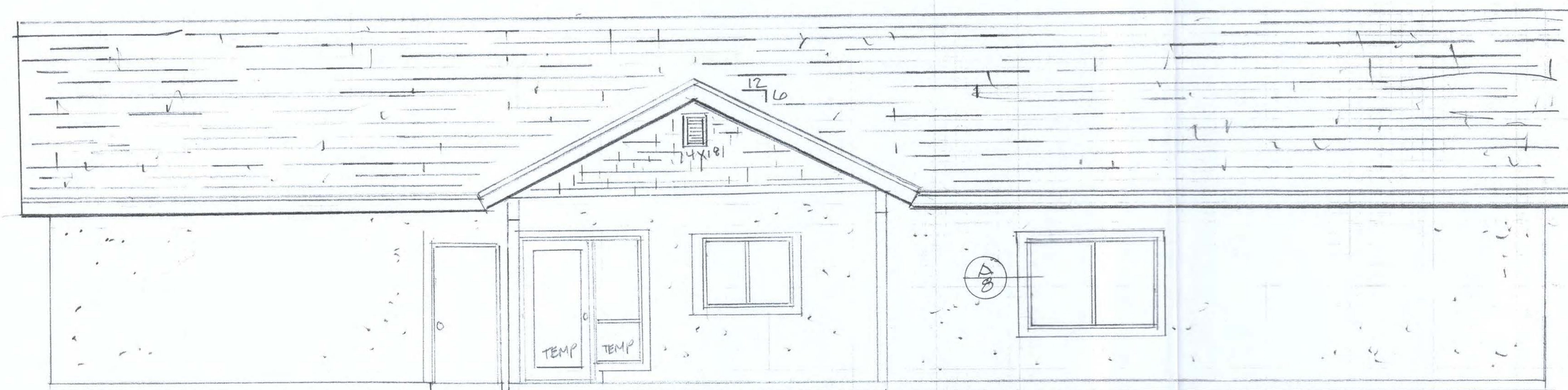


EAST

STUCCO: 7/8" 3-coat cem. plaster o/ woven wire sheathing & bldg. paper w/ #11 ga. nails 1 1/2" long, 7/16" head & #16 ga. staples, 7/8" legs @ 6" o.c. Provide weep screeds. Use 2 layers type 'D' paper where lath is applied over wood sheathing.



WEST



SOUTH

ELEVATIONS

SCALE: 3/4" = 1'-0"

L. Dineen

WINDOW SCHEDULE

SIZE	STYLE	TEMP
A	4'5" Slider	No
B	3'1" Slider	Yes
C	3'5" Slider	No
D	6'4" Slider	No
E	4'3" Slider	No
F	2'6" Sgle Hung	Yes
G	3'6" Gls. Door	Yes
H	4'8" Transom	No
I	3'8" Transom	No

DOOR SCHEDULE

SIZE	TYPE
1	3'6" Solid Core
2	2'6" Solid Core
3	2'6" Hollow Core
4	2'6" Solid Core
5	2'6" Hollow Core
6	3'6" Steel
7	5'0" By-Pass

WINDOWS AND DOORS

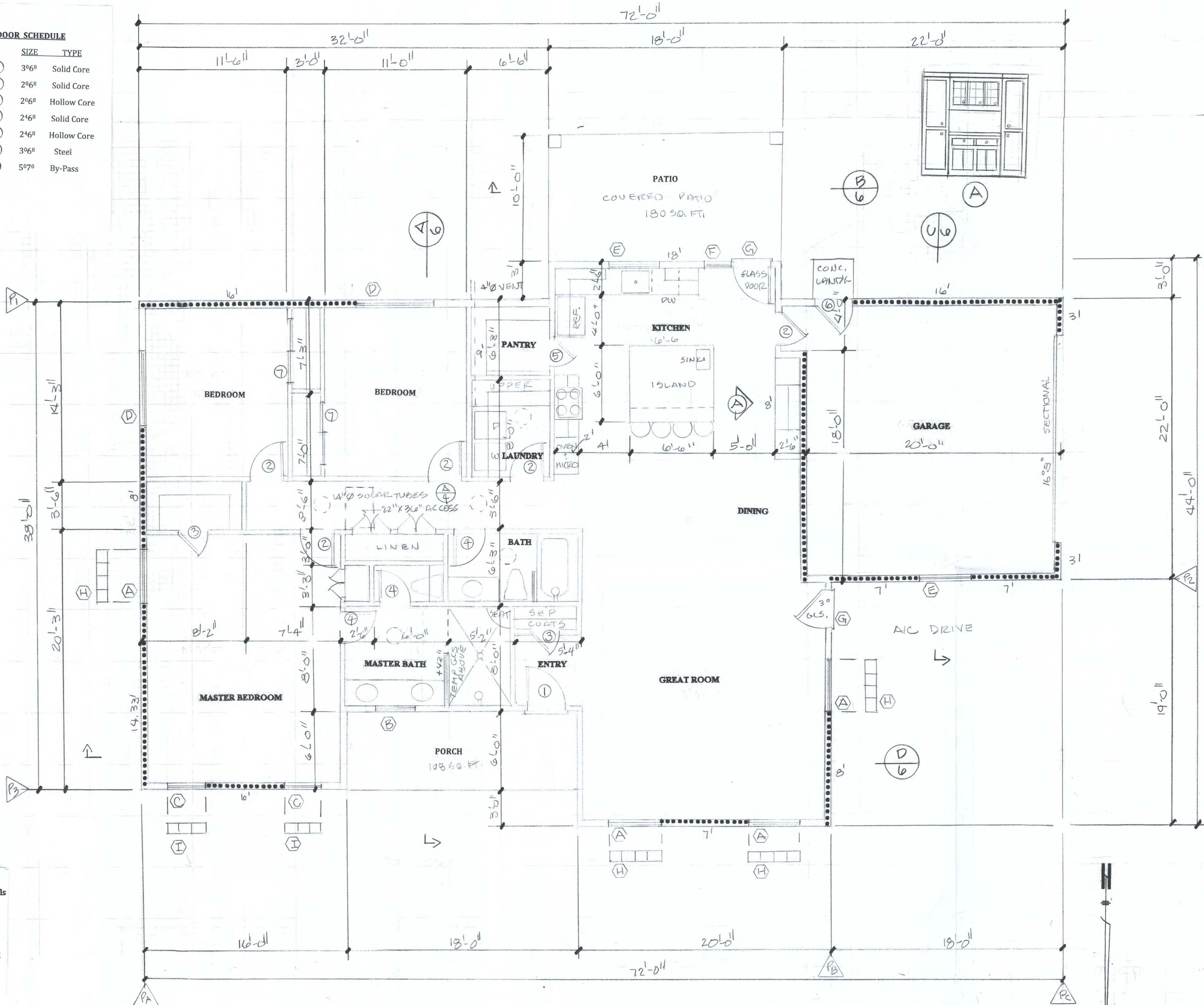
- Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall be insulating glass units with a minimum of one tempered pane or glass block units, or have a fire resistance rating of not less than 20 minutes when tested according to ASTM E 2010, or conform to the performance requirements of SFM 12-7A-2.
- Every manufactured and site-built fenestration product or fenestration system installed in construction subject to Title 24, Part 6 shall have attached to it a clearly visible temporary label or have an associated label certificate that lists the U-Factor, the solar heat gain coefficient (SHGC) of that product and the method used to derive those values, and certifies compliance with air leakage requirements of the California Energy Code, Section 116(a)1. The label shall not be removed until approved by the building inspector.
- Sill height of windows in sleeping areas shall not exceed 44 inches.
- Exterior door assemblies shall conform to the performance requirements of Standard SFM 12-7A-1 or shall be of approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8" thick, or shall have a fire resistance rating of not less than 20 minutes when tested according to ASTM E 074.
Exception: Noncombustible or exterior fire retardant treated wood vehicle access doors are not required to comply with CRC R327.8.3
- Openings of operable windows less than 24" above the finish floor or greater than 72" above the exterior grade must be equipped to limit operation such that a four-in. diameter sphere cannot pass through the opening or be with window fall prevention device that complies with ASTM F 2090. This situation is not allowed if window opening is required for emergency egress.
- Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).
Exception: Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 square feet (0.465 m²)

SHEARWALL SCHEDULE

- P1 3/8" CDX or OSB ply. w/ 8d common nails @ 6" o.c. edges, 12" field.
- P2 3/8" CDX or OSB ply. w/ 8d common nails @ 6" o.c. edges, 12" field.
- P3 3/8" CDX or OSB ply. w/ 8d common nails @ 4" o.c. edges, 12" field.
- PA 3/8" CDX or OSB ply. w/ 8d common nails @ 6" o.c. edges, 12" field.
- PB 3/8" CDX or OSB ply. w/ 8d common nails @ 4" o.c. edges, 12" field.
- PC 3/8" CDX or OSB ply. w/ 8d common nails @ 6" o.c. edges, 12" field.

SHEARWALL NOTES

- Individual sheets used in the construction of diaphragms and shearwalls shall be no less than 4' x' in size.
- Minimum size sheet at boundaries and changes in framing shall be 24" Unless blocked.
- Shear panel edges must occur over framing members or blocking at all shearwalls.
- Shearwalls shall extend to roof sheathing or the method of transferring loads to some other horizontal diaphragms shall be shown.
- Shear/braced wall panel inspection is required prior to covering.
- Conform to requirements for wood shearwall and diaphragms per CBC Section 2315.5.3
- Connect double studs with 16d @ 16" o.c. staggered.



FLOOR PLAN
SCALE: 1/4" = 1'-0"

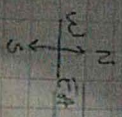
2,015 SQ. FT.

Linda Dineen
(559) 221-6053

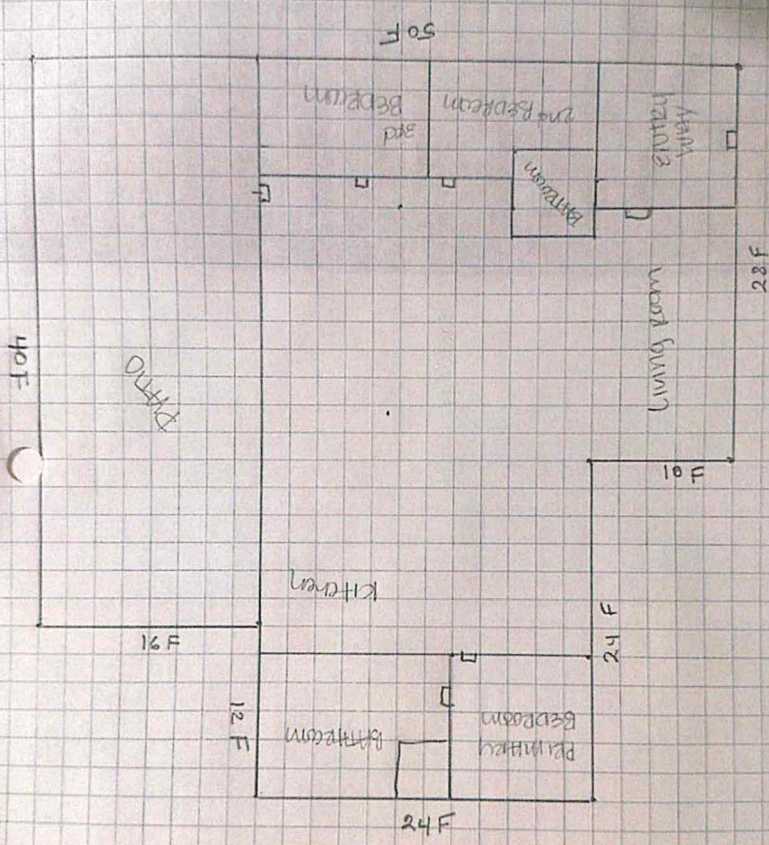
PROPOSED NEW RESIDENCE FOR:
NICK BAOSYTHONG
3637 W. CHURCH AVENUE
FRESNO, CA

FEBRUARY 2023

L. Dineen



3637 W Church







County of Fresno

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

April-18-23

Marty Vilayvanh Rojas
296 W Minarets
Pinedale, CA 93650

RE: Nitrogen Loading Analysis for a Proposed Residence at 3637 W Church

NITRATE LOADING ANALYSIS

Fresno County Nitrogen Reduction

3637 W. Church (APN32712066)

AVERAGE CONCENTRATION OF NITRATE-NITROGEN

****HANTZSCHE-FINNEMORE EQUATION****

- 2.33 = Total Gross Lot Size (Acres)
- 10% = Impervious Surface (%)
- 2.11 = Total Surface Area (Acres)
- 400 = Daily Wastewater Flow (Gallons per Day) W Using 50gpcpd
- 365 = Duration of Wastewater Application (Days) t
- 2.55 = Calculated Volume of Wastewater Entering Soil (Inches per Year) I
- 50 = Total Nitrogen Concentration in Wastewater Entering System (mg/l) nw
- 0 = Percent of Nitrate-Nitrogen loss due to Soil Denitrification d
- 12.5 = Average Rainfall Recharge Rate (70% of Annual Rainfall) (Inches per Year) R
- 0.00 = Background Nitrate-Nitrogen Concentration in Rainfall Recharge (mg/l) nb
- 0 = Percent Nitrogen Removal From Treatment System Tr
- 8.5 = Calculated Average Concentration of Nitrate-Nitrogen (mg/l) nr

Conclusion: The calculated average concentration of Total Nitrogen in the groundwater is **8.5 mg/l** which meets the EPA threshold of **10.0 mg/l** for drinking water.

This determination allows the installation of a septic system on this property if allowed by Directors Review and Approval.

Arnold Valdivia, Supervising Building Inspector
Development Services – Capital Projects Division

Fresno County

G-RECEIPT: 13497-21915051

SHER ID: SMONTEMAYOR 03-20-2023

to Printed: Mar 20, 2023 15:19:15

003812 FC 202.00

Sub Total 202.00

GST 0.00

PST 0.00

TOTAL DUE 202.00

RECEIVED FROM :

LINDA DINEEN DRAFTING & DESIGN

heck 202.00

TOTAL TENDERED 202.00

CHANGE DUE 0.00

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: LINDA DINEEN DRAFTING & DESIGN

INVOICE NO: 258484

INVOICE DATE: March 20, 2023

PERMIT #: Folder 2023 003812 000 00 FC

REFERENCE #: NLA

PROJECT LOCATION: 3637 CHURCH FRESNO CA

PROJECT DESCRIPTION: NITROGEN LOADING ANALYSIS FOR PROPOSED FUTURE RESIDENCE.

Table with 3 columns: FEE DESCRIPTION, AMOUNT, COMMENT. Rows include County Processing Fee (\$62.00), Special Service (\$140.00), and a TOTAL of \$202.00.

SUMMARY

Table with 2 columns: OTHER, AMOUNT. Row shows OTHER \$202.00 and a TOTAL of \$202.00.

Summary table with 2 columns: Description, Amount. Rows: Total Billed: \$202.00, Payment Received: \$0.00, Balance Due: \$202.00.

FORM OF PAYMENT:

Check

Credit Card

Cash

DrawDown-Acct#

Roads Charge-Use Acct#

Submitted by: Ext:



CONSTRUCTION PERMIT
 COUNTY OF FRESNO
 DEVELOPMENT SERVICES DIVISION
 MAILING ADDRESS: 2220 TULARE STREET, 6th FLOOR FRESNO, CA 93721
 OFFICE LOCATION: SOUTHWEST CORNER OF TULARE & M' STREETS, SUITE A

ACTIVE PERMITS YES NO
 PHONE NUMBERS
 24-HR REQUEST LINE
 600-4131
 LOCAL: 600-4560
 TOLL FREE: 800-742-1011
 FAX: 600-4201

3637 W CHURCH FRESNO CA 93706

Ref #:NLA

Project Address 3637 W CHURCH FRESNO CA 93706		Cross Street	Project Description NITROGEN LOADING ANALYSIS FOR PROPOSED FUTURE RESIDENCE.			
Permit #: 23-003812-FC		Issued on: March 20, 2023	APN: 32712066			
Owner: ROJAS VILAYVANH MARTY	Applicant: LINDA DINEEN DRAFTING & DESIGN		Contractor:			
Address: 296 W MINARETS PINEDALE CA 93650	Address: 2985 WILLIS AVE FRESNO CA 93726		Address:			
Phone:	Phone: Work: (559)-221-6053 Cellular: (559)-284-2984		Phone:			
	License #:		License #:			
Approvals		Approved By	Date			
Application Requirements		Permit Application Reviewer				
Zoning Review		Estevan Osuna				
Zoning District	Required Setbacks:	Front		Side		
AE20		Min	Max	Interior	Street	
		35		20		
PROJECT INFORMATION						
: Big Dry Creek Basin:No		: FMFCD Rural Streams:No				
: MWEL0 Occupancy Pending:NO		: Occupancy Pending RTMF:No				
: Roof Classification:Class C or better		: Soil Bearing Capacity(psf):1000				
: Submittal Method:Walk-in		: WMP Occupancy Pending:NO				
MECHANICAL						
ELECTRICAL						
PLUMBING						
LICENSED CONTRACTOR'S DECLARATION						
I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 8 of the Business and Professions Code, and my license is in full force and effect.Lic.						
Number _____		Class _____		Contractor_LINDA DINEEN DRAFTING & DESIGN _____		
FOR OWNER BUILDER SEE FORM F174 ATTACHED						
WORKER'S COMPENSATION DECLARATION						
I hereby affirm under penalty of perjury on of the following declarations:						
<input type="checkbox"/> I have and will maintain a certificate on consent to self-insure for workers' compensation as provided for by Section 3700 of the Labor code, for the performance of the work for which this permit is issued.						
<input type="checkbox"/> I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code for the performance of the work for which this permit is issued.						
My workers' compensation insurance carrier and policy number : _____						
Carrier _____ Policy # _____ (This section does not need to be completed if the permit is for one hundred dollars (\$100) or less.)						
<input type="checkbox"/> I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the worker's compensation laws of California and agree that if I should become subject to the workers compensation provisions of Section 3700 of the Labor Code. I shall forthwith comply with those provisions.						
Applicant_LINDA DINEEN DRAFTING & DESIGN						
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.						
CONSTRUCTION LENDING AGENCY						
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 2097, Div. C).						
Lenders Name _____		Address _____				
City _____		State _____				
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.						
Applicant Or Agent _____		Date 3/20/23				

THIS PERMIT SHALL EXPIRE BY LIMITATION AND BECOME NULL AND VOID IF THE WORK IS NOT COMMENCED OR IF NO INSPECTIONS ARE COMPLETED WITHIN 180 DAYS.