



County of Fresno

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

DATE: July 24, 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 Planning
Development Services and Capital Projects, Attn: Chris Motta, Division Manager
Development Services and Capital Projects, Attn: Tawanda Mtunga,
Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David Randall,
Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior Planner; Alex Pretzer; Dominique Navarrette
Development Services and Capital Projects, Zoning & Permit Review,
Attn: Daniel Gutierrez, Senior Planner
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Augustine Ramirez, Division
Manager; Roy Jimenez
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner/Brody Hines, Planner
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,
Supervising Engineer
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,
Environmental Health Specialist;
Table Mountain Rancheria, Attn: Robert Pennell
Fresno County Fire District, Attn: fku.prevention-planning@fire.ca.gov
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
North GSA King, Attn: Kassy D. Chauhan

FROM: Ejaz Ahmad, Planner
Development Services and Capital Projects Division

SUBJECT: Director Review and Approval No. 4774

APPLICANT: Harmeet Kaur Mand

DUE DATE: **August 7, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a second residence on a 2.07-acre parcel located within the RR (Rural Residential) Zone District. Second residence not to exceed 2,000 square feet of living area. Owner of record to occupy one of the homes on-site.

The subject parcel is located on the southeast corner of N. Nelson Avenue, and E. Shaw Avenue approximately 2.6 miles east of the City of Clovis. (APN: 308-360-05S) (4930 N. Nelson Ave., Clovis).

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 **August 7, 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, Ejaz Ahmad, 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) 600-4204, or email eahmad@fresnocountyca.gov

EA
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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 Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497
Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- Pre-Application (Type) _____
- Amendment Application Director Review and Approval
- Amendment to Text for 2nd Residence
- Conditional Use Permit Determination of Merger
- Variance (Class)/Minor Variance Agreements
- Site Plan Review/Occupancy Permit ALCC/RLCC
- No Shool/Dog Leash Law Boundary Other _____
- General Plan Amendmen/Specific Plan/SP Amendment)
- Time Extension for _____

DESCRIPTION OF PROPOSED USE OR REQUEST:

Requesting a DRA for a second residence.

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: East _____ side of N. Nelson Ave.
between E. Shaw Ave. _____ and E. Santa Ana Ave.
Street address: 4930 Nelson Ave. Clovis, CA 93619

APN: 308-360-05S Parcel size: 2.07 Acres Section(s)-Twp/Rg: S 16 - T 13 S/R 22 E

ADDITIONAL APN(s): _____

I, Brenda Ramirez (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.

| | | | | |
|--------------------------------|------------------|--------|-------|--------------|
| Harmeet Kaur Mand | 4930 Nelson Ave. | Clovis | 93619 | 601-979-2151 |
| Owner (Print or Type) | Address | City | Zip | Phone |
| Same as owner | | | | |
| Brenda Ramirez (CVEAS, Inc) | 2511 Logan St. | Selma | 93662 | 559-891-8811 |
| Representative (Print or Type) | Address | City | Zip | Phone |

CONTACT EMAIL: bramirez@cveas.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: _____ Fee: \$ _____

Application Type / No.: _____ Fee: \$ _____

Application Type / No.: _____ Fee: \$ _____

Application Type / No.: _____ Fee: \$ _____

PER/Initial Study No.: _____ Fee: \$ _____

Ag Department Review: _____ Fee: \$ _____

Health Department Review: _____ Fee: \$ _____

Received By: _____ Invoice No.: _____ TOTAL: \$ _____

UTILITIES AVAILABLE:

WATER: Yes / No

Agency: Well _____

SEWER: Yes / No

Agency: Septic _____

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 # _____ - _____ - _____



**Development Services
and
Capital Projects
Division**

Email To:
bramirez@cveas.com

Pre-Application Review

Department of Public Works and Planning

NUMBER: 23-006401
APPLICANT: CVEAS
PHONE: 559-891-8811

PROPERTY LOCATION: 4930 N Nelson Ave Clovis CA 93619

APN(s): 308-360-055 ALCC: No Yes # VIOLATION NO. N/A

CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes

ZONE DISTRICT: RR; 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: Sanger Unified PERMIT JACKET: No Yes

FMFCD FEE AREA: Outside District No.: FLOOD PRONE: No Yes

PROPOSAL DIRECTOR'S REVIEW AND APPROVAL TO ALLOW A PERMANENT SECOND RESIDENCE IN THE RR ZONE DISTRICT.

COMMENTS:
ORD. SECTION(S): 820.2.N; 855-N.29 BY: H. HAMLIN DATE: 5/4/23

| | |
|---|---|
| GENERAL PLAN POLICIES: | PROCEDURES AND FEES: |
| LAND USE DESIGNATION: Rural Residential | <input type="checkbox"/> GPA: |
| COMMUNITY PLAN: | <input type="checkbox"/> AA: |
| REGIONAL PLAN: | <input type="checkbox"/> CUP: |
| SPECIFIC PLAN: | <input checked="" type="checkbox"/> DRA: \$1,570.00 |
| SPECIAL POLICIES: | <input type="checkbox"/> VA: |
| SPHERE OF INFLUENCE: | <input type="checkbox"/> AT: |
| ANNEX REFERRAL (LU-G17/MOU): | <input type="checkbox"/> TT: |
| | <input type="checkbox"/> MINOR VA: |
| | <input checked="" type="checkbox"/> HD: \$432.00 |
| | <input type="checkbox"/> AG COMM: |
| | <input type="checkbox"/> ALCC: |
| | <input type="checkbox"/> IS/PER*: |
| | <input type="checkbox"/> Viol. (35%): |
| | <input type="checkbox"/> Other: |
| | Filing Fee: \$ 2,002.00 |
| COMMENTS: | Pre-Application Fee: - \$247.00 |
| | Total County Filing Fee: \$1,755.00 |

| | |
|--|---|
| FILING REQUIREMENTS: | OTHER FILING FEES: |
| <input checked="" type="checkbox"/> Land Use Applications and Fees | <input type="checkbox"/> Archaeological Inventory Fee: \$75 at time of filing |
| <input checked="" type="checkbox"/> This Pre-Application Review form | (Separate check to Southern San Joaquin Valley Info. Center) |
| <input checked="" type="checkbox"/> Copy of Deed / Legal Description | <input type="checkbox"/> CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,764) |
| <input checked="" type="checkbox"/> Photographs | (Separate check to Fresno County Clerk for pass-thru to CDFW.) |
| <input type="checkbox"/> Letter Verifying Deed Review | Must be paid prior to IS closure and prior to setting hearing date.) |
| <input type="checkbox"/> IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required. | |
| <input checked="" type="checkbox"/> Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction | |
| <input checked="" type="checkbox"/> Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction | |
| <input checked="" type="checkbox"/> Project Description / Operational Statement (Typed) | |
| <input type="checkbox"/> Statement of Variance Findings | |
| <input type="checkbox"/> Statement of Intended Use (ALCC) | |
| <input type="checkbox"/> Dependency Relationship Statement | |
| <input type="checkbox"/> Resolution/Letter of Release from City of | |
| <input checked="" type="checkbox"/> Nitrogen Loading Analysis or RWQCB supplemental treatment | |

BY: Reymundo Peraza DATE: 5/25/2023
PHONE NUMBER: (559) 600 - 4224

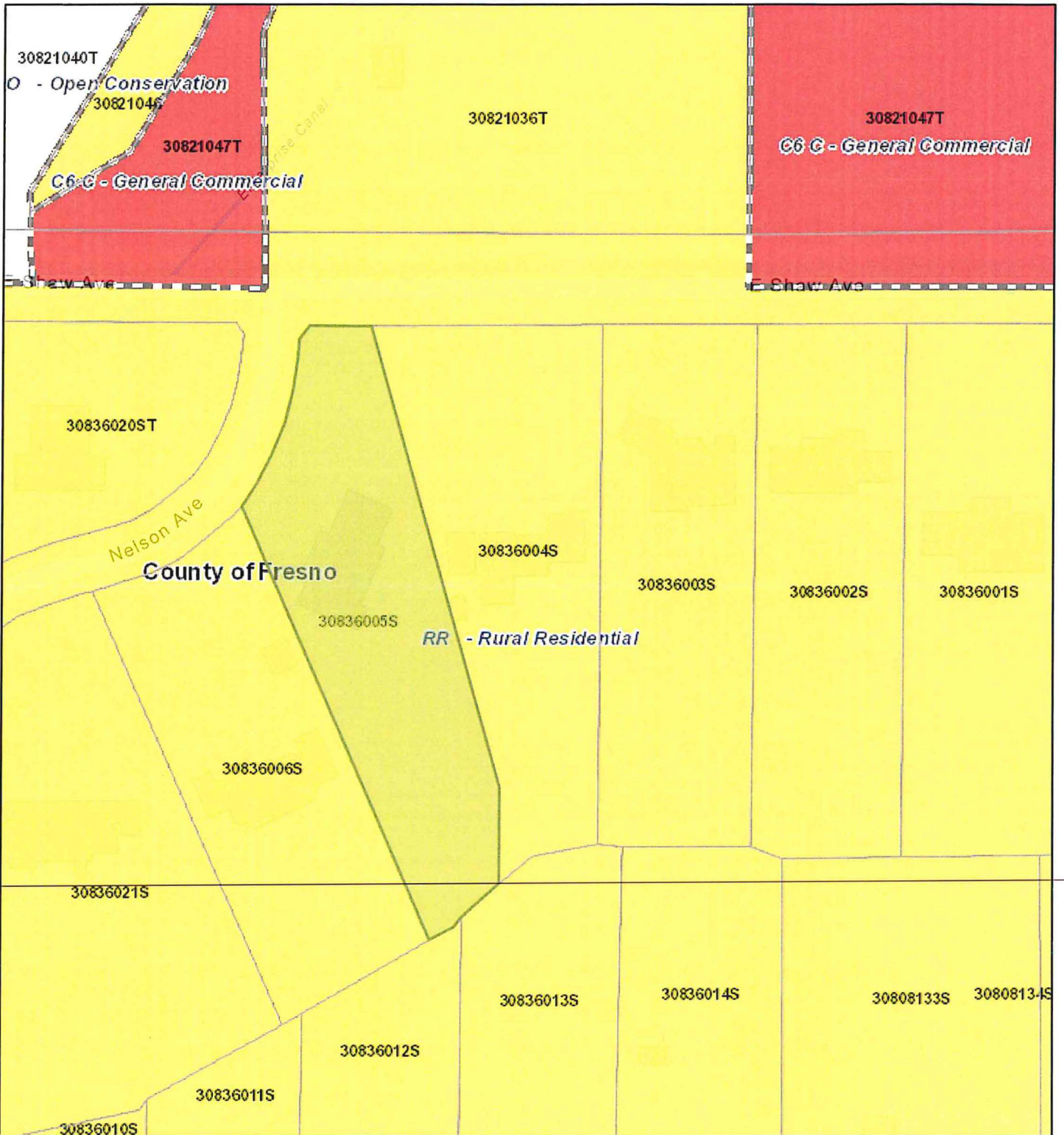
NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

| | |
|--|--|
| <input checked="" type="checkbox"/> COVENANT | <input type="checkbox"/> SITE PLAN REVIEW |
| <input type="checkbox"/> MAP CERTIFICATE | <input checked="" type="checkbox"/> BUILDING PLANS |
| <input type="checkbox"/> PARCEL MAP | <input checked="" type="checkbox"/> BUILDING PERMITS |
| <input type="checkbox"/> FINAL MAP | <input type="checkbox"/> WASTE FACILITIES PERMIT |
| <input type="checkbox"/> FMFCD FEES | <input checked="" type="checkbox"/> SCHOOL FEES |
| <input type="checkbox"/> ALUC or ALCC | <input type="checkbox"/> 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.....

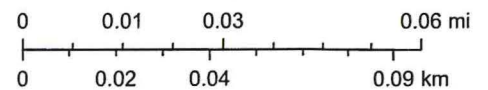
Fresno County Parcel Information



7/23/2024, 3:48:34 PM

1:2,257

| | | | | |
|--------------------------|-------|----|----|------|
| Find Parcel_Query result | AE160 | C2 | M1 | R1A |
| State Assembly | AE20 | C3 | M2 | R1AH |
| AMANDA_PARCEL_DATA | AE40 | C4 | M3 | R1B |
| Zoning | AE5 | C6 | O | R1C |
| A1 | AL20 | CM | P | R1E |
| A2 | AL40 | CP | PV | R1EH |
| AC | C1 | CR | R1 | R2 |



Fresno County Public Works and Planning, Esri Community Maps Contributors, Fresno County Dept. PWP, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

--- 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. 16, T. 13 S., R. 22 E., M. D. B. & M.

Tax Rate Area
 71-041

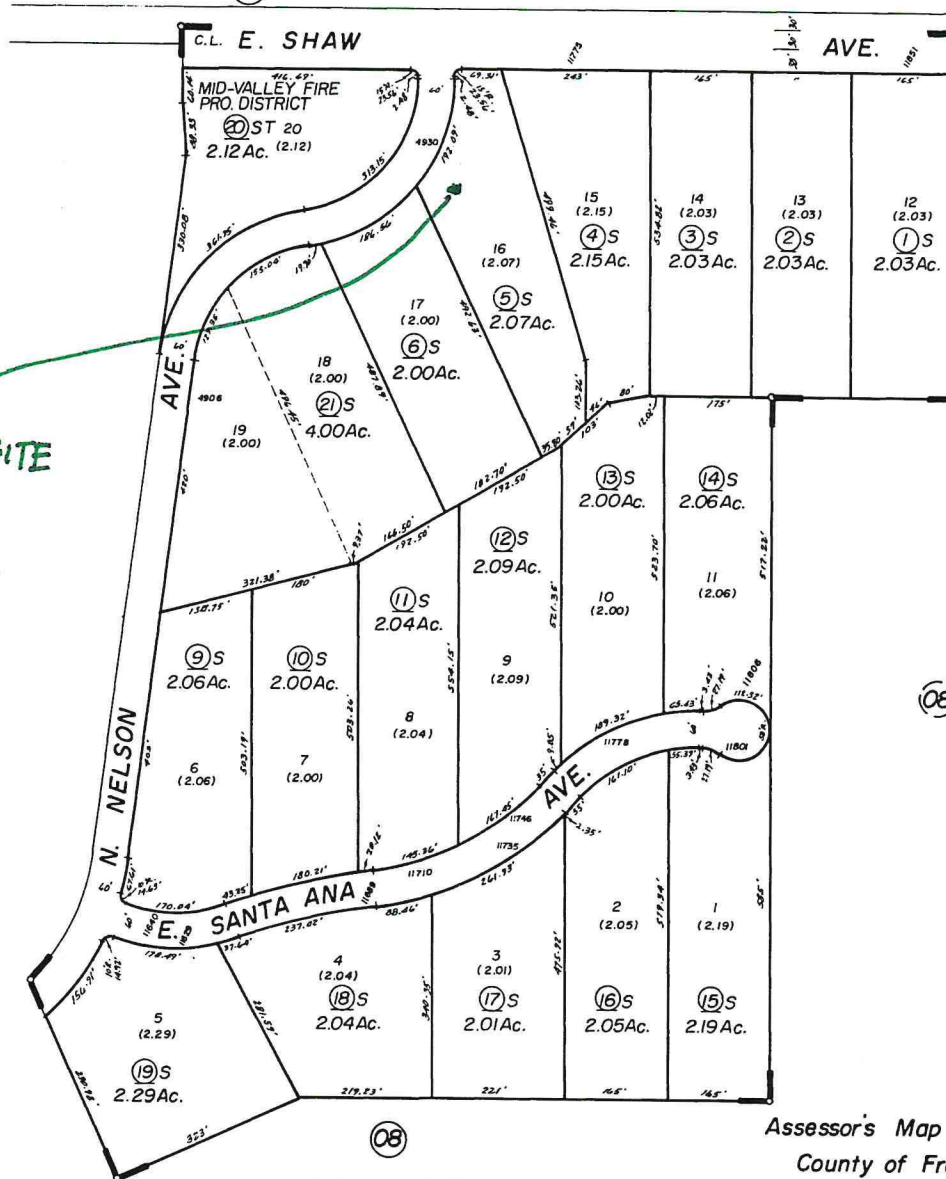
308-36

PROJ. SITE

(08)

(08)

(08)



1" = 200'

Yr - 1979

Clovis Lakes, Tract No. 2878 - Plat Bk. 34, Pg. 48

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

Assessor's Map Bk. 308 - Pg. 36
 County of Fresno, Calif.





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.

Brenda Ramirez
Agent Name (Print or Type)

Central Valley Engineering & Surveying
Company Name (Print or Type)

2511 Logan St.
Mailing Address

Selma CA 93662
City / State / Zip Code

559 891 8811
Phone Number

bramirez@cveas.com
Email Address

308-360-058
Project APN

4930 Nelson Ave. Clovis CA
Project Street Address

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

Project Description (Print or Type):

Requesting a DRA for a second residence.

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.

H.Mand
Owner Signature

10/25/23
Date

Harmeet Kaur Mand
Owner Name (Print or Type) Phone Number

hh_mand@yahoo.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



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

- Property Owner: Harmeet Kaur Mand Phone/Fax 661-979-2151

Mailing Address: 4930 Nelson Ave. Clovis CA 93619

Street City State/Zip
- Applicant: Same as owner Phone/Fax: _____

Mailing Address: _____

Street City State/Zip
- Representative: Brenda Ramirez (CVEAS) Phone/Fax: 559-891-8811

Mailing Address: 2511 Logan St Selma CA 93662

Street City State/Zip
- Proposed Project: Requesting a DRA for a second residence.

- Project Location: 4930 Nelson Ave. Clovis, CA 93619

- Project Address: 4930 Nelson Ave. Clovis CA 93619

- Section/Township/Range: 16 / 13 / 22E 8. Parcel Size: 2.07 acres
- Assessor's Parcel No. 308-360-055 OVER.....

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

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

- | | | | |
|-----------|---|-----------|---|
| <u>NO</u> | LAFCo (annexation or extension of services) | <u>NO</u> | SJVUAPCD (Air Pollution Control District) |
| <u> </u> | CALTRANS | <u> </u> | Reclamation Board |
| <u> </u> | Division of Aeronautics | <u> </u> | Department of Energy |
| <u> </u> | Water Quality Control Board | <u> </u> | Airport Land Use Commission |
| <u> </u> | 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 X 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: R-R

14. Existing General Plan Land Use Designation¹: Rural Residential District

ENVIRONMENTAL INFORMATION

15. Present land use: Residential

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

There is an existing home on site along with a pool and 2 pre fab metal carports.

Describe the major vegetative cover: Grass and 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: Residential, Ag land, vacant land.

South: u

East: u

West: u

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 0
Lot Size 2.07 acres
Single Family 1
Apartments 0

II. Commercial - Number of Employees 0
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: construction noise

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: 30 gallons
- 25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
- 26. Estimated volume of liquid waste (gallons per day)²: 20
- 27. Anticipated type(s) of liquid waste: typical domestic 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: typical domestic trash
- 32. Anticipated amount of solid waste (tons or cubic yards per day): 15 pounds
- 33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 7 pounds
- 34. Proposed method of solid waste disposal: Waste management
- 35. Fire protection district(s) serving this area: Clavis
- 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 X

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

HK Mand
SIGNATURE

10.25.23
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.

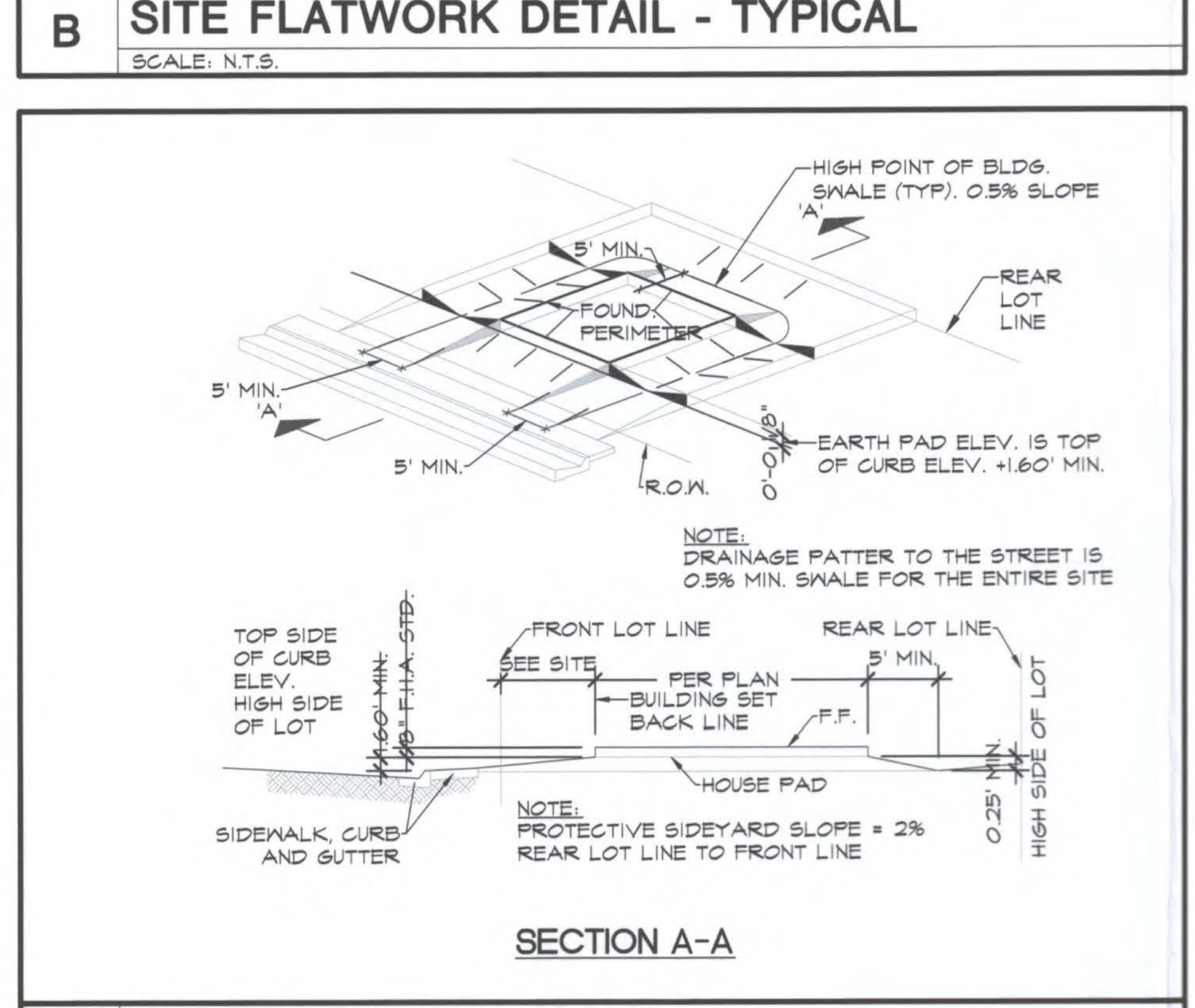
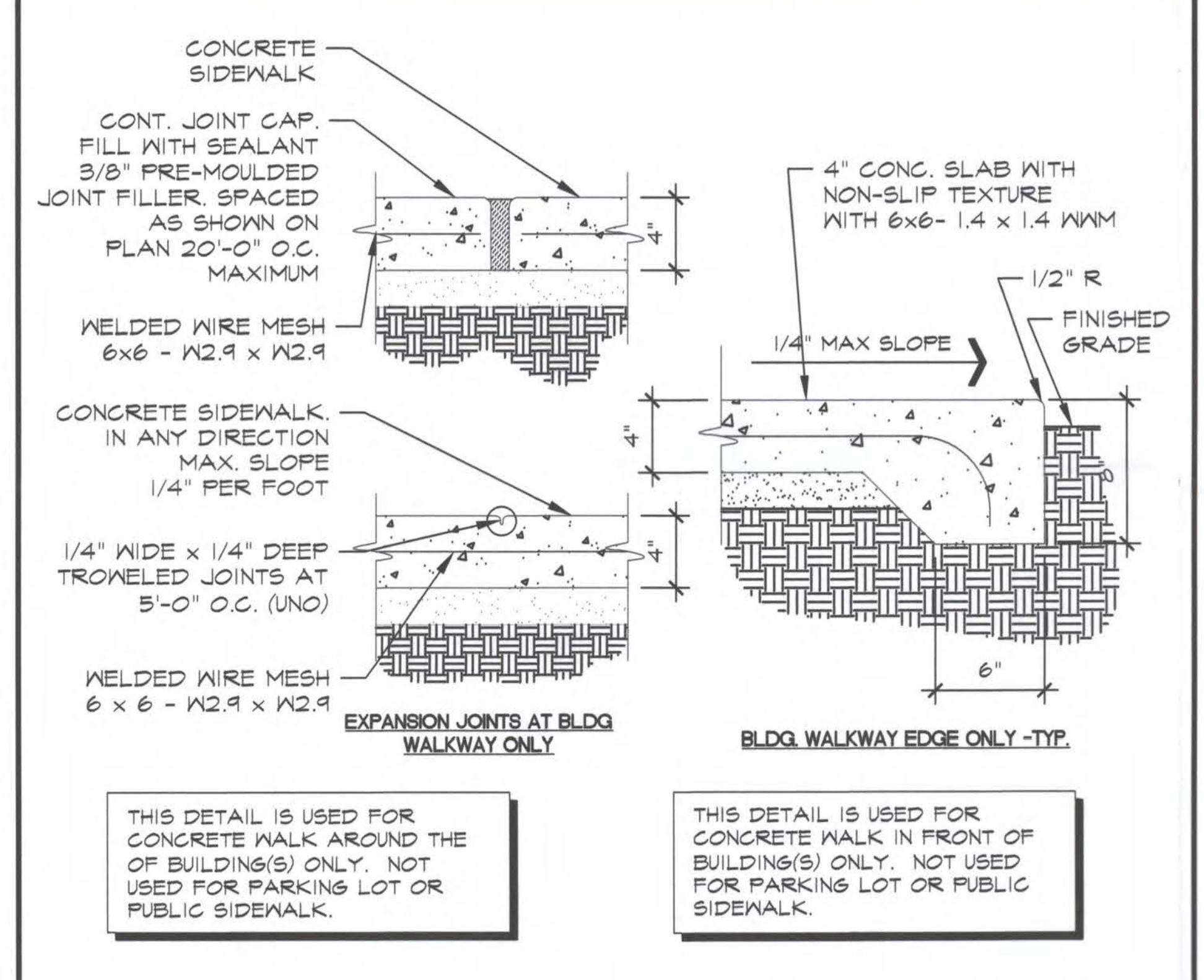
HL Mand
Applicant's Signature

10.25.23
Date

ALL IDEAS, RECORDS, DIMENSIONS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE SUBJECT TO THE PROPERTY OF THE CLIENT. ANY REVISIONS, CORRECTIONS AND DELETIONS MUST BE APPROVED BY THE DESIGNER. ANY REVISIONS, CORRECTIONS AND DELETIONS MUST BE APPROVED BY THE DESIGNER. ANY REVISIONS, CORRECTIONS AND DELETIONS MUST BE APPROVED BY THE DESIGNER. ANY REVISIONS, CORRECTIONS AND DELETIONS MUST BE APPROVED BY THE DESIGNER.

| HATCH LEGEND | |
|--------------|------------------------|
| | NEW CMU WALL - 6' HIGH |
| | NEW CONCRETE DRIVEWAY |
| | NEW LANDSCAPE AREAS |
| | NEW LANDSCAPING AREAS |
| | NEW BIO-SWALE |
| | EX. CONCRETE SIDEWALK |

| LINE TYPE LEGEND | |
|------------------|----------------------------------|
| | EX. WOODEN FENCE - 6' HIGH |
| | EX. CHAIN-LINK FENCE - 6' HIGH |
| | NEW WROUGHT-IRON FENCE - 6' HIGH |
| | NEW WATER LINE |
| | NEW ABS SEWER LINE |
| | NEW GAS LINE |
| | NEW TELE-COMMUNICATION LINE |



| SITE PLAN KEYED NOTES | |
|-----------------------|---|
| X | DESCRIPTION |
| 1 | (E) EDGE OF PAVEMENT. |
| 2 | (E) CONCRETE DRIVEWAY. |
| 3 | (E) 1' HIGH CMU FENCE W/ 5' HIGH W.I. FENCE AT SIDES OF PROPERTY. |
| 4 | (E) 6' HIGH W.I. SWINGING GATE(S). |
| 6 | (E) SWIMMING POOL. |
| 7 | (E) 6' HIGH W.I. FENCE. |
| 8 | (E) TREE(S) TO REMAIN. |
| 9 | (E) SOLAR PANELS TO REMAIN. |
| 10 | (E) PROPANE TANK TO REMAIN. |
| 11 | (E) LEACH LINES TO REMAIN. |
| 12 | (E) REPLACEMENT FIELD TO REMAIN. |
| 13 | (N) PROPOSED LEACH LINE FOR ADU. |
| 14 | (N) PROPOSED LEACH LINE REPLACEMENT FIELD. |
| 15 | (E) EXISTING FLOOD LINE. |

| UTILITY KEYED NOTES | |
|---------------------|---|
| X | DESCRIPTION |
| A | (N) 1 1/2" GAS LINE FROM PROPANE TANK. |
| B | (N) 4" ABS SEWER LINE TO SEWER TANK. |
| C | (N) 2" DOMESTIC WATER LINE FROM WELL TO BLDG. |
| D | (N) DOMESTIC WATER WELL PER FRESNO COUNTY STANDARDS |
| E | (E) GAS LINE FROM PROPANE TANK. VERIFY FIELD. |
| F | (E) 4" ABS SEWER LINE TO SEWER TANK. VERIFY FIELD. |
| G | (E) 2" DOMESTIC WATER LINE FROM WELL TO BLDG. VERIFY FIELD. |

811 CALL UNDERGROUND SERVICE ALERT (U.S.A.)
TOLL FREE (800) 227-2800
48 HOURS
BEFORE EXCAVATING

CVEAS
CENTRAL VALLEY
ENGINEERING & SURVEYING, INC.
2511 LOGAN STREET TEL: (559) 891-8811
SELMA, CA 93662 FAX: (559) 891-8815
WWW.CVEAS.COM EMAIL: INFO@CVEAS.COM

PROPOSED ADU FOR HARMEET KAUR MAND
4930 NELSON AVE.
CLOVIS, CA 93619
APN: 308-360-055

REGISTERED PROFESSIONAL ENGINEER
RICARDO LEAL
No. C 77825
Exp. 06-30-21
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 12/19/2022

| Revisions: | Date: |
|------------|-------|
| △ | |
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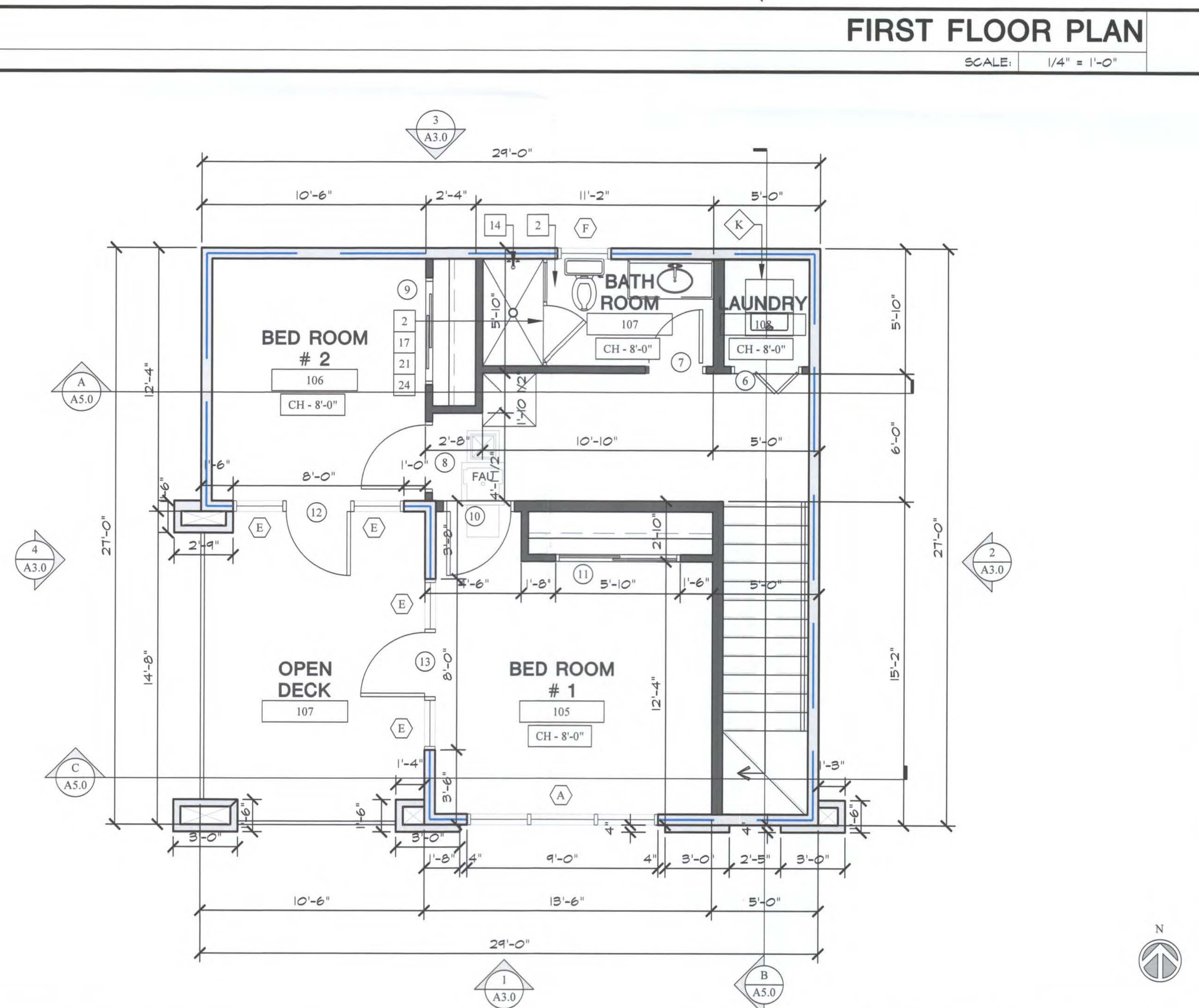
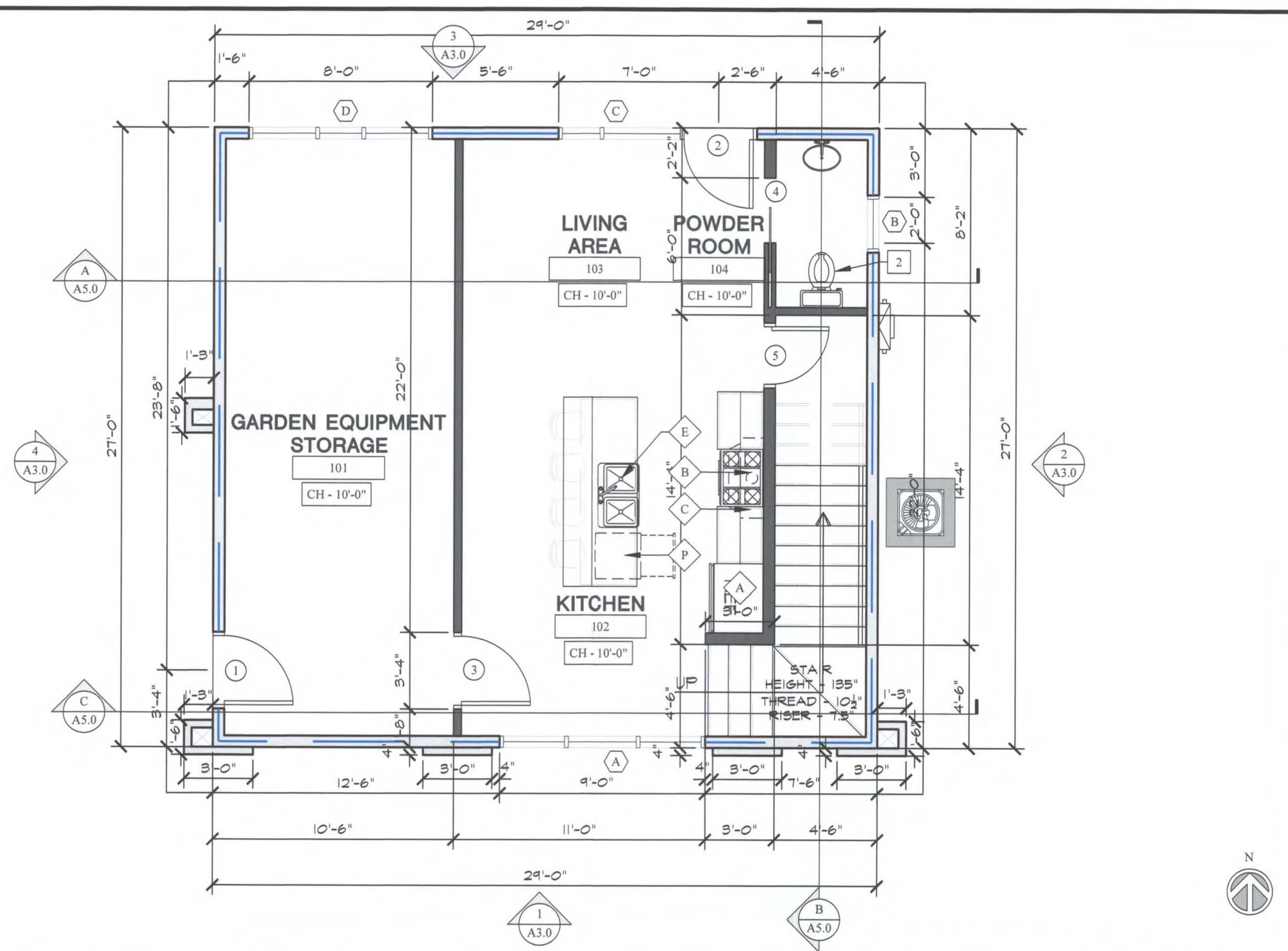
SITE PLAN

| | |
|-------------------------|----------------|
| CVEAS JOB #: | 22097 |
| DATE: | 12/19/2022 |
| PLANNING SUBMITTAL #: | XX-XXXX |
| PLAN CHECK SUBMITTAL #: | XX-XXXX |
| DRAWN BY: | KX |
| CHECKED BY: | RL/KX |
| SCALE: | NOTED ON PLANS |

A1.2

CIVIL ENGINEERING • LAND SURVEYING • CONSULTING • STRUCTURAL DESIGN • ARCHITECTURAL DRAFTING • COMMERCIAL & RESIDENTIAL BUILDING DESIGN • PLANNING & PROJECT MANAGEMENT

ALL IDEAS, DESIGN, DIMENSIONS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING OR CONSULTANTS, AND WHERE SPECIFIED, REVISED AND DEVELOPED FOR USE OR ARE IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF THESE IDEAS, DESIGN, DIMENSIONS OR PLANS SHALL BE CONSIDERED AS A GUARANTEE OF ANY KIND. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ANY PERSON, PROPERTY OR OTHER INTEREST ARISING FROM THE USE OF THIS DRAWING OR CONSULTANTS' SERVICES. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ANY PERSON, PROPERTY OR OTHER INTEREST ARISING FROM THE USE OF THIS DRAWING OR CONSULTANTS' SERVICES. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ANY PERSON, PROPERTY OR OTHER INTEREST ARISING FROM THE USE OF THIS DRAWING OR CONSULTANTS' SERVICES.



| APPLIANCE LEGEND | | | |
|------------------|-----------------------|--------------------|---|
| SYMBOL | APPLIANCE TYPE | MANU / MODEL | DESCRIPTION |
| A | 40" WIDE REFRIGERATOR | TBD BY OWNER OR GC | PROVIDE 6FCI 110V RECEPTACLE AND COLD WATER STUB FOR ICE MAKER |
| B | 5-BURNER COOKTOP | TBD BY OWNER OR GC | GAS RANGE/STOVE EXHAUST FAN TO HAVE A MIN. CAPACITY OF 100 CFM. PROVIDE BACK DRAFT DAMPER |
| C | COOKING HOOD | TBD BY OWNER OR GC | PROVIDE 4" VENT TO OUTSIDE |
| D | OVEN W/ MICROWAVE | TBD BY OWNER OR GC | MICROWAVE ABOVE |
| E | TRASH COMPACTOR | TBD BY OWNER OR GC | DIRECTLY CONNECTED WITH KITCHEN SINK |
| F | DISHWASHER | TBD BY OWNER OR GC | PROVIDE 6FCI RECEPTACLE AT +15" A.F.F. REFER TO PLUMBING PLANS FOR ADDTNL INFO. |
| G | CLOTHES DRYER | TBD BY OWNER OR GC | PROVIDE 6FCI 220V RECEPTACLE AND 4" VENT TO OUTSIDE. |
| H | CLOTHES WASHER | TBD BY OWNER OR GC | REFER TO PLUMBING PLANS FOR ADDTNL INFO. |
| K | CLOTHES WASH/DRYER | TBD BY OWNER OR GC | REFER TO PLUMBING PLANS FOR ADDTNL INFO. |
| L | 4-BURNER RANGE/OVEN | TBD BY OWNER OR GC | |
| M | POP-UP HOOD | TBD BY OWNER OR GC | PROVIDE 4" VENT TO OUTSIDE. |
| N | 24" WIDE REFRIGERATOR | TBD BY OWNER OR GC | |
| P | 18" WIDE DISHWASHER | TBD BY OWNER OR GC | |

| WALL LEGEND | |
|-------------|---|
| SYMBOL | DESCRIPTION |
| | NEW EXTERIOR WALL: 2x6 DF #2 WOOD STUD AT 16" O.C. EXTERIOR SIDE - 7/8" MIN. THICKNESS OVER 1/2" GA. x 1-1/2" HEXAGONAL PAPER-BACKED WIRE LATH OVER 2-LAYERS OF TYPE "D" PAPER UNDER-LAYMENT OVER PLYWOOD SHEATHING. INTERIOR SIDE - 1/2" DRYWALL WITH SCREWS - REFER TO STRUCTURAL PLANS FOR NAILING. PROVIDE INSULATION PER TITLE 24. |
| | NEW INTERIOR WALL: 2x4 DF #2 WOOD STUD AT 16" O.C. 5/8" DRYWALL WITH SCREWS - REFER TO STRUCTURAL PLANS FOR NAILING. |
| | NEW INTERIOR BEARING WALL: 2x6 DF #2 WOOD STUD AT 16" O.C. BOTH SIDES - 5/8" DRYWALL WITH SCREWS REFER TO STRUCTURAL PLANS FOR NAILING. |
| | NEW 1-HOUR RATED SEPARATION WALL: 2x6 DF #2 WOOD STUD AT 16" O.C. GARAGE SIDE - 5/8" TYPE "X" DRYWALL WITH SCREWS INTERIOR SIDE - 5/8" GYPSUM BD. WITH SCREWS - REFER TO STRUCTURAL PLANS FOR NAILING. |

| FLOOR PLAN KEYED NOTES | |
|------------------------|--|
| 1 | FINGER JOINTED STUDS IN STRUCTURAL WALLS (BEARING OR SHEAR) SHALL BE APPROVED AND ARE NOT ALLOWED IN HOWDOWN LOCATIONS. |
| 2 | PROVIDE THE FOLLOWING FOR FLOORS AND WALLS IN WATER CLOSET COMPARTMENTS AND SHOWERS: A FLOORS: TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALL AT LEAST 5 INCHES. B WALLS: WALL WITHIN 2 FEET OF THE FRONT AND SIDES OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD ABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER SMOOTH, HARD, NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET. THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. C ACCESSORIES PROVIDED ON OR WITHIN RESTROOM WALLS SHALL BE INSTALLED AND SEALED TO PROTECT THE STRUCTURAL ELEMENTS FROM MOISTURE. |
| 3 | FASTENERS IN PRESERVATIVE-TREATED WOOD SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED GALVANIZED STEEL. |
| 4 | ALL FINISHED MATERIALS (ADHESIVE, SEALANTS, CAULKS, PAINTS, CARPETS, RESILIENT FLOORING, COMPOSITE WOOD PRODUCTS) SHALL COMPLY WITH CAL-GREEN 5.504.4. |
| 5 | THIS PROJECT HAS BEEN DESIGNATED WITH A UNIFORM LOAD OF 15 POUNDS PER SQUARE-FOOT TO SUPPORT THE ADDED LOADS OF A FIRE-SPRINKLER SYSTEM. THE MAIN FRAMING MEMBERS HAVE BEEN DESIGNED TO SUPPORT THE CONCENTRATED LOADS OF A SPRINKLER SYSTEM. |
| 6 | PROVIDE FIRE BLOCKING AT ALL FLOOR AND CEILING LEVELS AND AT TEN-FOOT INTERVALS. |
| 7 | ATTIC ACCESS SHALL BE PROVIDED TO ALL ATTIC AREAS (IN BLDGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION) THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE ROUGH OPENING SHALL BE LESS THAN 22 INCHES X 30 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. THE ATTIC ACCESS SHALL BE WEATHER STRIPPED AND INSULATED TO R-39, ON THE ACCESS PANEL. |
| 8 | CEILING HEIGHT SHALL BE 8'-0" MIN. UNLESS NOTED OTHERWISE. |
| 9 | 5/8" SHEET ROCK AT ALL WALLS, CEILING, AND GARAGE UNLESS NOTED OTHERWISE. FOR NAILING, REFER TO NAILING SCHEDULE ON STRUCTURAL PLANS. |
| 10 | ALL WEATHER STRIPPING, CAULKING, AND SEALING OF EXTERIOR DOOR(S), WINDOW(S), AND BUILDING ENVELOPE OPENING(S), AS REQUIRED BY STANDARDS. SHALL BE SUBJECT TO FIELD INSPECTION. |
| 11 | OPEN-ABLE WINDOW AREA SHALL BE GREATER THAN OR EQUAL TO ONE-SIXTEENTH (1/16) OF THE FLOOR AREA. (CBC 1203.3) |
| 12 | POWER DRIVEN FASTENERS RAMJET PINS NO. 8830 AT BEARING WALLS 18" O.C. AND NON-BEARING WALLS. |
| 13 | ALL WINDOW/DOOR FLASHING REFER TO DETAIL 9/D2. |
| 14 | PROVIDE A 12" X 12" MIN. OPENING FOR TUB/SHOWER EQUIPMENT ACCESS PANEL. |
| 15 | SHOWERS MUST HAVE THE FOLLOWING: 1. A MIN. INSIDE CLEAR DIMENSION OF 30 INCHES WITHIN A MINIMUM TOTAL AREA OF 1024 SQ. IN. 2. MUST HAVE WATERPROOF WALL FINISH UP AT TO INCHES ABOVE THE SHOWER DRAIN. 3. SHOWER CURTAINS OR ENCLOSURES ARE REQUIRED. 4. SHOWER DOORS MUST BE AT LEAST 22 INCHES WIDE. |
| 16 | PROVIDE PEDESTRIAN EXIT FROM THE GARAGE OF THE SIZE TO PERMIT THE INSTALLATION OF A 36" X 80" DOOR AND THE HARDWARE MAY NOT BE LOCKABLE. |
| 17 | ALL DROP-IN TUBS SHALL BE JETTED OR SOAKING TUB ONLY. |
| 18 | UPPER CABINETS SHALL BE A MIN. OF 18 INCHES ABOVE FINISHED FLOOR OR DECK. |
| 19 | THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGE/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS. |
| 20 | ALL GLASS IN DOORS MUST BE LABELED SAFETY GLASS OR TEMPERED GLASS. |
| 21 | ALL TUB/SHOWER ENCLOSURE AND GLAZING WITHIN 60 INCHES FROM BOTTOM OF TUB/SHOWER MUST BE LABELED SAFETY GLASS OR TEMPERED GLASS. |
| 22 | SHOWER DOORS MUST BE AT LEAST 32 INCHES IN WIDTH. |
| 23 | FLOOR PROJECTIONS EXPOSED TO THE WEATHER AND SEALED UNDERNEATH, INCLUDING BUT NOT LIMITED TO BALCONIES, LANDINGS, DECKS, AND STAIRS SHALL BE CONSTRUCTED OF NATURALLY DURABLE WOOD, PRESERVATIVE-TREATED WOOD, CORROSION-RESISTANT STEEL, OR SIMILAR APPROVED MATERIALS AT OPEN DECK AREA. |
| 24 | TUB AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL BE EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FINISHED FLOOR. |
| 25 | SLAB SURFACE MUST SLOPE TO DRAIN 1/4" PER FOOT. |
| 26 | INSTALL 5/8" TYPE "X" GYPSUM BD. ON GARAGE SIDE BETWEEN THE RESIDENT AND THE GARAGE. MUST EXTEND TO ROOF DECK. PROTECT ALL PENETRATION PER DETAIL 1/P1. |
| 27 | INSTALL 5/8" TYPE "X" GYPSUM BD. ON GARAGE CEILING BETWEEN THE RESIDENT AND THE GARAGE. |

| INSULATION LEGEND | |
|-------------------|------|
| DESCRIPTION | TYPE |
| WALL INSULATION | R-19 |
| ROOF INSULATION | R-39 |

NOTE:
1. FOR SOLID CORE ENTRY DOOR(S), INSTALL 180-DEGREE EYE VIEWER FOR EACH UNIT.
2. FOR SOLID CORE ENTRY DOOR(S), INSTALL DEADBOLTS WITH 2-INCH THROWS AND 3-INCH SCREWS TO STRIKE PLATE TO REINFORCE DEADBOLT ON EACH UNIT FRONT DOOR.

CVEAS
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PROJECT
 ARCHITECTURAL DRAFTING - COMMERCIAL & RESIDENTIAL BUILDING DESIGN - PLANNING & PROJECT MANAGEMENT
 CIVIL ENGINEERING - LAND SURVEYING - CONSULTING - STRUCTURAL DESIGN - ARCHITECTURAL DESIGN

PROPOSED ADU FOR HARMEET KAUR MAND
4930 NELSON AVE.
CLOVIS, CA 93619
APN: 308-360-055

REGISTERED PROFESSIONAL ENGINEER
RICARDO LEAL
No. C 77825
Exp. 06-30-21
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 12/19/2022

| Revisions: | Date: |
|------------|-------|
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FLOOR PLAN

CVEAS JOB #: 22097

DATE: 12/19/2022

PLANNING SUBMITTAL #: XX-XXXX

PLAN CHECK SUBMITTAL #: XX-XXXX

DRAWN BY: KX

CHECKED BY: RL/KX

SCALE: NOTED ON PLANS

A2.0

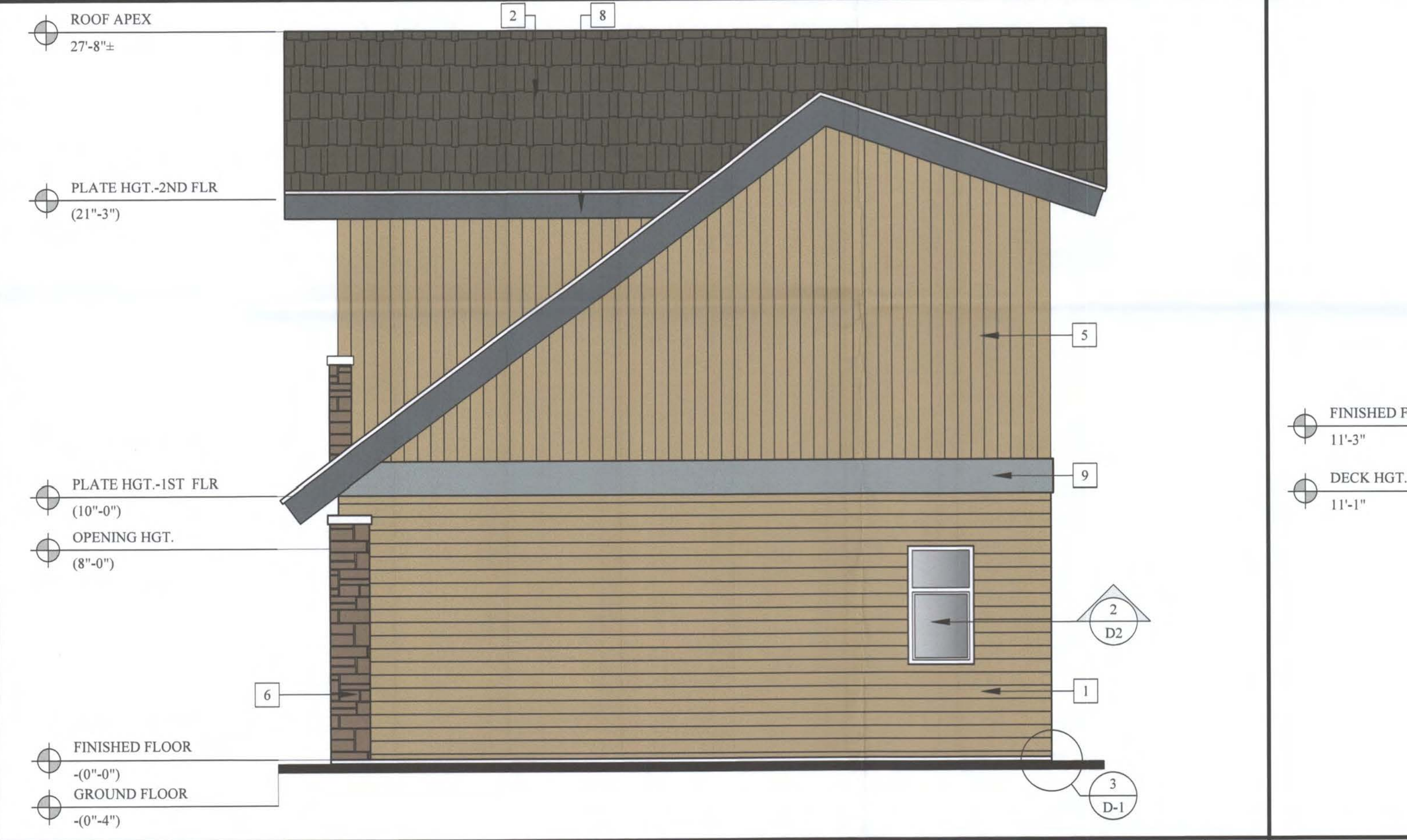
ALL IDEAS, DESIGN, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY THE PROPERTY OF CVEAS OR CONSULTANTS, AND WERE CREATED, DEVELOPED AND REVISED FOR THE PROJECT AND DEVELOPED FOR THE PROJECT. ANY REUSE OF THESE IDEAS, DESIGN, ARRANGEMENTS AND PLANS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF CVEAS OR CONSULTANTS IS STRICTLY PROHIBITED.



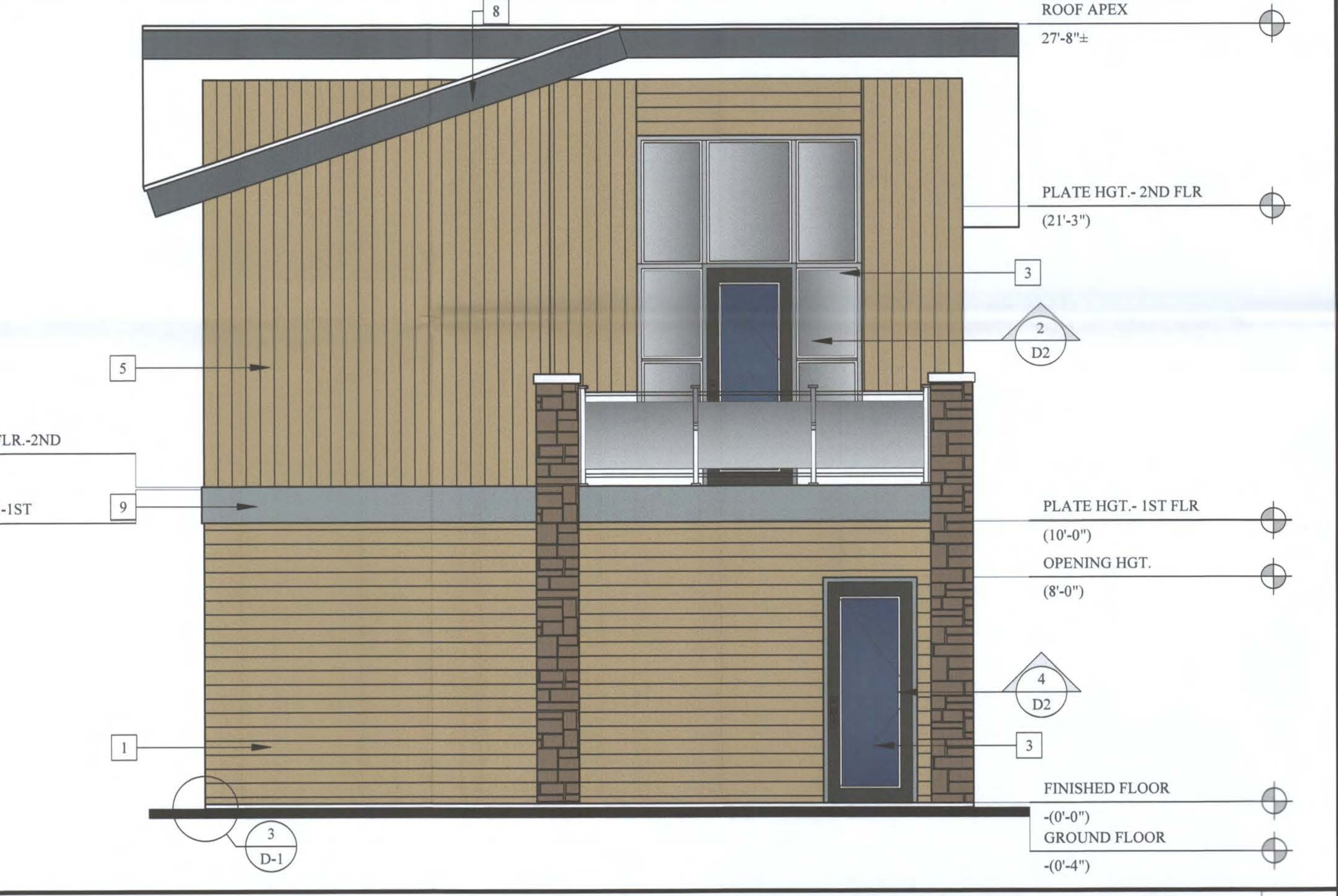
FRONT ELEVATION - NORTH
SCALE - 1/4" = 1'-0"



RIGHT SIDE ELEVATION - EAST
SCALE - 1/4" = 1'-0"



LEFT SIDE ELEVATION - WEST
SCALE - 1/4" = 1'-0"



BACK ELEVATION - SOUTH
SCALE - 1/4" = 1'-0"

| COLOR SCHEDULE | | |
|----------------|---|--|
| | 3 COAT STUCCO FINISH: COLOR - PACIFIC MIST #51YY 85/060 OR EQUAL | TRIM FINISH: COLOR - OTTER BROOK - #BOYR 11/151 OR EQUAL |
| | ASHLAR STONE FINISH: LIMPOC GREY BLEND ASHLAR STRIP THIN VENEER COLOR - CREAMY TAN WITH CONTEMPORARY GREY HEARTS OR STREAKS ITEM # - LPSBASTV OR EQUAL | CORNICE FINISH: COLOR - OTTER BROOK - #BOYR 11/151 OR EQUAL |
| | ROOF COMPOSITE SHINGLES: COLOR - BURGUNDY BLEND OR EQUAL | FASCIA FINISH: COLOR - OTTER BROOK - #BOYR 11/151 OR EQUAL |
| | HORIZONTAL SIDING: COLOR - BURGUNDY BLEND OR EQUAL | VERTICAL TRIM FINISH: COLOR - OTTER BROOK - #BOYR 11/151 OR EQUAL |

| ELEVATION KEYED NOTES | |
|-----------------------|--|
| 1 | HORIZONTAL SIDING. |
| 2 | ROOF MATERIAL - COMPOSITE SHINGLES - INSTALL PER MANUFACTURER'S SPECS AND INSTRUCTIONS. REFER TO DETAILS ON SHEET D10. |
| 3 | DOOR OPENING - REFER TO DOOR SCHEDULE ON SHEET A2.1 AND DETAIL(S) ON SHEET D2. |
| 4 | WINDOW OPENING - REFER TO WINDOW SCHEDULE ON SHEET A2.1 AND DETAIL(S) ON SHEET D2. |
| 5 | VERTICAL SIDING. |
| 6 | STONE/BRICK VENEER FACADE - REFER TO DETAIL 5/D4. |
| 7 | FOAM TRIM - REFER TO DETAIL 11/D1. |
| 8 | 2x CONT. FASCIA. |
| 9 | 1"x15" BANDING. |



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PROPOSED ADU FOR HARMEET KAUR MAND
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DATE SIGNED: 12/19/2022

| Revisions: | Date: |
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EXTERIOR ELEVATIONS

| | |
|-------------------------|----------------|
| CVEAS JOB #: | 22097 |
| DATE: | 12/19/2022 |
| PLANNING SUBMITTAL #: | XX-XXXX |
| PLAN CHECK SUBMITTAL #: | XX-XXXX |
| DRAWN BY: | KX |
| CHECKED BY: | RL/KX |
| SCALE: | NOTED ON PLANS |

A3.0