



County of Fresno

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

DATE: November 5, 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; 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;
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 Fresno County Fire Protection, [FKU.Prevention-
Planning@fire.ca.gov](mailto:FKU.Prevention-Planning@fire.ca.gov)
CALTRANS, Attn: David Padilla, Division Chief/Nicholas Isla, Transportation Planner

City of Fresno, Attn: Georgeanne White, City Manager
City of Fresno, Public Utilities Department, Attn: Brock Buche, Director
City of Fresno, Public Works Department, Attn: Scott Mozier, Director; Andrew Benelli, Assistant Director of Public Works; Israel Trejo/ Sophia Pagoulatos, Planning Manager
City of Fresno, Planning and Development, Attn: Jennifer Clark, Director
City of Fresno, Traffic Operations Department, Attn: Jill Gormley, Traffic Operations and Planning Manager
City of Fresno, Planning and Development, Attn: Rob Halt, Supervising Planner
City of Fresno, Land Planning and Subdivision Section, Attn: Harmanjit Dhaliwal, Licensed Engineer Manager

FROM: Alyce Alvarez, Planner
Development Services and Capital Projects Division

SUBJECT: Variance No. 4178

APPLICANT: Eric Zamora, CE Design Group LLC

DUE DATE: **November 20, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a reduction of the minimum setback requirement ranging from six feet to twelve feet to accommodate three proposed (one 1,907 square foot and two 1,905 square foot) single-family residences to be located on three existing 0.12-acre contiguous parcels in the R-1-C(nb) (Single-Family Residential, 9,000 square-foot minimum parcel size, Neighborhood Beautification Overlay) Zone District.

The subject parcels are located on the north side of State Route 180, between Peach Avenue and Villa Avenue, southerly adjacent to the city limits of the City of Fresno (SUP. DIST. 5) (APNs 456-132-24, 456-132-07, 456-132-08).

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 **November 20, 2024**. Any comments received after this date may not be used.

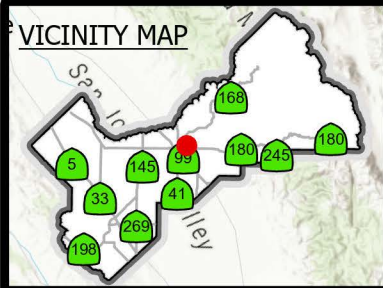
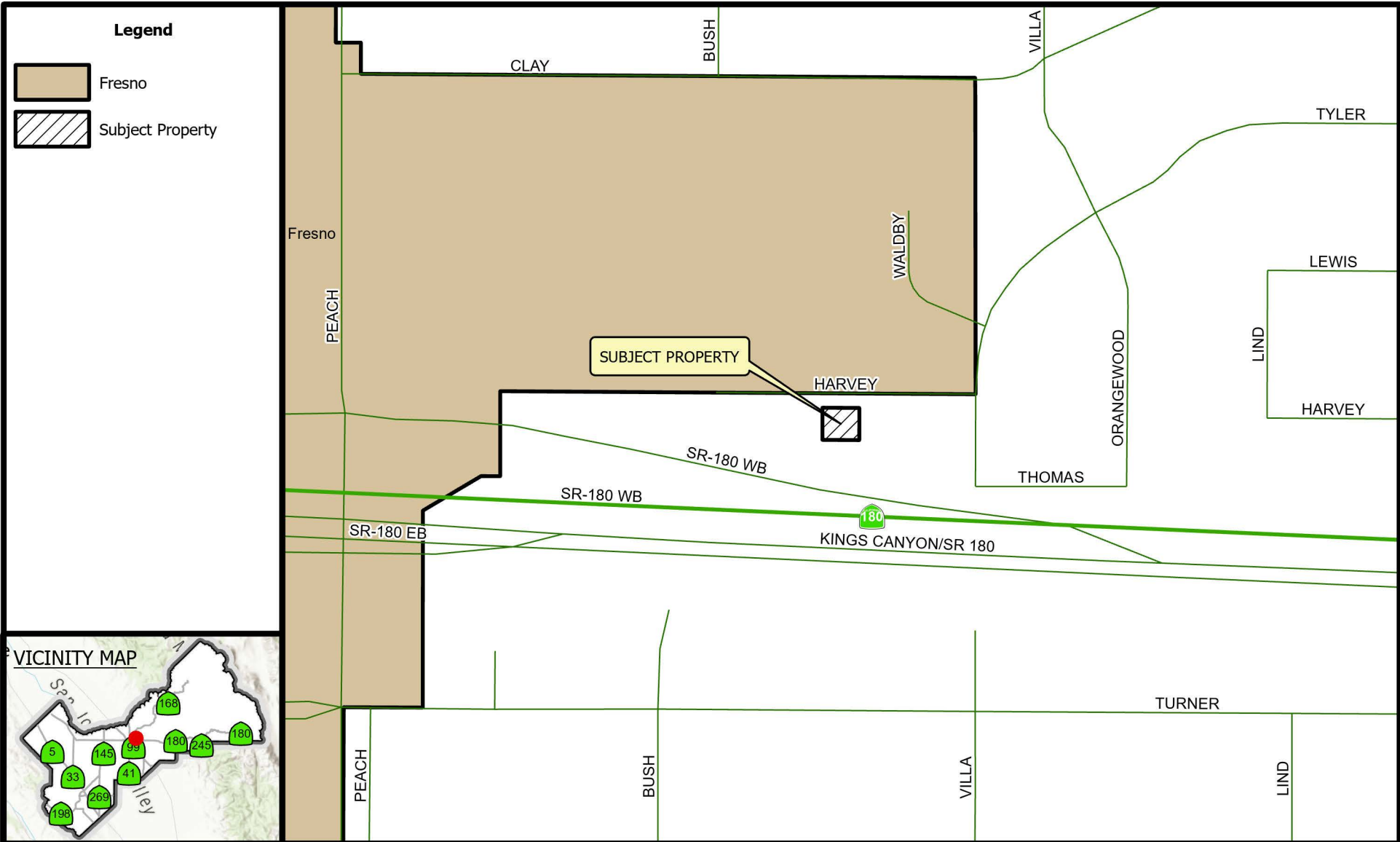
If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Alyce Alvarez, 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) 600-9669, or email alvalvarez@fresnocountyca.gov

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Activity Code (Internal Review): 2394

Enclosures

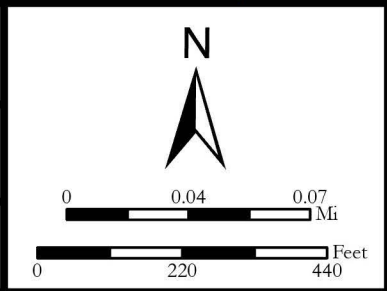


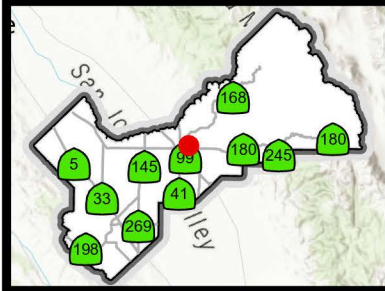
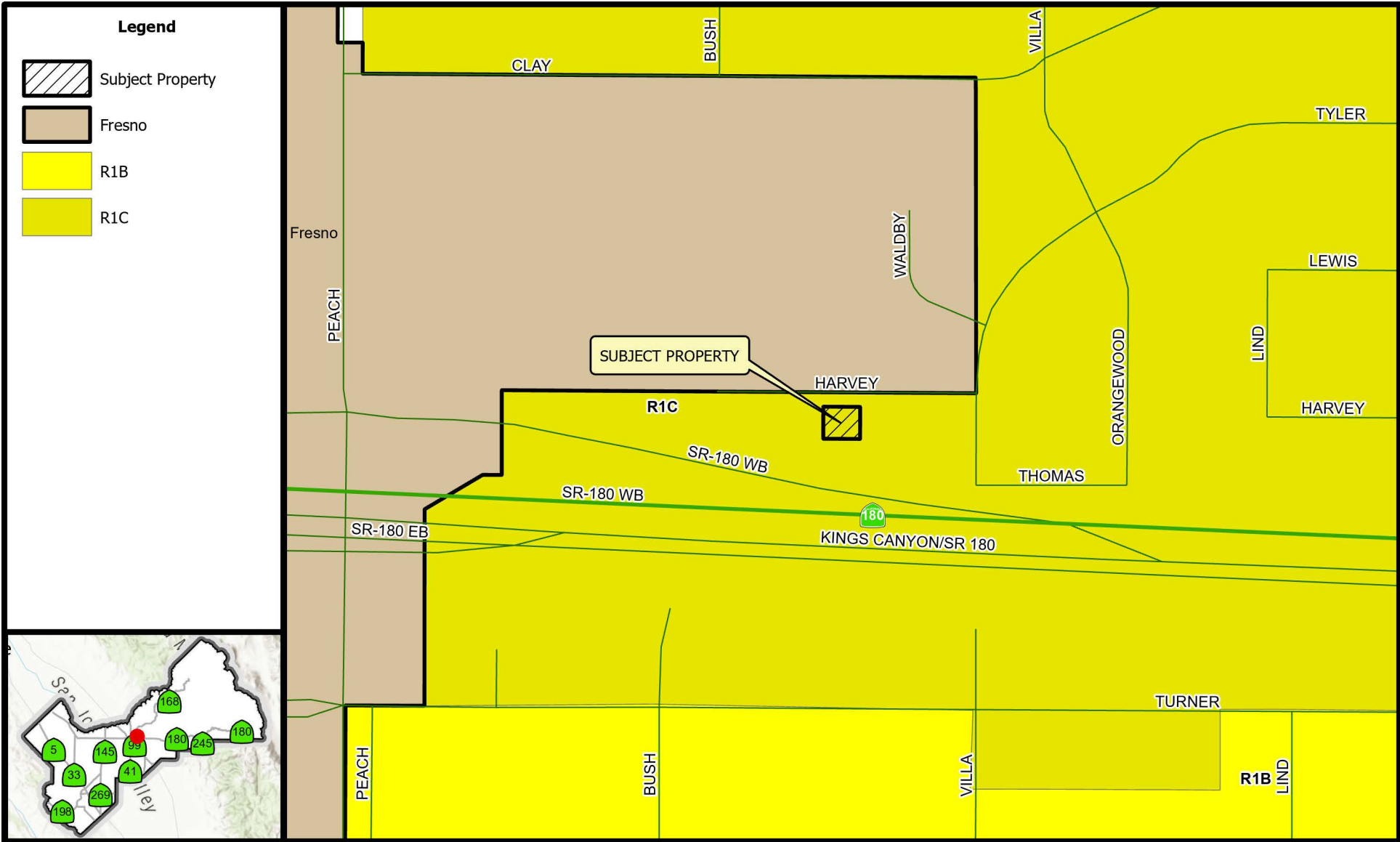
LOCATION MAP

VA 4178

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 11/4/2024



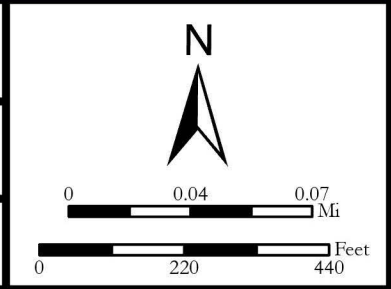


Existing Zoning Map

VA 4178
STR 32 - 13S / 21E

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 11/4/2024



-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. 32, T. 13 S., R. 21 E., M.D.B. & M.

Tax Rate Area
5-613 98-029

456-13



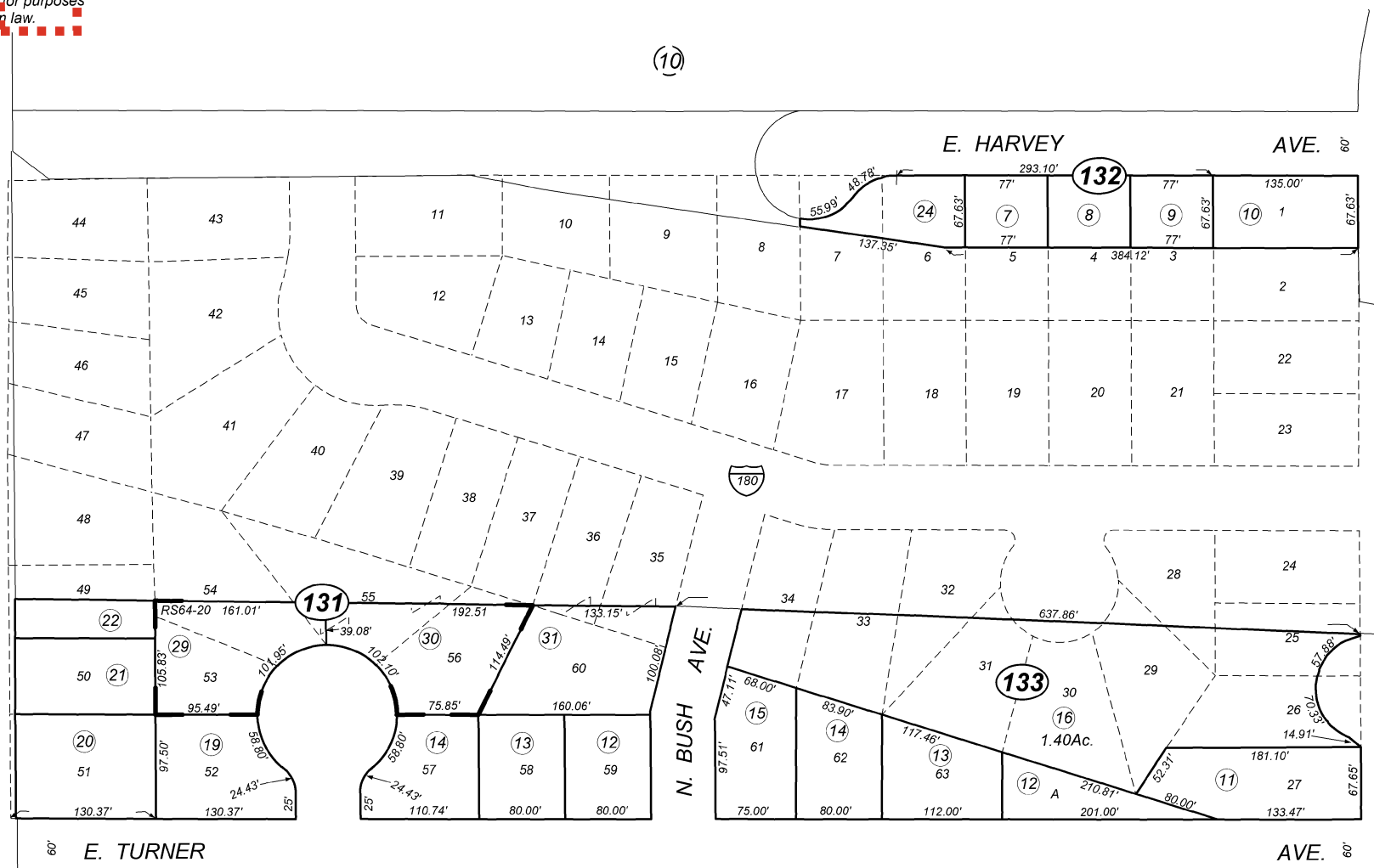
(26)



AVE.

(OVERPASS)

N. PEACH



(14)



Forsyth Gardens No. 2, Tract No. 1165 - Plat Bk. 15, Pg. 26
Record of Survey Bk. 64, Pg. 20

Assessor's Map Bk. 456 - Pg. 13
County of Fresno, Calif.

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

6/10/2020

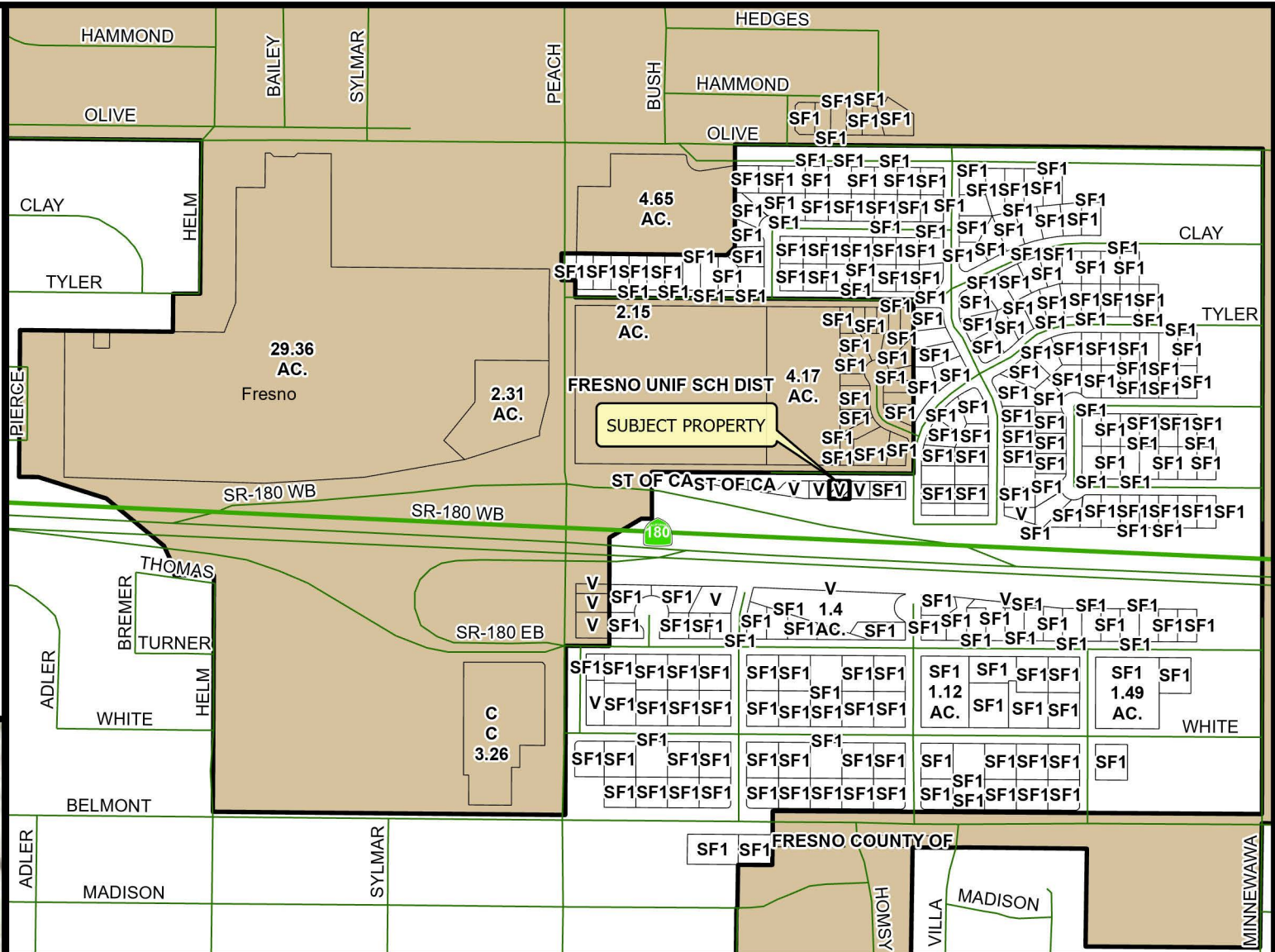
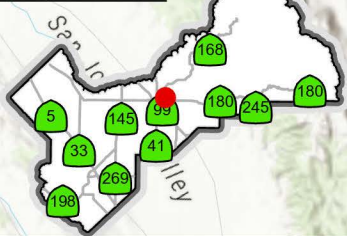
(15)

LEGEND:

 Subject Property

LEGEND
AP1 - APARTMENT
C - COMMERCIAL
SF#- SINGLE FAMILY RESIDENCE
V - VACANT

VICINITY MAP

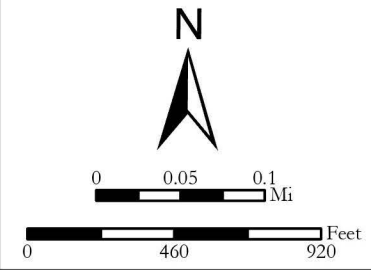


Existing Land Use Map

VA 4178

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 11/4/2024



September 23, 2024

Variance Findings for the proposed SFR located in 5268, 5274 and 5280 E. Harvey Fresno, CA 93727
APN # : 456-132-24, 456-132-07 and 456-132-08
Zoning : R1C-NB – Single Family Residential

Variance Findings :

- 1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.**

The abovementioned parcels are contiguously located in the R1C-NB zone district which requires a 50-foot minimum setback for the reason that the southern property line lies in the edge of Freeway 180. All three lots has a depth of 67.63 feet, one of which has an irregular shape as shown in the Site Plan exhibit. With the required 50 foot rear yard setback, this would result in a very small buildable area and is impossible to construct a reasonable house.

We would like to request a variance to allow a 12 foot rear-yard setback on the property with APN# 456-132-07 and 456-132-08 and a 12 foot tapering to 6 foot rear yard setback on APN# 456-132-24. The requested variance due to the size and shape of the parcels.

- 2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.**

Approval of the request will allow us to build a house that is more desirable to live. It will be consistent in size and character with other homes in the vicinity.

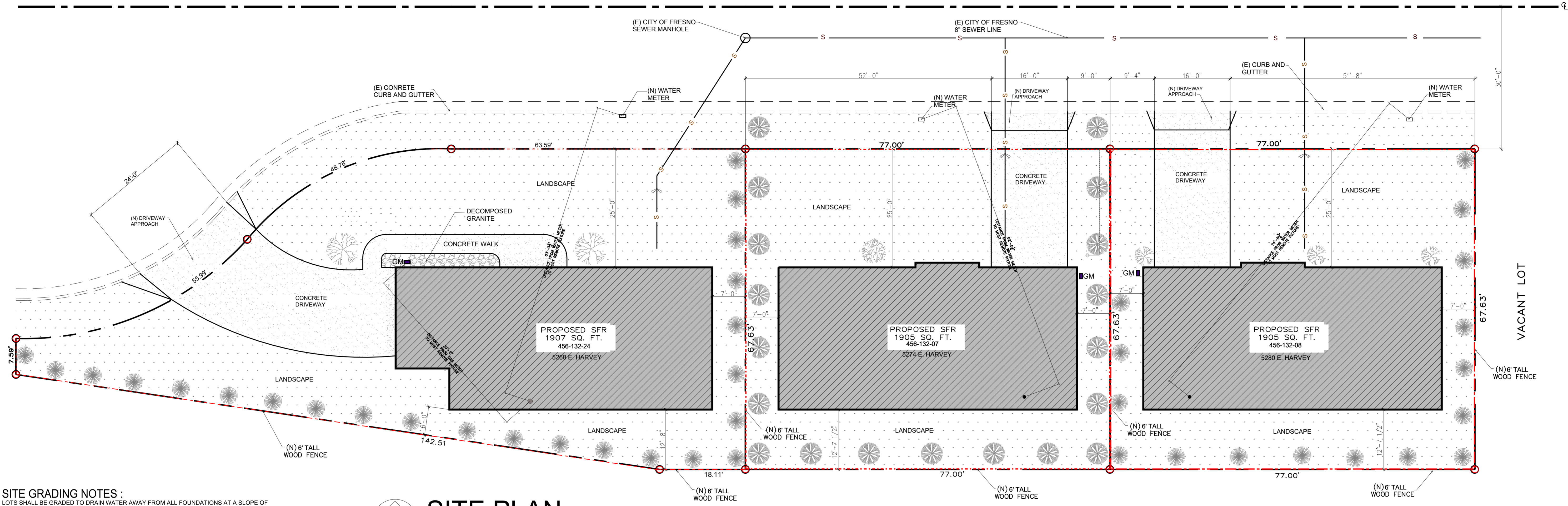
- 3. The granting of a variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity of which the property is located.**

The property is zoned for residential development. We will be building a residential structure with the county required front setback. This will be complimentary to and compatible with existing residential land uses in the vicinity.

- 4. The granting of such variance will not be contrary to the objectives of the General Plan.**

The parcels are designated as Medium-Density Residential. Approval of the variance request will not conflict with the General Plan.

E. HARVEY AVE.



SITE GRADING NOTES :
 LOTS SHALL BE GRADED TO DRAIN WATER AWAY FROM ALL FOUNDATIONS AT A SLOPE OF 5% WITHIN 10 FEET OF THE BUILDING. (CRC SECTION R401.3)
 A. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING.
 B. ALL OUTSIDE GRADING OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF 0.5% DIRECTED TOWARDS THE STREET.

SITE PLAN
 SCALE: 3 / 32" = 1'-0"

GENERAL NOTES :

- THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOBSITE DURING ANY INSPECTION ACTIVITY.
- STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO THE FIRST INSPECTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND ALL OTHER CONDITIONS AND CORRELATE AT THE JOBSITE, AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCING ANY WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES.
- THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK AND/OR POSSIBLE ERRORS OR OMISSIONS SHOWN OR INFERRED ON THE DRAWINGS OR THE PROPER EXECUTION OF THE SAME.
- THESE SPECIFICATIONS ARE COMPLEMENTARY TO THE WORKING DRAWINGS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:
 A. THE 2019 EDITION OF THE CALIFORNIA RESIDENTIAL CODE.
 B. THE 2019 EDITION OF THE CALIFORNIA PLUMBING CODE.
 C. THE 2019 EDITION OF THE CALIFORNIA MECHANICAL CODE.
 D. THE 2019 EDITION OF THE CALIFORNIA ELECTRICAL CODE.
 E. THE 2019 EDITION OF THE CALIFORNIA ENERGY CODE.
 AND ALL ADOPTED ORDINANCES OF THE DISTRICT IN MENTION.
 F. 2019 CALIFORNIA FIRE CODE COUNTY OF FRESNO ORDINANCE TITLE 15

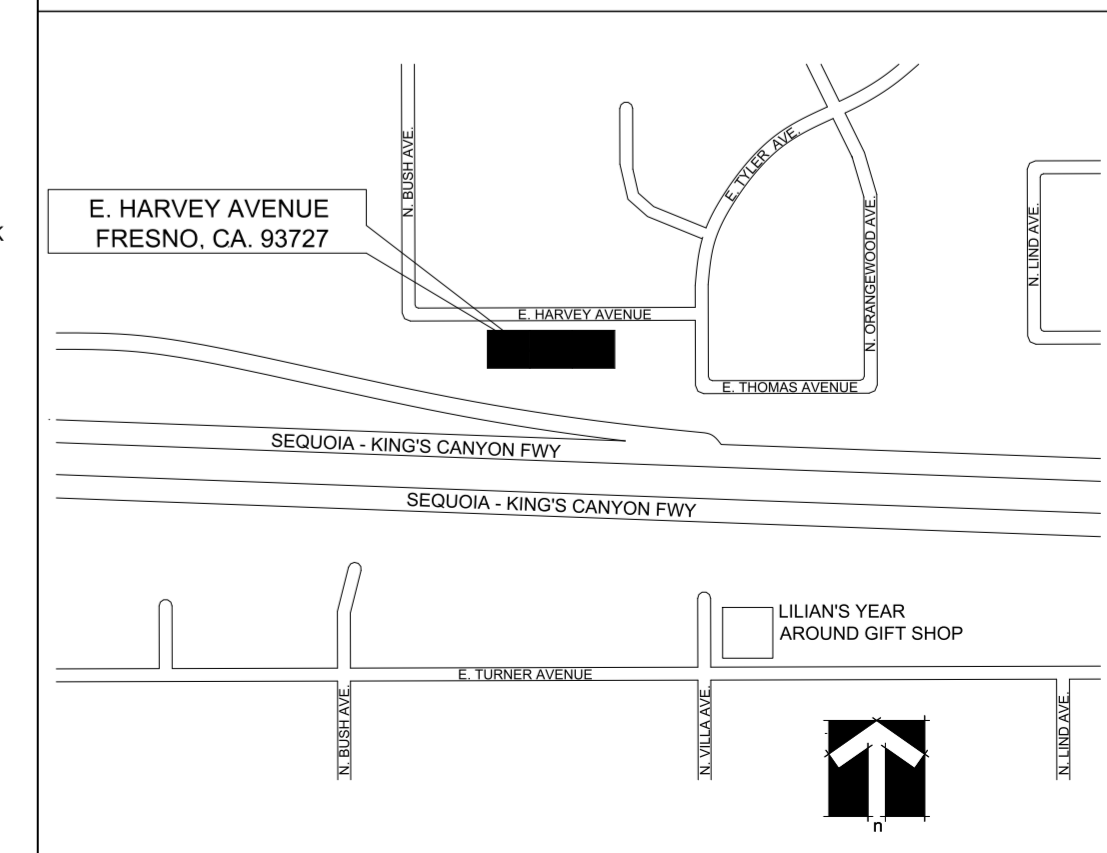
SITE NOTES :

- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (CRC R319.1)
 A. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE LEGIBLE.
 B. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 1/2"
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSE TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- 2-WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS. ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICE ALERT (USA). CALL 1-800-642-2444
- GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL.
- CHEMICAL TOILET SHALL BE PROVIDED AT CONSTRUCTION SITE DURING CONSTRUCTION.
- NO DRAINAGE TO ADJACENT PROPERTY.
- JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOBSITE
- 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 CITY FOR REVIEW AND APPROVAL.
- FINISH FLOOR ELEVATION IS TO BE ABOVE THE CROWN OF THE STREET.
- PROVIDE A TWO PERCENT SLOPE AWAY FROM THE PROPOSED BUILDING FOR A MINIMUM OF FIVE FEET.
- DRIVEWAYS AND PRIVATE ROADS SHALL HAVE A MAXIMUM SLOPE OF 12%. THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR PAVED SURFACES.
- OVER EXCAVATE THE SITE NEEDED TO REMOVE DEBRIS, ORGANICS AND FILLS THAT MAY BE LEFT FROM A PREVIOUS DEMOLISHED HOME. REPLACE FILLS AS NECESSARY WITH 90% COMPACTION. COMPACTION REPORT REQUIRED.
- UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS APPLICATION AS PER SECTION 12-1011 AND RESOLUTION NO. 78-522/ 88-229.
- ALL WORK PERFORMED WITHIN THE PUBLIC RIGHTS OF WAY SHALL COMPLY WITH THE ADOPTED STANDARDS AND POLICIES OF THE PUBLIC WORKS DEPARTMENT. A STREET WORK PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF WORK. FOR INFORMATION REGARDING STANDARDS AND STREET WORK PERMITS. CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES DIVISION (COUNTER, 621-8650).
- CONSTRUCTION WASTE MANAGEMENT PLAN MUST BE FINALIZED PRIOR TO OCCUPANCY.
- SOIL BEARING CAPACITY 1,500 PSF
 CONCRETE DESIGN STRENGTH 2,500 PSI
 MATERIALS DEAD LOADS 20 PSF
 MATERIALS LIVE LOADS 20 PSF

PROJECT DATA :

OWNER	: ZHENG GROUP INVESTMENT, LLC 1867 E. LESTER AVE., FRESNO, CA 93720 TEL. NO. (559) 392-8853
LOCATION	: 5280, 5274 AND 5368 E. HARVEY AVE. FRESNO, CA 93727
APN #	: 456-132-08, 456-132-07 AND 456-132-24
OCCUPANCY	: R3
ZONING	: R1C
CONSTRUCTION	: VB
LOT AREA	: 5280 E. Harvey Ave. - 0.12 ac. 5274 E. Harvey Ave. - 0.12 ac. 5268 E. Harvey Ave. - 0.16 ac.
BUILDING AREA	: 5280 E. Harvey Ave. - 1905 SQFT. 5274 E. Harvey Ave. - 1905 SQFT. 5268 E. Harvey Ave. - 1907 SQFT.

VICINITY MAP :



RAFAEL DIVINA, PE
 Design, Planning & Development
 P.O. BOX 186, MADERA, CA 93639
 Phone: (559) 681-6869

PROJECT NAME :
SINGLE FAMILY RESIDENCE
OWNER : ZHENG GROUP INVESTMENT, LLC
 1867 E. LESTER AVE., FRESNO, CA 93720



REVISION(S):

DRAWN BY : AT
 CHECKED BY : CZ
 DATE: 12-14-22
 SHEET TITLE: SITE PLAN
 SHEET: **A1.0**

July 3, 2024

County of Fresno
Department of Public Works and Planning
Development Services Division

Re. APN # 456-132-08, 456-132-07 and 456-132-24

OPERATIONAL STATEMENT

Zheng Group Investments, LLC is proposibg would like to build a single-family residence with attached 2-car garage to the parcel mentioned above. Please see the attached Site Plan, Floor plan and Elevations.

We will build a concrete driveway and driveway approach leading to the two car garage to access the house as shown on the Site Plan.

Bakman Water Co. services the water in the area. Each household is estimated to consume around 50 gallons per day.

Liquid waste generated per house is anticipated to be 70 gallons and is disposed to the existing city of Fresno Sewer Line. About 0.25 cuyd. of solid waste is generated per household and will be serviced by Mid valley disposal.

Landscape is proposed in the front and back of the house as shown in the Site Plan.

This project will not cause unsightly appearance to the area. It will actually improve the neighborhood as the vacant land is susceptible to illegal waste dumping.



Fresno County Department of Public Works and Planning

Date Received:	(Application No.)
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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 Shoot/Dog Leash Law Boundary Other _____
- General Plan Amendment/Specific Plan/SP Amendment)
- Time Extension 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: _____ side of _____
 between _____ and _____
 Street address: _____

APN: _____ Parcel size: _____ Section(s)-Twp/Rg: S ____ - T ____ S/R ____ E

ADDITIONAL APN(s): _____

I, _____ (*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.

Owner (Print or Type)	Address	City	Zip	Phone
Applicant (Print or Type)	Address	City	Zip	Phone
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 # ____ - ____ - ____

**REQUIRED FINDINGS NECESSARY FOR GRANTING A
CONDITIONAL USE PERMIT APPLICATION
AS SPECIFIED IN ZONING ORDINANCE SECTION 873**

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof.
4. That the proposed development is consistent with the General Plan.

**REQUIRED FINDINGS NECESSARY FOR THE GRANTING
OF A VARIANCE APPLICATION AS SPECIFIED IN ZONING
ORDINANCE SECTION 877**

1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.
2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.
3. The granting of a variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.
4. The granting of such variance will not be contrary to the objectives of the General Plan.

**REQUIRED FINDINGS NECESSARY FOR THE GRANTING
OF A DIRECTOR REVIEW AND APPROVAL APPLICATION
AS SPECIFIED IN ZONING ORDINANCE SECTION 872**

1. That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Division, to adjust said use with land and uses in the neighborhood.
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare.
4. That the proposed development be consistent with the General Plan.

**REQUIREMENTS FOR SUBMITTING SITE PLANS TO THE
FRESNO COUNTY PUBLIC WORKS AND PLANNING
DEPARTMENT**

The purpose of the site (or plot) plan is to enable the Development Services Division to determine whether or not a proposed development conforms to Zoning Ordinance regulations. The requirements below are necessary to ensure proper and timely review based on complete information, and to prevent unnecessary delays in the processing of applications. Improper or incomplete site plans will not be accepted.

General Requirements

1. The plan must be drawn on a sheet having the following minimum dimensions:
 - 18" x 24" for CUPs and SPRs
 - 8.5" x 11" for Variances and DRAs
2. The plan must show the entire parcel of property described in the application. If only a portion of an existing parcel is to be developed, a key map shall be included showing the entire parcel.
3. The plan must be drawn to scale, and the scale must be clearly shown. (Scale should also be large enough to adequately show required information). Parking and circulation plans must be drawn to a scale of 1"= 30', 1/32"= 1', or larger.
4. The plan shall be drawn so that north is at the top of the page and shall include a north arrow.
5. Each plan shall be folded individually, with the bottom right- hand corner facing up. Maximum acceptable folded size shall be 8.5" x 11"

Specific Information to be Shown

1. All existing and proposed building and structures, including buildings to be removed. Buildings should be labeled as either existing (E) or proposed (P).
2. The proposed use of all buildings and structures.
3. All adjacent streets and roads and their names
4. Access to the property: pedestrian, vehicular, and service.
5. Proposed street improvements and dedications.

6. Existing and proposed off-street parking and loading areas: location and type of paving, number of spaces (including detailed layout) and internal circulation pattern.
7. Existing and proposed signs: location, type of lighting, face area (text) and height.
8. Existing and proposed on-site lighting: location, type of fixtures, height and method of controlling glare and illumination.
9. The following measurements:
 - All dimensions of the site (or sites)
 - All dimensions of buildings and structures (including height).
 - All dimensions of off-street parking and loading areas.
 - The distance of all buildings and structures from property lines.
 - The distance between all buildings and structures.
10. Walls and fences: location, height and type of material.
11. Landscaping: location and type of plant material.
12. Pedestrian walkways: location, width and type of paving.
13. Existing wells and private sewage disposal systems.
14. Such other information as may be pertinent to the application.

FRESNO County Recorder
Paul Dictos, C.P.A.
DOC-
2013-0161570-00
Acct 1002-Chicago Title Ins Co ER
Tuesday, NOV 26, 2013 09:59:51
Ttl Pd \$80.00 Rcpt # 0004014199
RGR/R4/1-2

RECORDING REQUESTED BY:

Chicago Title Company
Escrow No.: 13-45045120-KN
Locate No.: CACTI7710-7710-4450-0045045120
Title No.: 13-45045120-CU

**When Recorded Mail Document
and Tax Statement To:**

Zheng Group Investment, LLC
1867 E. Lester Avenue
Fresno, CA 93720

APN: 456 132 05, 06, 07 and 08

SPACE ABOVE THIS LINE FOR RECORDER'S
USE

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$66.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area [xxx] City of **Fresno**,

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Miguel Torres, successor trustee of the Torres Family Trust, dated 2/24/2003

hereby **GRANT(S)** to Zheng Group Investment, LLC

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

DATED: September 17, 2013

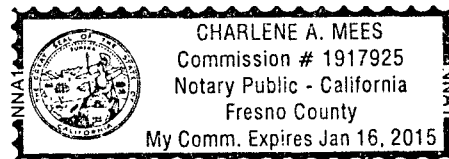
State of California)
County of Fresno)

Miguel Torres, successor trustee of the Torres Family Trust, dated 2/24/2003

On 11-30-13 before me,
Charlene A. Mees, Notary Public
(here insert name and title of the officer), personally appeared
Miguel Torres

By: Miguel Torres
Miguel Torres, Trustee

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 Charlene A Mees (Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

LEGAL DESCRIPTION

EXHIBIT "A"

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

Parcel 1: Apn: 456-132-05 and 06

That Northerly portion of Lots 7 and 6 of the Map of Tract No. 1165, FORSYTH GARDENS NO. 2, recorded in Book 15, Page 26 of Plats, also described as Parcel 1 of Notice of Merger recorded October 25, 2013, as document no. 2013-0149379, of official Records, Fresno County Records.

Parcel 2: Apn: 456-132-07

That Northerly portion of Lot 5 of the Map of Tract No. 1165, FORSYTH GARDENS NO. 2, recorded in Book 15, Page 26 of Plats, also described as Parcel 2 of Notice of Merger recorded October 25, 2013, as document no. 2013-0149379, of official Records, Fresno County Records.

Parcel 3: Apn: 456-132-08

That Northerly portion of Lot 4 of the Map of Tract No. 1165, FORSYTH GARDENS NO. 2, recorded in Book 15, Page 26 of Plats, also described as Parcel 3 of Notice of Merger recorded October 25, 2013, as document no. 2013-0149379, of official Records, Fresno County Records.