



County of Fresno

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

DATE: February 27, 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 of 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, ALCC, Attn:
Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn:
Daniel Gutierrez, Senior Planner
Development Services and Capital Projects, Site Plan Review, Attn:
Daniel Mendez/james Anders
Development Services and Capital Projects, Building & Safety/Plan Check, Attn:
Arnold Valdivia, Supervising Building Inspector
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Wendy Nakagawa/Nadia Lopez
Design Division, Transportation Planning Unit, Attn: Hector Luna
Water and Natural Resources Division, Attn: Augustine Ramirez/Roy Jimenez
Department of Public Health, Environmental Health Division, Attn:
Deep Sidhu/Kevin Tsuda
City of Fresno, Planning & Development Department, Attn: Israel Trejo, Planning
Manager
City of Fresno, Traffic Engineering, Attn: Jill Gormley/Harmanjit Dhaliwal
City of Fresno, Department of Public Utilities, Attn: Kevin Gray
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson,
Biologist
CA Regional Water Quality Control Board, Attn:
centralvalleyfresno@waterboards.ca.gov
Fresno Metropolitan Flood Control District, Attn:
developmentreview@fresnofloodcontrol.org
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
State Water Resources Control Board, Division of Drinking Water, Fresno District,
Attn: Jose Robledo/Cinthia Reyes
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric
Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural
Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/

Hector Franco, Director/Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim
Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources
Department
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),
Attn: PIC Supervisor
Fresno Metropolitan Flood Control District, Attn:
developmentreview@fresnofloodcontrol.org peters@fresnofloodcontrol.org
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
North King GSA, Attn: Kassy D. Chauhan
North Central Fire District, Attn: George D. Mavrikis, Fire Marshal

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

SUBJECT: Initial Study Application No. 8461, Classified Conditional Use Permit Application No.
3773

APPLICANT: Tommy Tran

DUE DATE: March 12, 2024

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to amend CUP No. 3478 to allow a workshop building for religious activities on a 2.5-acre parcel in the R-R (Rural Residential) Zone District. The subject parcel is located on the northeast corner of McKinley Avenue and Blythe Avenue within City of Fresno Sphere of Influence (APN 312-082-14).

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

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **March 12, 2024**. Any comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. 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
G:\4360Devs&Pin\PROJSEC\PROJDOCS\CUP\3700-3799\3773\Routing\CUP 3773 Routing Ltr.doc

Activity Code (Internal Review):2432

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 8/23/2023

CUP 3773

(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
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:

We build a work shop
FOR religion use
(Amend CUP 3478)

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: 4354 W. MCKINLEY AVE FRESNO CA 93722

APN: 312-082-14 Parcel size: Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

(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.

LE SY NGUYEN 4354 W. MCKINLEY AVE FRESNO CA 93722 559-524-6521
Owner (Print or Type) Address City Zip Phone

TOMMY TRAN 8409 SUNRISE WOODS WAY SACTO 95828 916-730-0647
Applicant (Print or Type) Address City Zip Phone

TOMMY TRAN 8409 SUNRISE WOODS SACTO CA 95828 916-730-0647
Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: TRANCONSTRUCTION@yahoo.com, trichtrungtin@gmail.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3773 (Amendment) Fee: \$ 2,284.50
Application Type / No.: to CUP 3478) Fee: \$
Application Type / No.: Pre-App. Credit Fee: \$ -247.00
PER/Initial Study No.: IS 8461 Fee: \$ 3,901.00
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 992.00
Received By: EJAZ Invoice No.: TOTAL: \$ 6,930.50

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): CUP 3478

APN # - -

Zone District: RR

APN # - -

Parcel Size: 2.5 acres

APN # - -

APN # - -



Development Services
and
Capital Projects
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 22-018096
 APPLICANT: LE SY NGUYEN TRUST
 PHONE: (559) 524-6521

PROPERTY LOCATION: 4354 W. MCKINLEY AVE
 APN(s): 312-082-14 ALCC: No Yes # VIOLATION NO. NO
 CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes FRESNO
 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 permit records; Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: CENTRAL UNIFIED PERMIT JACKET: No Yes
 FMFCD FEE AREA: Outside District No.: AN FLOOD PRONE: No Yes
 PROPOSAL AMEND CUP 3478 TO ALLOW WORKSHOP BUILDING TO BE CONSTRUCTED FOR THE EXISTING BUDDHIST TEMPLE

COMMENTS:
 ORD. SECTION(S): 820.3.B BY: ALBERT AGUILAR DATE: 12/12/22

GENERAL PLAN POLICIES:	<u>Rural Residential</u>	PROCEDURES AND FEES:	
LAND USE DESIGNATION:	<u> </u> () GPA:	() MINOR VA:	
COMMUNITY PLAN: <u>→ Fresno-Highway</u>	() JAA:	(<input checked="" type="checkbox"/>) HD:	<u>\$ 992</u>
REGIONAL PLAN: <u>Roadway</u>	(<input checked="" type="checkbox"/>) CUP: <u>\$2,284.50</u>	() JAG COMM:	
SPECIFIC PLAN: <u> </u>	() JRA: <u>(Amended)</u>	() ALCC:	
SPECIAL POLICIES: <u> </u>	() JVA:	(<input checked="" type="checkbox"/>) IS/PER*:	<u>\$ 3,901.00</u>
SPHERE OF INFLUENCE: <u> </u>	() JAT:	() Viol. (35%):	
ANNEX REFERRAL (LU-G17/MOU): <u> </u>	() JT:	() Other:	

COMMENTS: None

Filing Fee: \$ 7,177.50
 Pre-Application Fee: \$247.00
 Total County Filing Fee: \$ 6,930.50

FILING REQUIREMENTS:

- Land Use Applications and Fees
- This Pre-Application Review form
- Copy of Deed / Legal Description
- Photographs
- Letter Verifying Deed Review
- IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required.
- Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Project Description / Operational Statement (Typed)
- Statement of Variance Findings
- Statement of Intended Use (ALCC)
- Dependency Relationship Statement
- Resolution/Letter of Release from City of
- Nitrogen Loading Analysis or RWQCB supplemental treatment

OTHER FILING FEES:

- Archaeological Inventory Fee: \$75 at time of filing
 (Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,480.25)
 (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: Ejaz Ahmad DATE: 12/29/22
 PHONE NUMBER: (559) 600-4204

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- | | |
|--|--|
| <input type="checkbox"/> COVENANT | <input checked="" 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) |

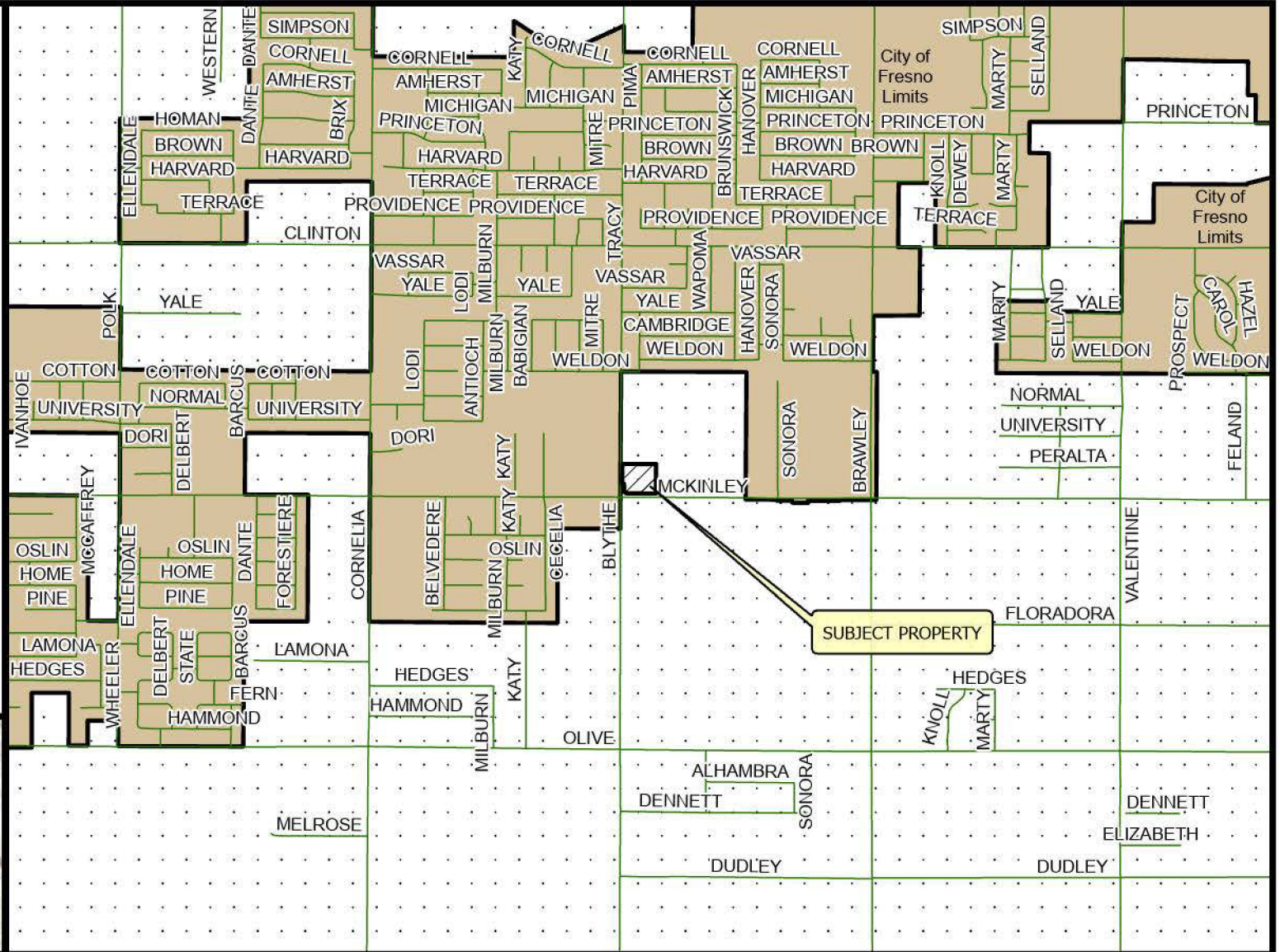
PLU # 113 Fee: \$247.00
 Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

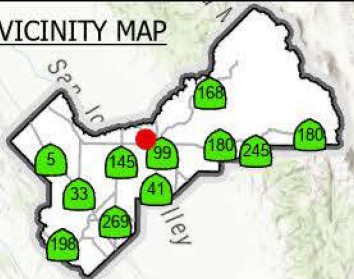
Legend



Subject Property



VICINITY MAP

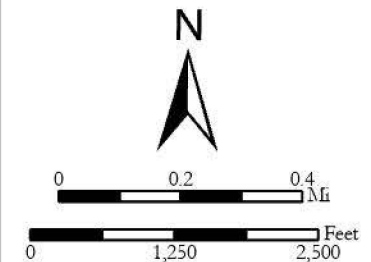


LOCATION MAP

CUP3773IS8461

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : jocervantes
On Date : 9/6/2023

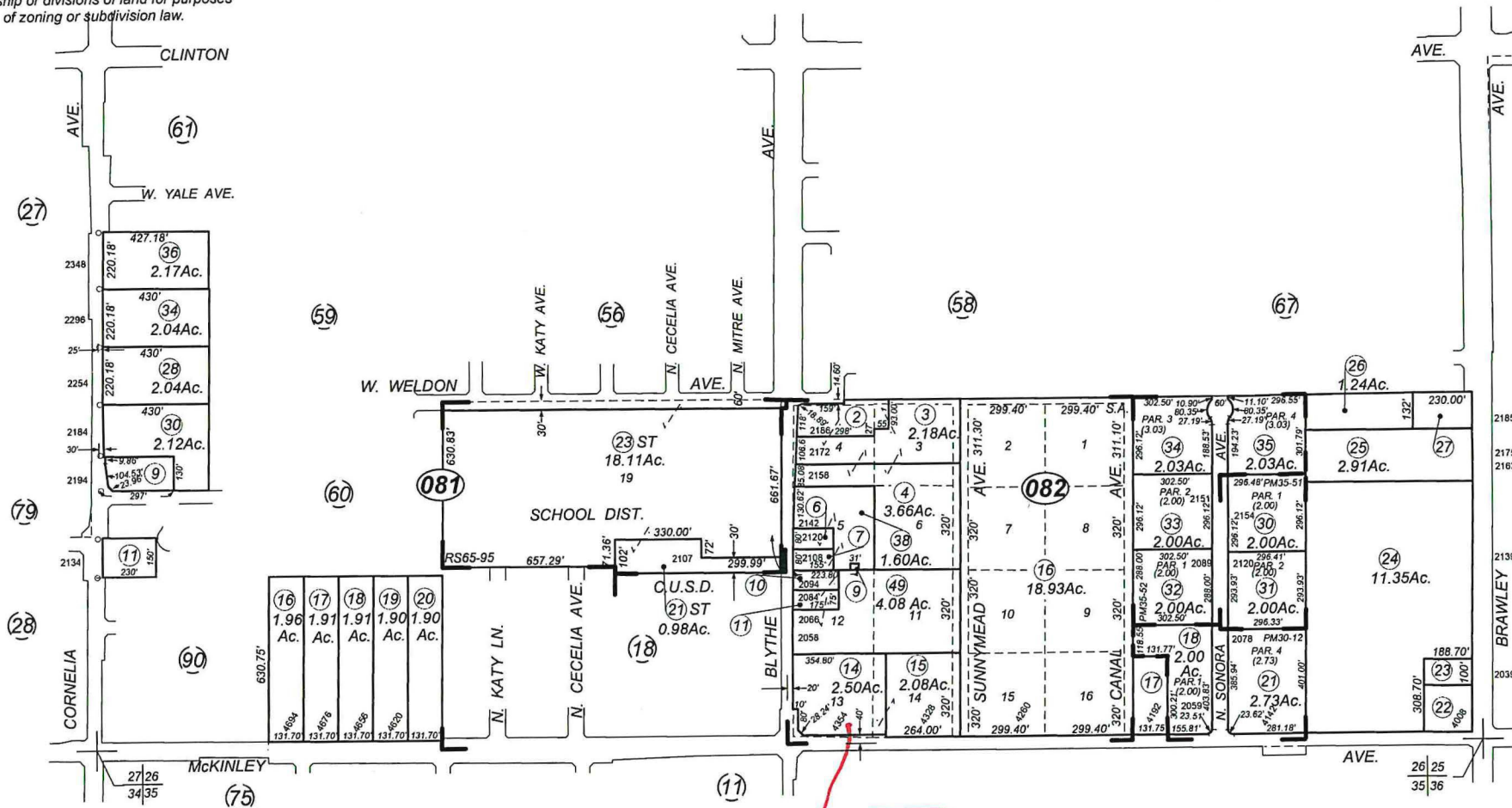


SUBDIVIDED LAND IN POR. SEC, 26, T.13 S., R.19 E., M.D.B.& M.

Tax Rate Area
5-364 62-026
5-658
5-858

312-08

-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.



Mckinley Manor - Tr. No. 1061 - Plat Bk. 14, Pg. 49
Parcel Map No. 4103 - Bk. 30, Pg. 12
Parcel Map No. 5007 - Bk. 35, Pg. 51
Record of Survey - Bk. 65, Pg. 95

Parcel Map No. 5008 - Bk. 35, Pg. 52
Sunnymead Acres - Plat Bk. 7, Pg. 39

Assessor's Map Bk.312 - Pg.08
County of Fresno, Calif.

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

Thien An Buddhist Temple and Cultural Center of Fresno - Proposed Workshop

Board of Directors

Mr. Sy Nguyen Le, President

Mr. Vuong Tran, Vice President

Mr. Truc Van Nguyen, Secretary

Ms. Kimyen T. Pham, Treasurer

CUP 3773

Operational Statement

Nature of Operation of Existing Temple

Thien An Buddhist Temple and Cultural Center of Fresno is a non-profit religious organization. This facility is used for worship services and religious activities such as prayer and meditation. There is a resident monk who is there daily and serves as the caretaker of the facility. There are also 12 regular followers who operate out of the facility on Saturday and Sunday mornings to practice Buddha's teachings. There may also be guests on site to participate in weekly prayer and on special annual ceremonies.

Nature of Operation of New Proposed Workshop

The proposed facility will serve as a workshop where members of the temple can study religion, participate in group activities, and children can learn new skills. The workshop will be an extra space for activities to practice Buddha's teachings, as well as creative activities that members of the temple can enjoy. The operation hours of this workshop are estimated to be 10 AM to 3 PM three to four days a week. Approximately 10 to 20 people will be attending these activities.

Logistics of the Proposed Workshop

There are no employees, just members of the temple. There is existing parking on the lot, which consists of about 30 concrete parking stalls. Items will not be sold on site. No equipment is to be used on site. No supplies or material are used or stored. The use does not create any unsightly appearance such as noise, dust, or odor. No liquid or solid waste will be produced in this new facility. There will not be water usage in this new workshop, but the current temple uses approximately 30-40 gallons of water. There will be no proposed advertising. The existing temple will remain in use as described above. The proposed building will be used as an extra space for temple related activities. No outdoor lighting or amplification system will be added. All fencing is existing, will remain in use, and no more fencing or landscaping will be added.



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. 8461

Project No(s). CUP3773

Application Rec'd: _____

GENERAL INFORMATION

- Property Owner: LE SY NGUYEN Phone/Fax: 559-524-6521
Mailing Address: 4354 MCKINLEY AVE FRESNO CA 93722
Street City State/Zip
- Applicant: TOMMY TRAN Phone/Fax: 916-730-0647
Mailing Address: 8409 SUNRISE WOODS WAY SACRAMENTO CA 95828
Street City State/Zip
- Representative: TOMMY TRAN Phone/Fax: 916-730-0647
Mailing Address: 8409 SUNRISE WOOD WAY SACR CA 95828
City State/Zip
- Proposed Project: BUILD NEW WORK SHOP OF 2450 SQ FT AND PATIO COVER OF 1890 SQ FT.
- Project Location: 4354 MCKINLEY AVE FRESNO CA 93722
- Project Address: 4354 MCKINLEY AVE FRESNO CA 93722
- Section/Township/Range: / / 8. Parcel Size: _____
- Assessor's Parcel No. 312082-14 OVER.....

10. Land Conservation Contract No. (If applicable): _____

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

- | | |
|---|---|
| _____ LAFCo (annexation or extension of services) | _____ SJVUAPCD (Air Pollution Control District) |
| _____ CALTRANS | _____ Reclamation Board |
| _____ Division of Aeronautics | _____ Department of Energy |
| _____ Water Quality Control Board | _____ Airport Land Use Commission |
| _____ 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: RR _____

14. Existing General Plan Land Use Designation¹: Tempo use _____

ENVIRONMENTAL INFORMATION

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

Describe the major vegetative cover: TRE, Flower _____

Any perennial or intermittent water courses? If so, show on map: _____

Is property in a flood-prone area? Describe:

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

North: School _____

South: Resident _____

East: Resident _____

West: Resident _____

17. What land use(s) in the area may be impacted by your Project?: _____

18. What land use(s) in the area may impact your project?: _____

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 No

B. Daily traffic generation:

I. Residential - Number of Units _____
Lot Size 76930 SQFT
Single Family _____
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: _____
N/A

20. Describe any source(s) of noise from your project that may affect the surrounding area: _____
N/A

21. Describe any source(s) of noise in the area that may affect your project: _____
N/A

22. Describe the probable source(s) of air pollution from your project: _____
N/A

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

24. Anticipated volume of water to be used (gallons per day)²: 0.11. N

25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____

26. Estimated volume of liquid waste (gallons per day)²: 0

27. Anticipated type(s) of liquid waste: 0

28. Anticipated type(s) of hazardous wastes²: 0

29. Anticipated volume of hazardous wastes²: 0

30. Proposed method of hazardous waste disposal²: 0

31. Anticipated type(s) of solid waste: 0

32. Anticipated amount of solid waste (tons or cubic yards per day): 0

33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0

34. Proposed method of solid waste disposal: 0

35. Fire protection district(s) serving this area: Yes

36. Has a previous application been processed on this site? If so, list title and date: _____

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]
SIGNATURE

8-15-2023
DATE

¹Refer to Development Services and Capital Projects Conference Checklist

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

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

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE


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

The following projects are exempt from the fees:

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

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

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



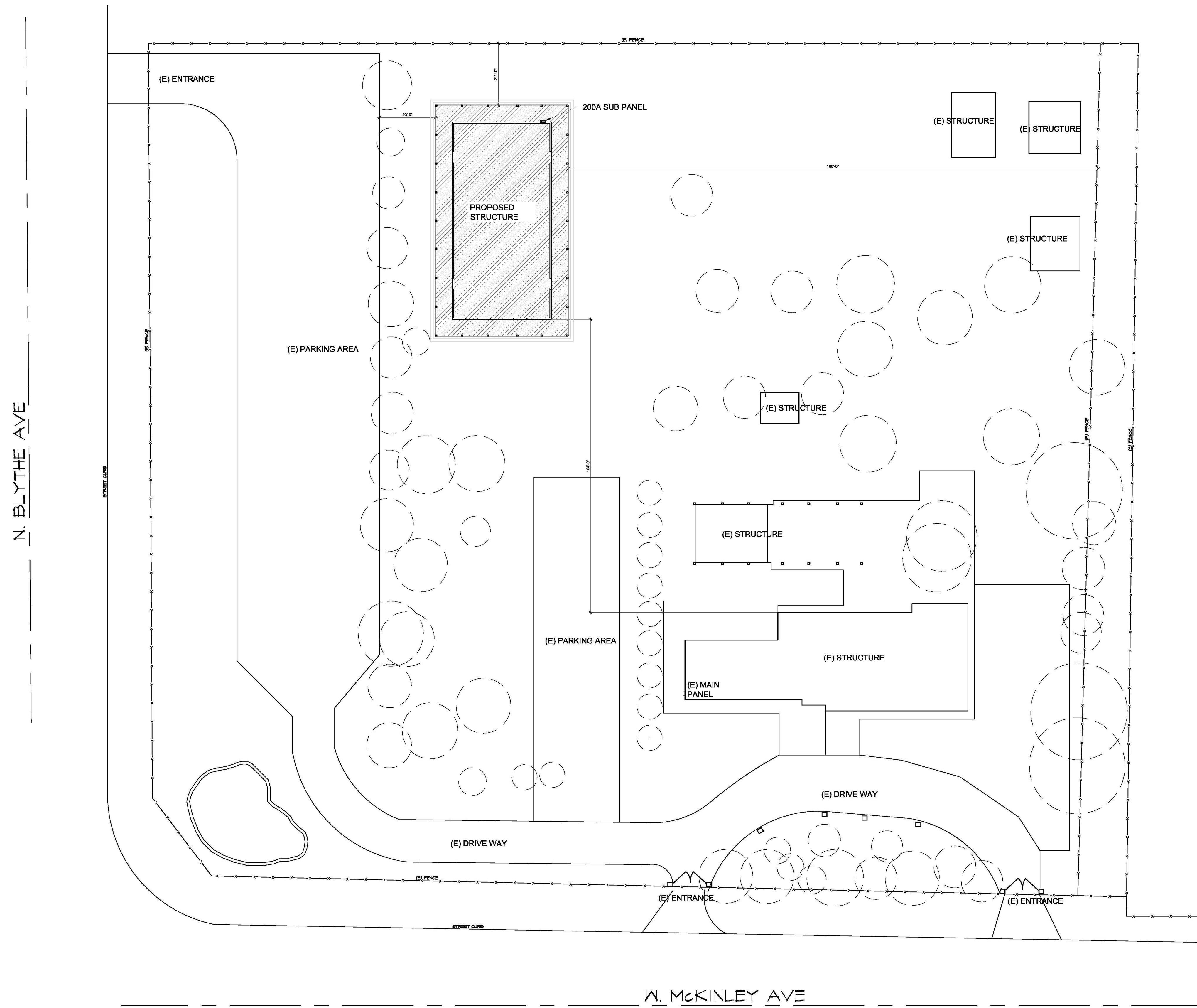
Applicant's Signature

8-15-2023
Date

G:\4360Devs&PLN\PROJSEC\PROJDOCS\TEMPLATES\IS-CEQA TEMPLATES\INITIAL STUDY APP.DOTX

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors and home owner builders shall verify and be responsible for dimensions and conditions of the project. Fineline Drafting services must be notified of any variation from the dimensions, conditions and specification appearing on this plan.

SEE page A1.2 &
AG1 for Building
Code requirements



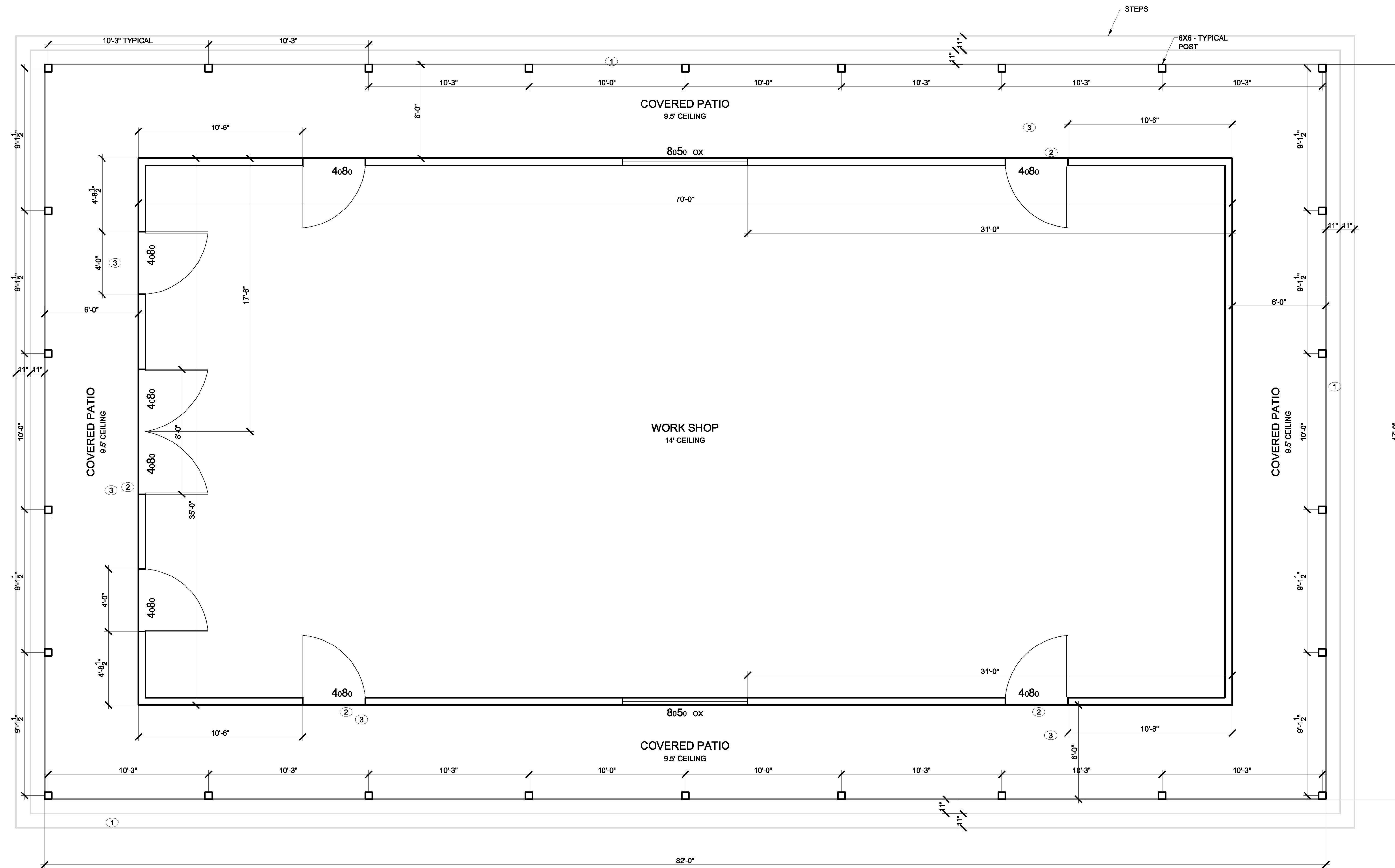
SITE PLAN
SCALE 1"=20'

OWNER / CONTRACTOR NOTE:
ALL OF THE VERIFYING PLUS /
MINUS DIMENSIONS ON THE
PLANS ARE TO BE DISCUSSED
WITH THE DESIGNER OR
ENGINEER BEFORE THE
CONSTRUCTION BY THE
CONTRACTOR AND OWNER.

PH (916) 332 2282 fineline300@comcast.net www.finelineDnc.com 5530 Primrose Drive suite 119, Sacramento, CA 95841	Fineline DRAFTING INC.	SITE PLAN	PROJECT NAME 4354 W. MCKINLEY AVE FRESNO, CA 93722	CONTRACTOR TOMMY TRAN LIC.
			PROJECT 22-138	DESIGNER DV
			DATE 05/24/2023	Sheet A2

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors and home owner builders shall verify and be responsible for dimensions and conditions of the project. Fineline Drafting services must be notified of any variation from the dimensions, conditions and specification appearing on this plan.

SEE page A1.2 & AG1 for Building Code requirements



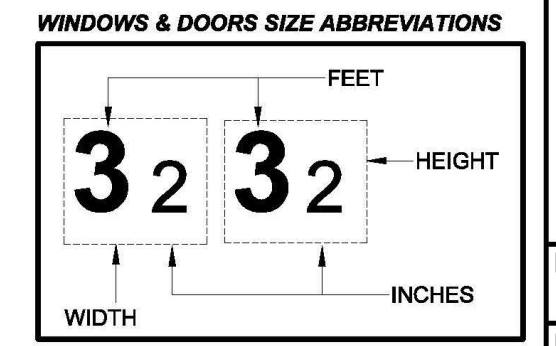
FLOOR PLAN

SCALE 1/4" = 1'-0"

- KEY NOTES**
- 1 Rise and run of stairway are 4 inch min./ 7.75 inch max. of rise, and 11 inch (min. concrete) of run. Provide a nosing of 1" for the stairway treads less than 11 inches in depth.
 - 2 Minimum 36" deep landing outside the main exterior egress door, the landing shall not be more than 7.75" lower than the threshold for the main entrance in-swing door, (1-1/2" for out swinging)
 - 3 Landing/Patio pad shall have MAX. 2% slope away from foundation - typ.

Window Abbreviations

OX	- Hoz. Slide Window
TS	- Above Transom
FX	- Fix Window
SH	- Single Hung Type
CS	- Casement Type
AW	- Awning Type



OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER.

PH (916) 332 2282
 fineline300@comcast.net
 www.finelineDnc.com
Fineline
 DRAFTING INC.
 5330 Pirimrose Drive suite 119, Sacramento, CA 95841



SHEET TITLE
FLOOR PLAN

PROJECT NAME
 4354 W. MCKINLEY AVE
 FRESNO, CA 93722

CONTRACTOR
 TOMMY TRAN
 LIC

PROJECT
 22-138

DATE
 05/24/2023

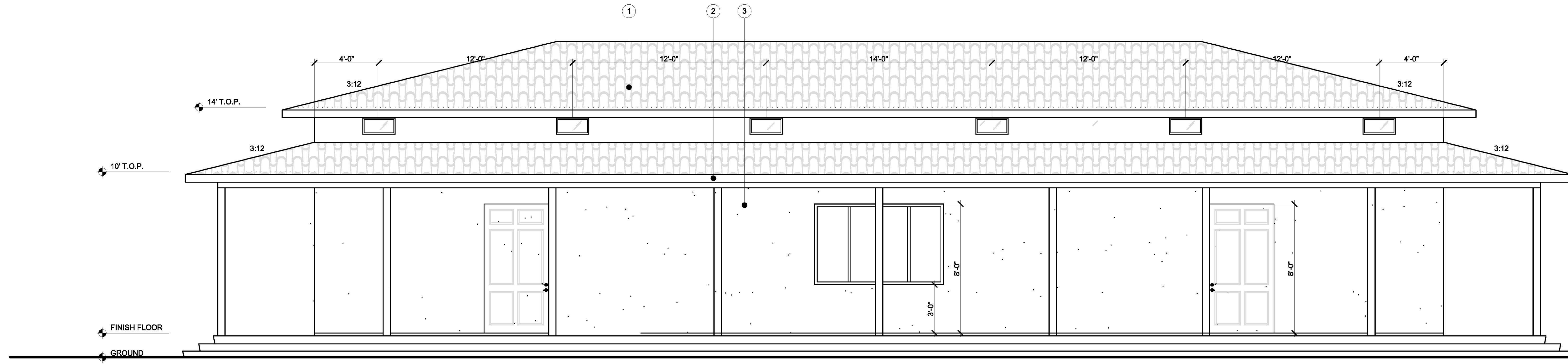
DESIGNER
 DV

Sheet
A3

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors and home owner builders shall verify and be responsible for dimensions and conditions of the project. Fineline Drafting services must be notified of any variation from the dimensions, conditions and specification appearing on this plan.

SEE page A1.2 &
AG1 for Building
Code requirements

PH (916) 332 2282
fineline300@comcast.net
www.finelineDnc.com
Fineline
DRAFTING INC.
5300 Pirimrose Drive suite 119, Sacramento, CA 95841



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

ATTIC ROOF VENTILATION CALCULATIONS
(PER 2019 R806.2 EXCEPTION 2)

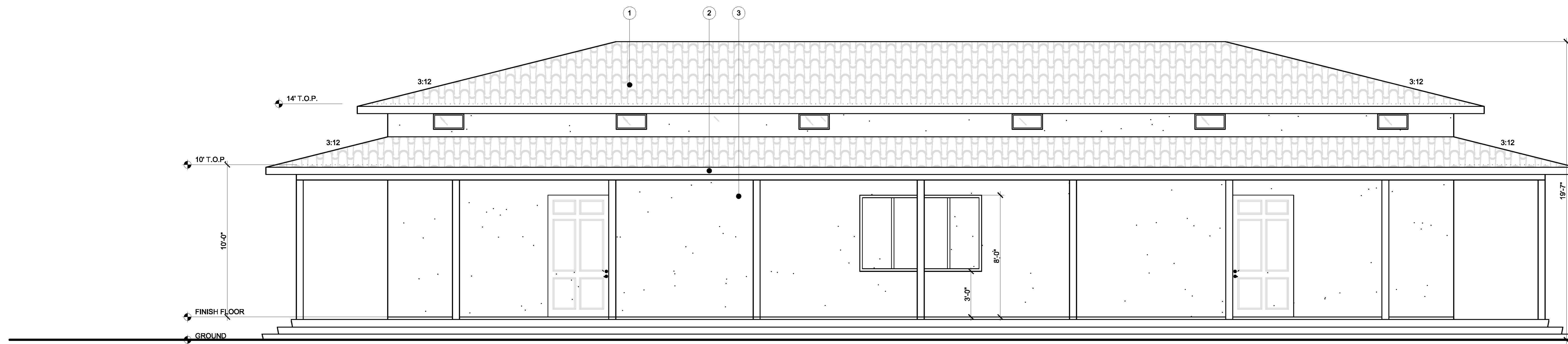
CROSS VENTILATION REQUIRED

AREA VENTILATED	VENTILATION RATE	REQUIRED AREA
SQ. FT.	300	ventilated area /300 x144 = Sq. In.
3854		1850

CROSS VENTILATION REQUIRED

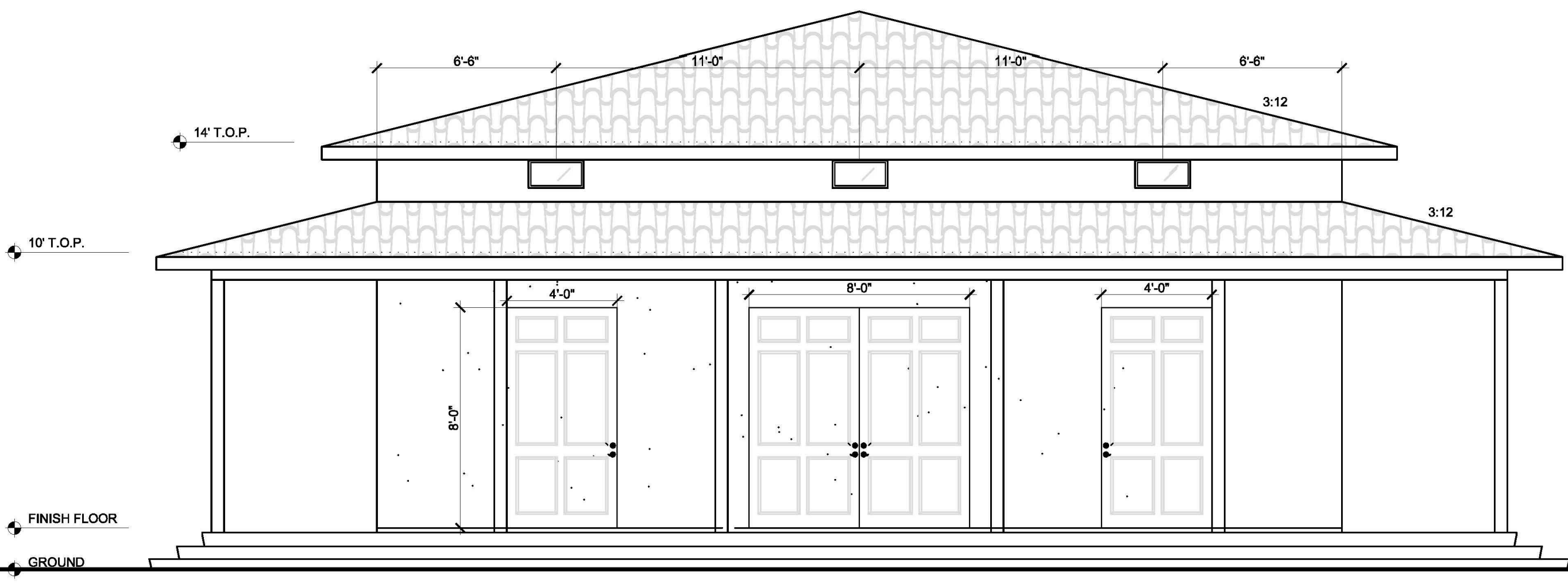
VENTILATOR TYPE	SIZE	QUANTITY	AREA/ UNIT (ratio 1/150)	DESIGNED AREA
S MODEL - roof	26"x20"	9	98	882
Eave Vent	22.5" x 3.5"	18	55	990
TOTAL				1872

NOTE
Vent calculation is based from the Construction Metal Inc. product @ gable ends. OR O'HANGIN'S INC. on roof finishing. The replacement vents shall have the same value or better.

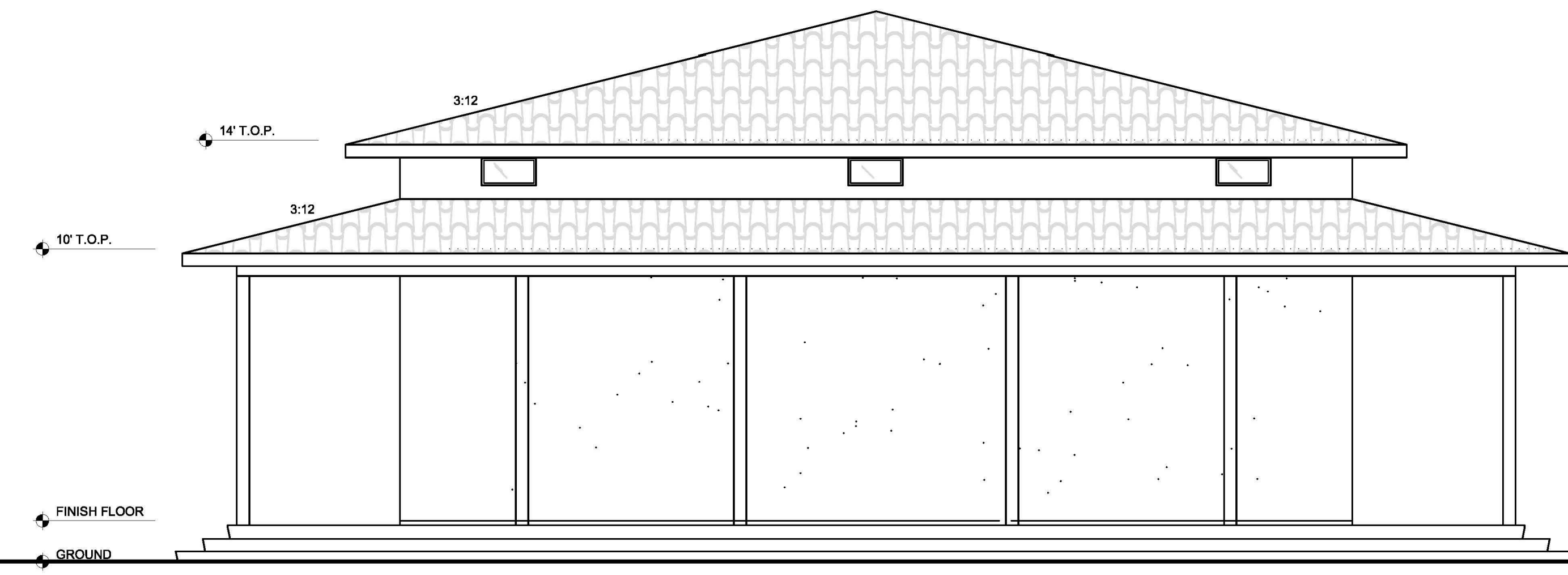


RIGHT ELEVATION
SCALE 1/4" = 1'-0"

- LEGEND**
- Class A concrete tile roof over 30# felt layer. Color and style per owner selection.
 - 7" metal gutter attached directly to trusses' s overhang ends.
 - 1 COAT STUCCO SYSTEM**
 - 15# Moisture layer overlay,
 - then 1" foam layer, wire mesh,
 - 1 coat base stucco 3/8" to 1/2" thick 4) finish colored layer.
 - Acrylic primer layer before the finish layer is optional.
 - has 26-gauge galvanized weep screed at foundation plate line at least 4-inches above grade or 2-inches above concrete or paving.



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



REAR ELEVATION
SCALE 1/4" = 1'-0"

OWNER / CONTRACTOR NOTE:
ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER.



SHEET TITLE
ELEVATIONS

PROJECT NAME
4354 W. MCKINLEY AVE
FRESNO, CA 93722

CONTRACTOR
TOMMY TRAN
LIC

PROJECT
22-138
DATE
05/24/2023
DESIGNER
DV

Sheet
A5

FRESNO County Recorder
Paul Dictos, C.P.A.
DOC-
2013-0029958-00
Acct 73-Stewart Title Bakersfield
Tuesday, FEB 26, 2013 14:02:07
Ttl Pd \$188.50 Rcpt # 0003846852
KJE/R5/1-2

RECORDING REQUESTED BY:
Stewart Title of California, Inc.

WHEN RECORDED MAIL TO:
MAIL TAX STATEMENT TO:

Sy Nguyen Le
4354 West McKinley Avenue
Fresno, CA 93722

ORDER NO. 01180-26449
ESCROW NO. 01180-26449
APN: 312-082-14

CUP 3773

SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is: \$ 170.50 CITY TAX \$
Monument Preservation Fee is: \$

- x computed on full value of property conveyed, or
computed on full value less value of liens or encumbrances
remaining at time of sale.
- x Unincorporated area: City of _____, and

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

Federal National Mortgage Association

hereby GRANT(S) to Sy Nguyen Le, a single man

the following described real property in an unincorporated area, County of Fresno, State of California:

SEE EXHIBIT "A" ATTACHED HERETO

Date: February 04, 2013

FEDERAL NATIONAL MORTGAGE ASSOCIATION BY
STEWART TITLE COMPANY AS ATTORNEY IN FACT

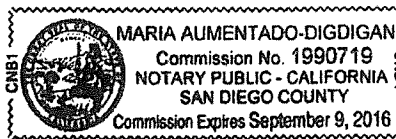
Marissa Wendel, Assistant Secretary

State of California
County of San Diego

On Feb. 4, 2013 before me Maria Aumentado-Digdigan,
Notary Public personally appeared
Marissa Wendel

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
Maria Aumentado-Digdigan

(seal)

MAIL TAX STATEMENT AS DIRECTED ABOVE

EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 01180-26449
Escrow No.: 01180-26449

The land referred to herein is situated in the State of California, County of Fresno, and described as follows:

Lots 13 and 14 of Sunnymead Acres, in the County of Fresno, State of California, according to the map thereof recorded in Book 7 Page 39 of Plats, Fresno County Records.

Excepting from said Lot 14 the East 264 feet thereof.

Also excepting that portion of Lots 13 and 14 of Sunnymead Acres, according to the map thereof recorded in Book 7 Page 39 of Plats, Fresno County Records, described as follows:

Beginning at the Southwest corner of the Southeast quarter of Section 26, Township 13 South, Range 19 East, Mount Diablo Base and Meridian; thence North 0° 06' 56" East along the West boundary of said Southeast quarter, 140.00 feet; thence North 89° 55' 49" East parallel with the South boundary of said Southeast quarter, 30.00 feet; thence South 0° 06' 56" West 80 feet; thence South 44° 58' 38" East, 28.24 feet; thence North 89° 55' 49" East to a line which is parallel with 264 feet West of the East boundary of said Lot 14; thence Southerly along said line 40.00 feet to the said South boundary; thence South 89° 55' 49" West to the Point of Beginning, as conveyed to the County of Fresno by grant deed recorded May 7, 1980 in Book 7515 Page 676 of Official Records, Document No. 8045519.

APN: 312-082-14

(End of Legal Description)