



# County of Fresno

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

DATE: **June 9, 2020**

TO:

Development Services and Capital Projects, Attn: William M. Kettler, Division Manager  
Development Services and Capital Projects, Attn: Chris Motta, 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/James Anders  
Development Services and Capital Projects, Building & Safety/Plan Check, CASp, Attn: Dan Mather  
Development Engineering, Attn: Kevin Nehring, Senior Engineer  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: John Thompson/Nadia Lopez/Martin Querin  
Design Division, Special Projects/Road Projects, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst  
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst/Gloria Hensley  
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager; Roy Jimenez  
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/Steven Rhodes  
Kings River Conservation District  
Fresno County Fire Protection; Attn: Jim McDougald, Division Chief

FROM: Ethan Davis, Planner  
Development Services and Capital Projects Division

SUBJECT: Director's Review and Approval No. 4623

APPLICANT: Nikki Alford

DUE DATE: **June 24, 2020**

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposing to allow a new 4,047 square foot primary residence with an existing 1,242 residence to remain as a second residence on a 5.89-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The project site is located 15191 S. Peach Avenue (Sup. Dist.: 4) (APN: 385-200-18).

**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, Ethan Davis, 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 thdavis@fresnocountyca.gov via email.

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*Activity Code (Internal Review): 2392*

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 6/1/20

Dna 4623

(Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497

APPLICATION FOR:

- Pre-Application (Type)
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:

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: West side of Peach Ave
between Conejo Ave and Clarksm Ave
Street address: 15191 S. Peach Ave Selma, Ca 93662

APN: 385 300 18 Parcel size: 5.89 acres Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I, Nikki Alford (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.

Nikki Alford 16749 S Fowler Ave Selma Ca 93662 559 333 5363
Owner (Print or Type) Address City Zip Phone
Nikki Alford 16749 S Fowler Ave Selma Ca 93662 559 333 5363
Applicant (Print or Type) Address City Zip Phone

Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: nalford34@msn.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Dna Fee: \$755.00
Application Type / No.: Fee: \$1,570.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: EHO Fee: \$432.00
Received By: Ethan Davis Invoice No.: 130096 TOTAL: \$2002.00

UTILITIES AVAILABLE:

WATER: Yes [X] / No [ ]
Agency: Well
SEWER: Yes [ ] / No [X]
Agency: Sept:C

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 # - - -

APN # - - -

over.....



Development Services  
and  
Capital Projects  
Division

Mail To:  
Nikki Alford  
16749 S. Fowler Ave.  
Selma, CA 93662

**Pre-Application Review**  
*[Signature]*  
Department of Public Works and Planning

NUMBER: 19-107469  
APPLICANT: Nikki Alford  
PHONE: (559) 333-5363

PROPERTY LOCATION: 15191 S. Peach Ave. Email:  
APN: 385 - 200 - 18 ALCC: No  Yes # VIOLATION NO. -  
CNEL: No  Yes (level) LOW WATER: No  Yes WITHIN 1/2 MILE OF CITY: No  Yes  
ZONE DISTRICT: AE-20; SRA: No  Yes HOMESITE DECLARATION REQ'D.: No  Yes  
LOT STATUS:

Zoning: ( ) Conforms; (X) 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; (X) On '72 rolls; ( ) Other; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes  DISTRICT: Laton USD PERMIT JACKET: No Yes   
FMFCD FEE AREA: (X) Outside ( ) District No.: FLOOD PRONE: No  Yes  
PROPOSAL DRA to allow a permanent second residence in a 5.89 acre parcel in the AE-20 Zone District. 2nd residence shall not exceed 2,000 SF of living area, a recorded covenant is required and owner must live in one of the dwellings.

COMMENTS: -  
ORD. SECTION(S): 816.2-W, 855-N BY: Daniel Gutierrez DATE: 10/9/2019

<b>GENERAL PLAN POLICIES:</b>	<b>PROCEDURES AND FEES:</b>
LAND USE DESIGNATION: <u>Agricultural</u> ( ) GPA: ( ) MINOR VA:	( ) AA: (X) HD: 432.00
COMMUNITY PLAN: ( ) CUP: ( ) AG COMM:	(X) DRA: 1,570.00 ( ) ALCC:
REGIONAL PLAN: ( ) JVA: ( ) IS/PER*:	( ) AT: ( ) Viol. (35%):
SPECIFIC PLAN: ( ) JT: ( ) Other:	Filing Fee: \$ 2002.00
SPECIAL POLICIES:	Pre-Application Fee: - \$247.00
SPHERE OF INFLUENCE:	Total County Filing Fee: 1,755.00
ANNEX REFERRAL (LU-G17/MOU):	

COMMENTS: \_\_\_\_\_

**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 \_\_\_\_\_  
Referral Letter # \_\_\_\_\_

**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) (\$50+\$2,354.75)  
(Separate check to Fresno County Clerk for pass-thru to CDFW.  
Must be paid prior to IS closure and prior to setting hearing date.)

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.

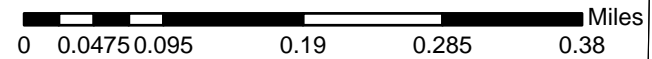
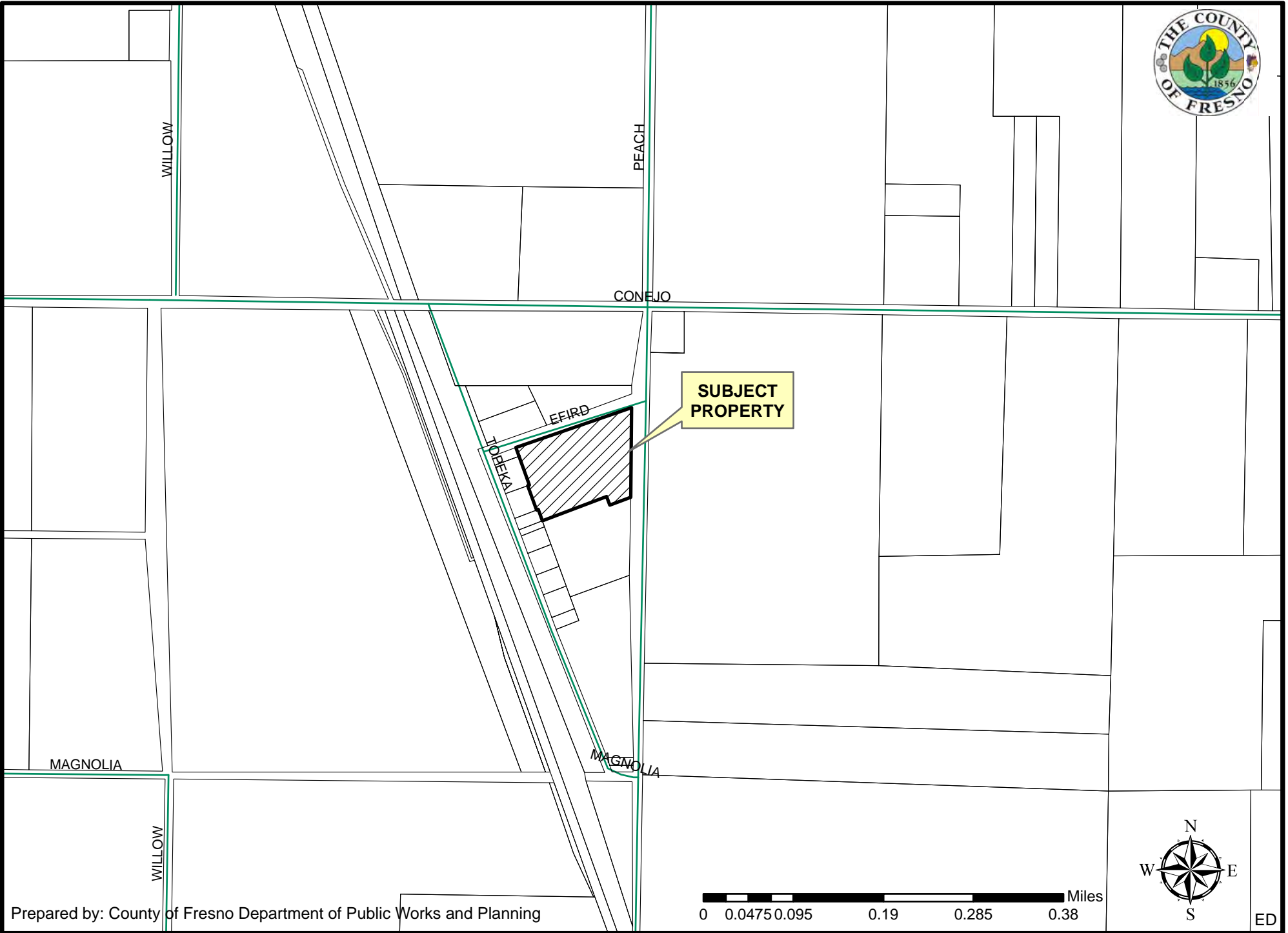
BY: Ethan Davis DATE: 10/11/19  
PHONE NUMBER: (559) 600-9669

**NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:**

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

OVER.....



# LOCATION MAP



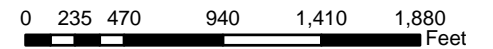
# EXISTING LAND USE MAP



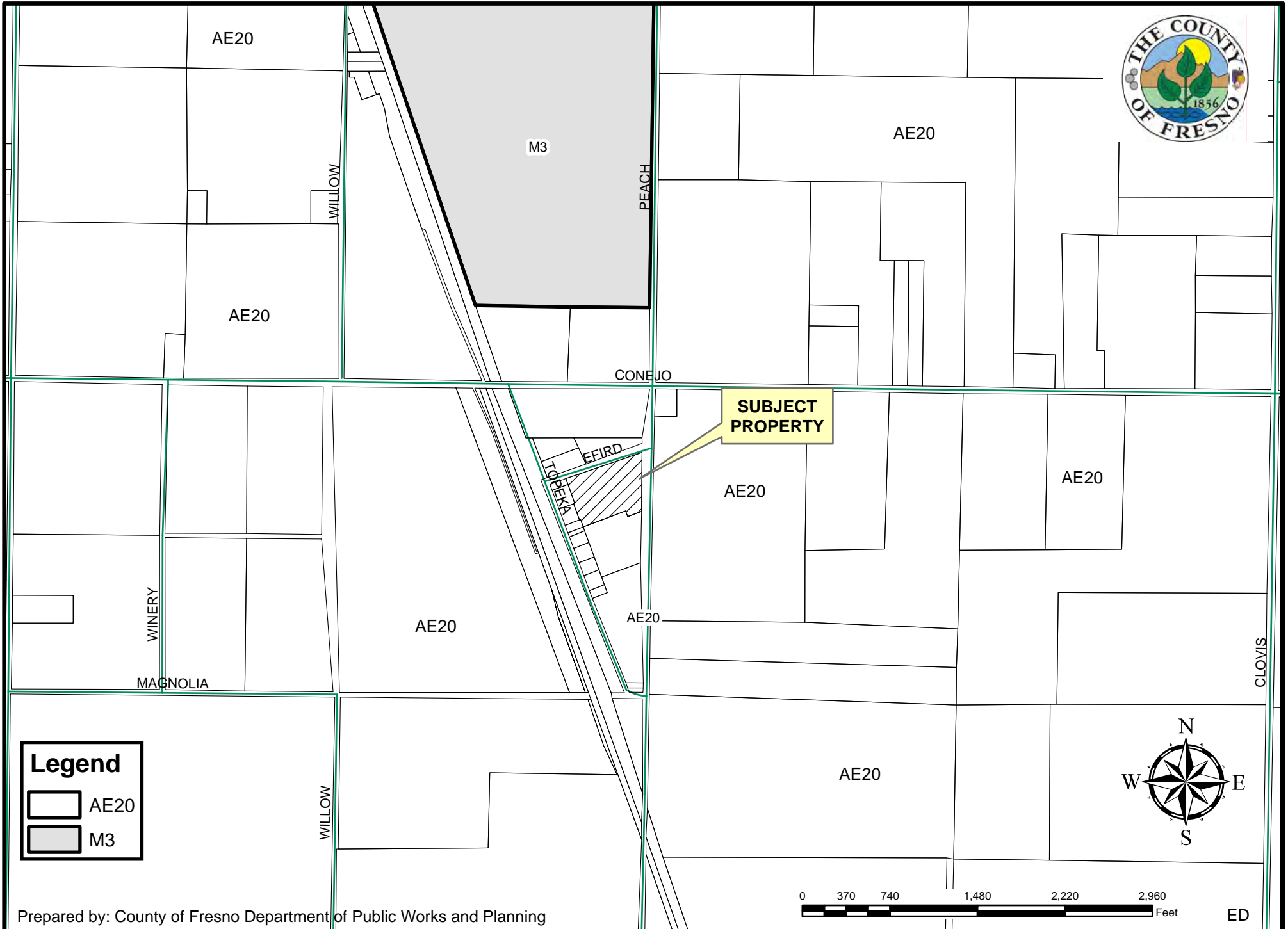
## LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND	
Dairy	
FC - FIELD CROP	
VIN - VINEYARD	
SF# - SINGLE FAMILY RESIDENCE	
V - VACANT	

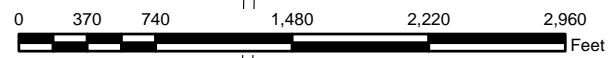


# EXISTING ZONING MAP



**Legend**

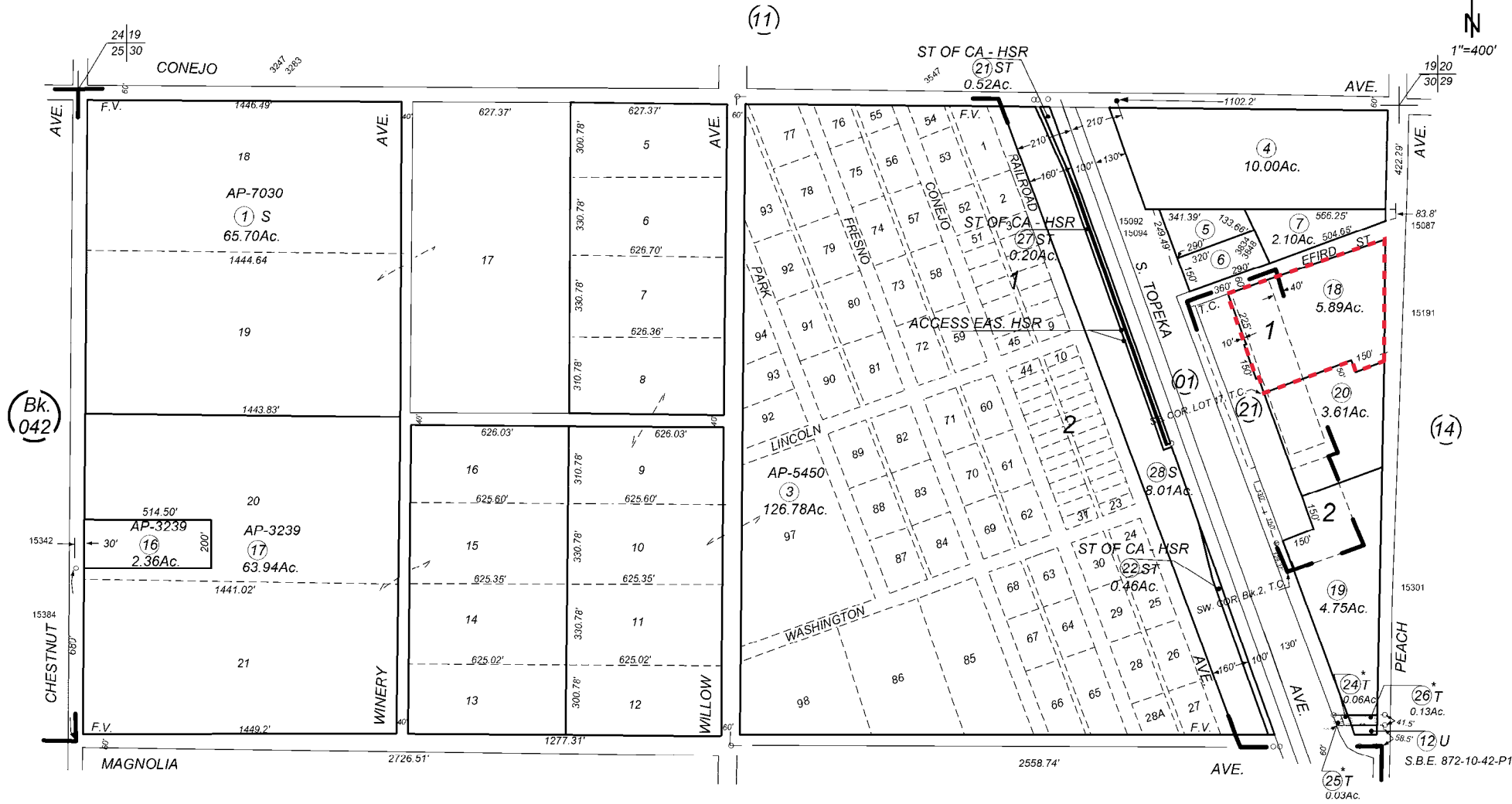
- AE20
- M3



-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.



1"=400'



Agricultural Preserve  
Town of Conejo - R.S. Bk.3, Pg.44  
Fresno Valley Tract - R.S. Bk.5, Pg.34

\* = STATE OF CALIFORNIA HSR

Assessor's Map Bk.385 - Pg.20  
County of Fresno, Calif.

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

5/22/2020



[REQUESTED BY]  
NATIONWIDE TITLE CLEARING, INC.  
[WHEN RECORDED MAIL TO]  
PennyMac Loan Services, LLC  
C/O Nationwide Title Clearing,  
Inc. 2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan Number 8022820119

Fresno County Recorder  
Paul Dictos, CPA

**2019-0091055**

Recorded at the request of:  
PENNYMAC LOAN SERVICES LLC

08/15/2019 08:21 30

Titles: 2 Pages: 1

Fees: \$38.00

CA SB2 Fees: \$150.00

Taxes: \$0.00

Total: \$188.00

### SUBSTITUTION OF TRUSTEE and FULL RECONVEYANCE

The undersigned, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NATIONS DIRECT MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS, as the current beneficiary of that certain Deed of Trust executed by NIKKI ALFORD (Trustor), and recorded 02/13/2019 in the Office of the Recorder of FRESNO County, State of California, Doc # 2019-0014840, of Official Records, does in accordance with the provisions of said Deed of Trust hereby substitute NATIONWIDE TITLE CLEARING, INC. as Trustee in place and stead of the Trustee therein, and does hereby vest NATIONWIDE TITLE CLEARING, INC. as substituted Trustee with all rights, title, estate, power, duty and trusts conferred by said Deed of Trust;

WHEREAS the current beneficiary having represented to the Trustee that the obligation secured by said Deed of Trust has been fully paid and/or satisfied,

Dated this 14th day of August in the year 2019

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NATIONS DIRECT MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS



ASHLEY ROBINSON

VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

NOW THEREFORE, NATIONWIDE TITLE CLEARING, INC., as substituted Trustee, DOES HEREBY GRANT AND RECONVEY unto the parties entitled thereto, without warranty, all the estate and interest granted to said Trustee under said Deed of Trust in the lands therein described, situated in the County of FRESNO, State of California. Reference being hereby made specifically to said Deed of Trust and the record thereof for a particular description of said lands.

NATIONWIDE TITLE CLEARING, INC.

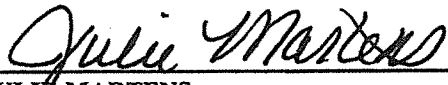


SHANNON MCKINNEY

VICE PRESIDENT

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 14th day of August in the year 2019, by Ashley Robinson and Shannon McKinney as VICE PRESIDENT and VICE PRESIDENT, respectively, on behalf of their respective entities, who, as such VICE PRESIDENT and VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. They are personally known to me.



JULIE MARTENS

COMM EXPIRES: 5/22/2022



JULIE MARTENS  
Notary Public - State of Florida  
Commission # GG 221059  
My Comm. Expires May 22, 2022  
Bonded through National Notary Assn.

Document Prepared By: Dave LaRose/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
PNMRC 407774191 MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS) MIN 100611800001243916  
MERS PHONE 1-888-679-6377 MERS Mailing Address: P.O. Box 2026, Flint, MI 48501-2026 DOCR T141908-12:55:07 [C-1]  
ERCNCA61



\*D0039780279\*

Fresno County Recorder  
Paul Dictos, CPA.

**2019-0014838**

Recorded at the request of:  
CHICAGO TITLE COMPANY IRVINE

02/13/2019 01:29 27

Titles: 1 Pages: 4

Fees: \$20.00

CA SB2 Fees: \$0.00

Taxes: \$336.60

Total: \$356.60

**RECORDING REQUESTED BY:**

Chicago Title Company

*SPL*

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

Nikki Alford  
15191 South Peach Avenue  
Selma, CA 93662

Title No.: FWFM-TO19000016

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWVI-4101800921

Property Address: 15191 South Peach Avenue,

Selma, CA 93662

APN/Parcel ID(s): 385-200-18

**GRANT DEED**

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.
  - The documentary transfer tax is \$336.60 and is computed on:**
    - the full value of the interest or property conveyed.
    - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in  the **City of Selma.**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Nash Dairy Co., a California limited partnership, which aquired title as Nash Dairy Company, a California Limited Partnership

hereby **GRANT(S)** to Nikki Alford, a married woman as her sole and separate property

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

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

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

GRANT DEED  
(continued)

Parcel ID(s): 385-200-18

dated: February 1, 2019

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

Nash Dairy Co., a California limited partnership

BY: Steven Nash  
Steven Nash, Trustee, The Steven Nash Trust  
Dated September 6, 1994,  
General Partner

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of TENNESSEE  
County of BEDFORD

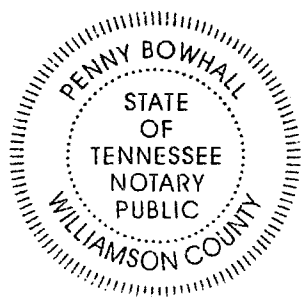
On 2-6-2019 before me, PENNY BOWHALL, Notary Public,  
(here insert name and title of the officer)

personally appeared STEVEN NASH  
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.  
PBP  
Signature

(Seal)



My Commission Expires  
October 17, 2021

**EXHIBIT "A"**  
Legal Description

Parcel ID(s): 385-200-18

portions of the Northeast quarter of Section 30, Township 16 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, described as follows:

Parcel One:

Beginning on the West line of County road on East line of Section 30, Township 16 South, Range 21 East, Mount Diablo Base and Meridian, at a point where the Northwestern line of Lot 18 in Block 1 of the Town of Conejo, according to the Map thereof filed for record on November 14, 1906 in Book 3 of Record of Surveys, Page 44, Fresno County Records, produced Northeasterly intersects said West line of the County road; thence Southwesterly along the produced Northwestern line of said Lot 18, 150 feet; thence at right angles Southeasterly parallel with the Northeasterly line of said Block 1, a distance of 50 feet, more or less, to the produced Northwestern line of Lot 20 in said Block 1; thence Northeasterly along said produced Northwestern line of Lot 20 to a point where said Northwestern line of Lot 20 intersects the aforesaid West line of County road; thence North along County road to point of beginning.

Parcel Two:

Beginning at the Northeasterly corner of Lot 10 in Block 1 of the Town of Conejo, according to the Map thereof filed for record on November 14, 1906 in Book 3 of Record of Surveys, Page 44, Fresno County Records; thence Northeasterly at right angles to the Westerly line of the East half of said Block 1 and along the projected Northerly line of said Lot 10 to the East line of Section 30, thence South along said East line to a point where the Northerly line of Lot 16 in said Block 1, if projected Easterly, would intersect said East line of said Section 30, thence Southwesterly along the projected Northerly line of said Lot 16 to the Northeasterly corner of said Lot 16; thence at right angles Northwesterly to the point of beginning.

Parcel Three:

Beginning at the Northwesterly corner of Lot 16 in Block 1 of the Town of Conejo, according to the Map thereof filed for record on November 14, 1906 in Book 3 of Record of Surveys, Page 44, Fresno County Records, thence Northeasterly at right angles to the Westerly line of said Block and along the projected Northerly line of said Lot 16, a distance of 360 feet to the East line of the Avenue along the East line of said Block for a point of commencement; thence Northeasterly along the projected Northerly line of said Lot 16, a distance of 300 feet to the West line of the County road on and along the East line of the Northeast quarter of Section 30, Township 16 South, Range 21 East, Mount Diablo Base and Meridian; thence South along said West line of County road to a point where said West line intersects the projected Southerly line of Lot 17 in Block 1 of the Town of Conejo; thence Southwesterly along said projected Southerly line of Lot 17 to the East line of the aforementioned Avenue; thence Northwesterly along the East line of said Avenue a distance of 50 feet to the point of commencement.

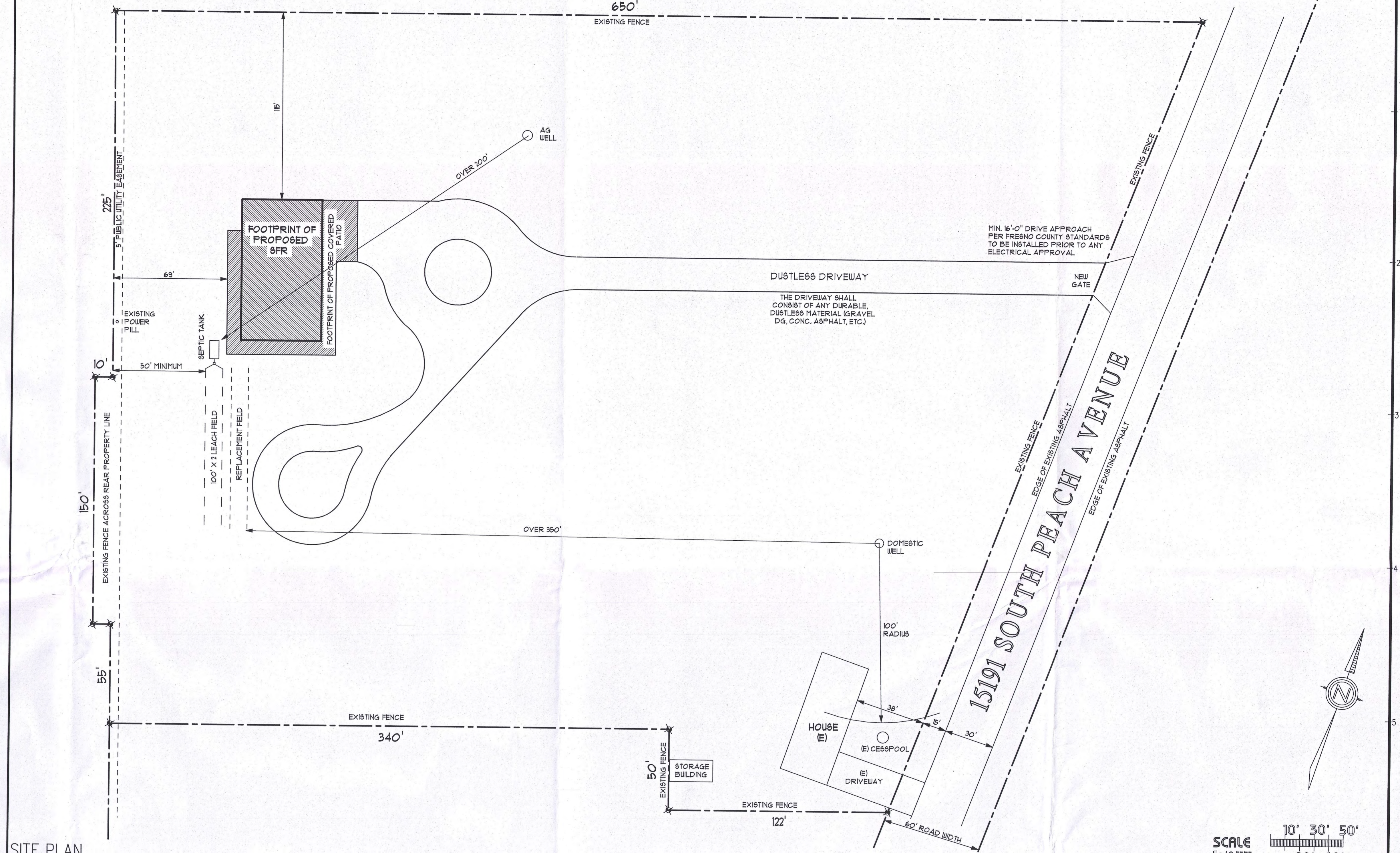
together with that portion of an adjacent unnamed Street in Block 1 (abandoned) which would pass by a conveyance of said land under Section 831 and 1112 of the Civil Code.

Parcel Four:

Commencing at the Northwesterly corner of the East half of said Block 1 of the Town of Conejo, according to the Map thereof filed for record on November 14, 1906 in Book 3 of Record of Surveys, Page 44, Fresno County Records, thence Southeasterly along the Easterly line of the alley in said Block, a distance of 225 feet to the point where said line of said alley is intersected by the projected Southerly line of Lot 9 in Block 1; thence Northeasterly along the projected Southerly line of said Lot 9 to the East line of Section 30, Township 16 South, Range 21 East, Mount Diablo Base and Meridian, (being the Section in which said Town is situated); thence North along the said East line of said Section to the point thereon intersected by the projected Northerly line of said Block 1; thence Southwesterly along the projected Northerly line of said Block to the place of commencement.

Together with that portion of an alley adjacent alley in Block 1 (abandoned) which would pass by a conveyance of said

# EAST EFIRD STREET



SITE PLAN

- GENERAL NOTES**
- ALL WORK SHALL CONFORM TO THE 2019 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, CA GREEN BUILDING STANDARDS CA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, RESIDENTIAL CODE, TITLE 24 AND ALL STATE AND LOCAL CODES.
  - THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AT THE JOB SITE, AND SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIALS AND/OR EQUIPMENT REQUIRED TO PROPERLY COMPLETE THE WORK. ANY DAMAGE TO EXISTING PROPERTY THAT MAY OCCUR DURING THE COURSE OF WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR.
  - ROLE OF THE DRAFTSMAN:
    - THE DRAFTSMAN WAS RETAINED BY THE OWNER:
      - TO PREPARE SUFFICIENT DRAWINGS AND SPECIFICATIONS FOR REVIEW BY GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND TO SECURE APPROVAL FOR ISSUING REQUIRED GENERAL BUILDING PERMIT.
      - TO PROVIDE ADDITIONAL CONSULTING SERVICES WHEN AND IF SO REQUIRED BY THE OWNER DURING THE CONSTRUCTION PHASE.
    - THE DRAFTSMAN WILL NOT PARTICIPATE IN OTHER CONSTRUCTION PHASE ACTIVITIES EXCEPT AS MAY BE REQUIRED BY LOCAL JURISDICTION.
    - THE DRAFTSMAN WILL ACCEPT NO FINANCIAL RESPONSIBILITY ARISING FROM ERRORS OR OMISSIONS CONTAINED IN THESE OR OTHER DOCUMENTS PREPARED BY THE DRAFTSMAN. THE BUILDING CONTRACTOR MUST REVIEW ALL DOCUMENTS FOR ERRORS PRIOR TO ACCEPTANCE OF DOCUMENTS.

- 8D SITE NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE C.B.C. AND RESIDENTIAL CODE AS AMENDED BY LOCAL BUILDING AUTHORITIES.
  - CONTRACTOR AND ALL SUB-CONTRACTORS SHALL CHECK ALL DIMENSIONS SHOWN ON THESE PLANS AGAINST CONDITIONS IN THE FIELD. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
  - CONTRACTOR MAY MAKE ADJUSTMENTS TO THE PLACEMENT OF THE BUILDING AS NECESSARY SO LONG AS ALL MINIMUM SETBACKS ARE OBSERVED.
  - SURFACE WATER SHALL BE DRAINED AWAY FROM BUILDING FOR 10 FEET (MIN) WITH A 6" MINIMUM SLOPE WHERE AVAILABLE, ELSE 2%. CRC 4013
  - ON-SITE RETENTION OF WATER AND DRAINAGE OF WATER ACROSS OR ON TO ANY ADJACENT PROPERTY IS NOT ALLOWED. MAINTAIN A 5% SLOPE FROM REAR OF PROPERTY TO FRONT.
  - PROVIDE STREET ADDRESS NUMERALS AT LEAST 4" HIGH W/ 1/2" STROKE ON CONTRASTING BACKGROUND, CLEARLY VISIBLE FROM THE STREET.
  - FINISHED FLOOR ELEVATION TO BE ABOVE THE CROWN OF THE STREET.
- 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 BUILDING DEPT FOR REVIEW AND APPROVAL.**
- THE SOIL BEARING CAPACITY PER CRC TABLE R401.41 IS 1500 PSF  
 CONCRETE DESIGN STRENGTH PER CRC TABLE R402.2 IS 2500 PSF  
 MATERIAL DEAD LOADS PER CRC R301.22(1) IS 15 PSF ROOF 10 PSF FLOOR  
 MATERIAL LIVE LOADS PER TABLE R301.5 IS 40 PSF  
 WALL BRACING ADJ. FACTOR PER TABLE R602.10.3 IS 1

**BUILDING ADDRESS**  
 15191 S. PEACH AVENUE  
 SELMA, CA 93662

**OWNERS:** NIKKI ADAMS-ALFORD  
**(OWNER'S ADDRESS)** BRIAN ALFORD  
 16149 S. FOWLER AVENUE  
 SELMA, CA 93662-9612

**APN:** 385-200-18

**CONSTRUCTION TYPE:** VB **OCCUPANCY:** R3U  
**NUMBER OF STORIES:** 1 **OVERALL HEIGHT:** 11'-5"  
**SEISMIC DESIGN CATEGORY:** D **RISK CATEGORY:** II  
**ULTIMATE DESIGN WIND SPEED:** 85 MPH - EXPOSURE C

**SETBACKS:** FRONT -20'  
 SIDE -5'  
 STREET SIDE -10'  
 REAR -15'

**FLOOR AREA**  
 2025 SQFT 1ST FLOOR LIVING AREA  
 1922 SQFT 2ND FLOOR LIVING AREA  
 3947 TOTAL LIVING AREA  
 1575 SQFT GARAGE  
 360 SQFT BALCONY  
 2022 SQFT PORCH, PATIO, CARPORT  
 4047 SQFT FOOTPRINT

**SOIL CLASS "D"**  
 SEISMIC IMPORTANCE FACTOR #1  
 36-249696 N, 19-65226 W  
 SITE CLASS D - "STIFF SOIL"  
 RISK CATEGORY I/II/III  
 S = 0.624g S<sub>v</sub> = 0.81g S<sub>u</sub> = 0.541g  
 S = 0.256g S<sub>v</sub> = 0.483g S<sub>u</sub> = 0.322g  
 F<sub>v</sub> = 0.84 F<sub>r</sub> = 0.483

**8H SHEET INDEX**

SITE	SITE PLAN
A-1	1ST FLOOR
A-2	2ND FLOOR
A-3	FRONT AND LEFT ELEVATIONS
A-4	REAR AND RIGHT ELEVATIONS
S-1	FOUNDATION PLAN
S-2	ROOF PLAN
S-3	CROSS SECTIONS AA-CC
S-4	CROSS SECTIONS DD-EE
S-5	CROSS SECTIONS FF-GG
E-1	ELECTRICAL
M-1	MECHANICAL / HVAC
P-1	GAS PIPE SIZING
T-24	TITLE 24
ColGreen	ColGreen

**Revisions**

By	Revisions

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**A CUSTOM HOME FOR:**  
**THE ALFORD FAMILY**  
 16149 SOUTH FOWLER AVENUE  
 SELMA, CA 93662  
 XXX-XXX-XXXX

Date: 4 FEB 2020  
 Scale: 1/4" = 1' U.O.N.  
 Drawn:  
 Job:

SHEET NUMBER  
**SITE**

**EXHIBIT "A"**  
Legal Description  
(continued)

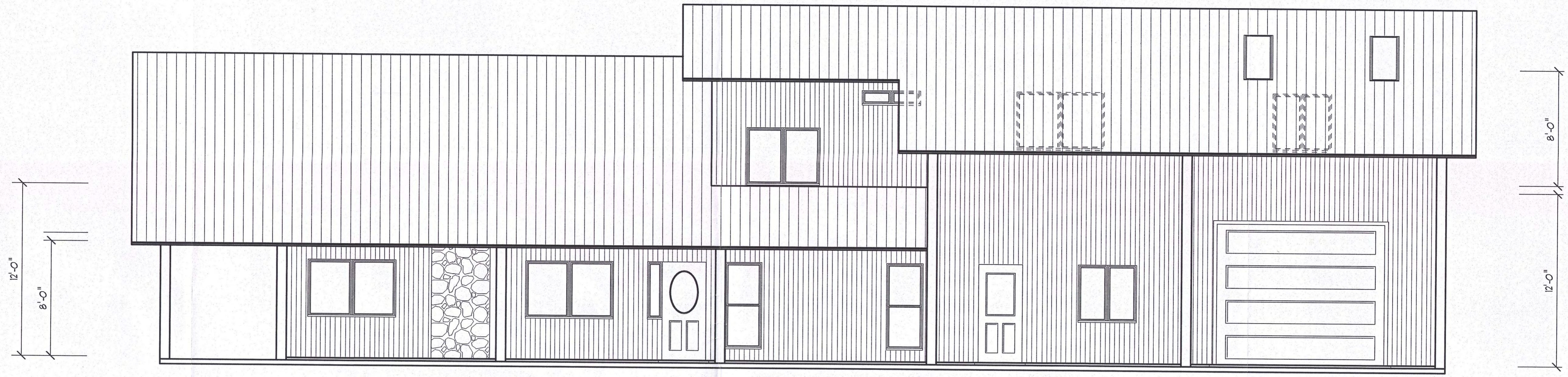
under Section 831 and 1112 of the Civil Code.

Parcel Five:

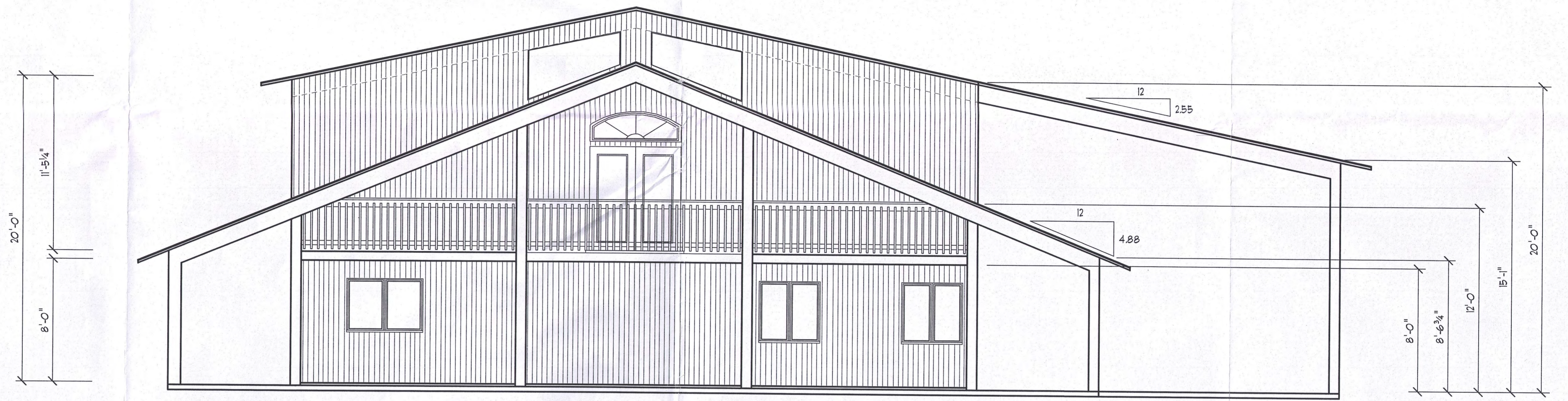
That portion of Block 1 of the Town of Conejo, according to the Map thereof filed for record on November 14, 1906 in Book 3 of Record of Surveys, Page 44, Fresno County Records, described as follows: Beginning at a point on the North line of Lot 16 in said Block 1 produced Northeasterly, a distance of 20 feet, running thence Northeasterly along said produced line a distance of 150 feet; thence Southeasterly at right angles a distance of 50 feet; thence Southwesterly at right angles a distance of 150 feet, thence at right angles Northwesterly a distance of 50 feet to the point of beginning.

Together with that portion of an adjacent unnamed Street in Block 1 (abandoned) and an adjacent alley in Block 1 which would pass by a conveyance of said land under Section 831 and 1112 of the Civil Code.

FRONT ELEVATION



LEFT ELEVATION



Revisions By

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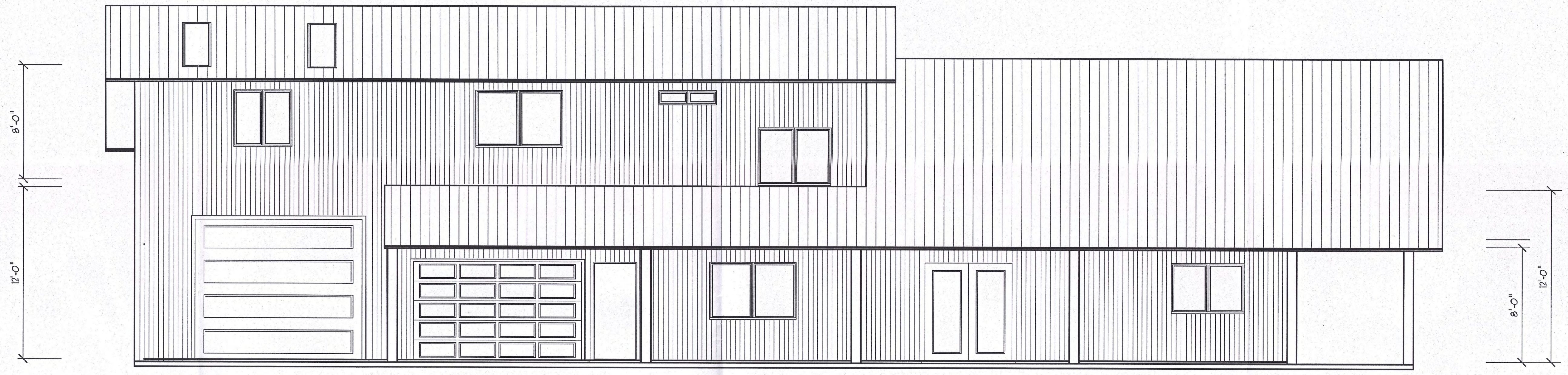
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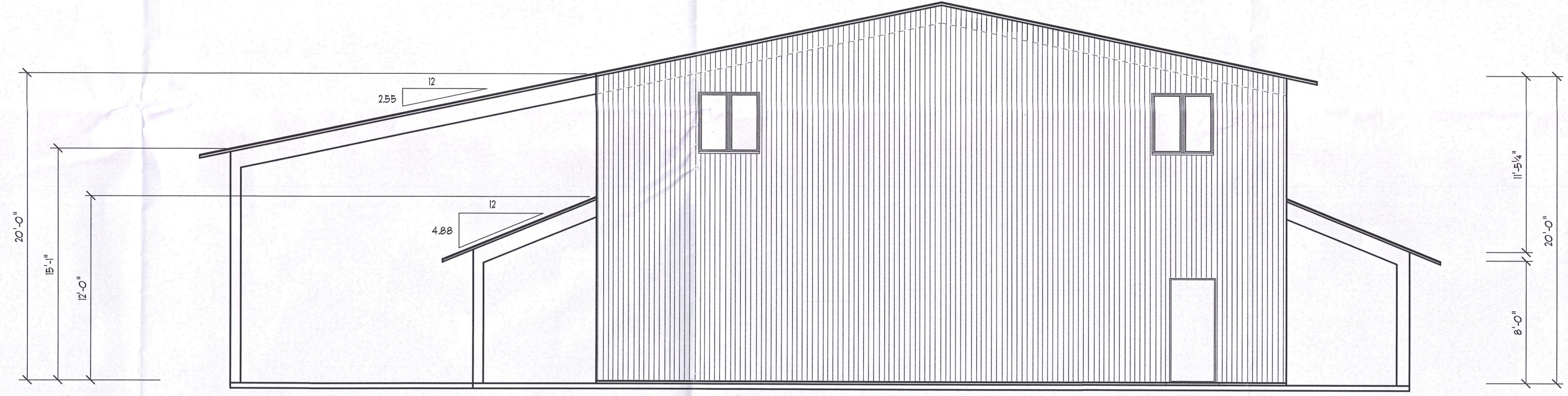
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**A-3**

REAR ELEVATION



RIGHT ELEVATION



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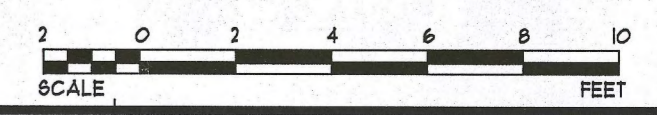
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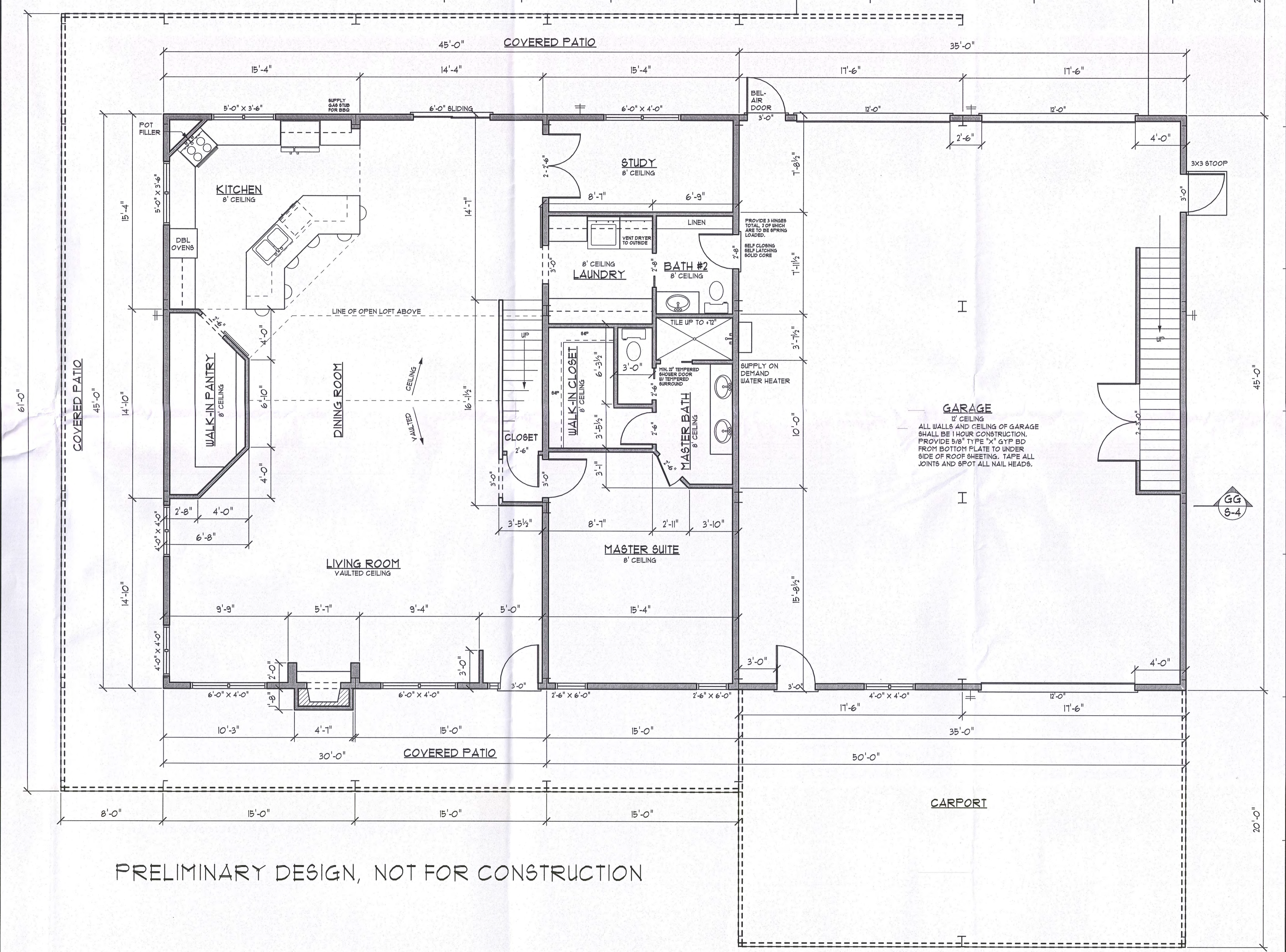
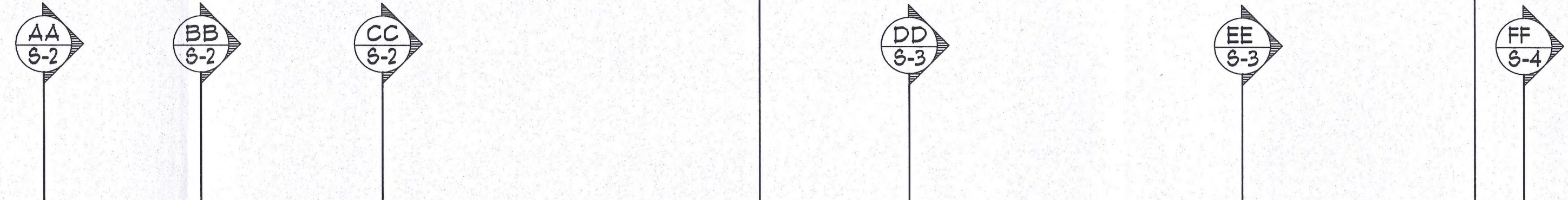
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 Scale  
 1/4" = 1' U.O.N.  
 Drawn  
 Job

SHEET NUMBER  
**A-4**





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- GENERAL NOTES**
1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANTS OF THE BUILDING WITH A LIST OF HEATING, COOLING, WATER HEATING, LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES THAT ARE INSTALLED AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. ANY EQUIPMENT THAT REQUIRES PREVENTIVE MAINTENANCE FOR EFFICIENCY MUST BE FURNISHED WITH COMPLETE INFORMATION NECESSARY.
  2. PROVIDE EACH GAS BURNING APPLIANCE WITH A MINIMUM OF 100 SQ. IN. OF COMBUSTION AIR (C.A.V.) WITH 1/2" LOCATED WITHIN 12" OF BOTH FLOOR AND CEILING.
  3. THE HOOD IS TO BE INSTALLED PER MFG.'S REQUIREMENTS. CLEARANCES SHALL BE AS REQUIRED BY THE RANGE/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  4. INTERIOR WALL FINISHES SHALL BE PLASTER/READ CLASS III. USE WATER RESISTANT CEMENT BD. @ SHOWERS AND TUBS.
  5. ALL ATTIC INSULATION TO BE IN ACCORDANCE W/ T-24
  6. EXT WALL INSULATION TO BE IN ACCORDANCE W/ T-24
  7. ALL GLAZING TO BE DUAL PANE VINYL FRAME SLIDERS U.O.N.
  8. EXT. DOORS & WINDOWS TO BE WEATHER STRIPPED.
  9. ALL JOINTS & PENETRATIONS TO BE CAULKED & SEALED.
  10. DOORS & WINDOWS TO BE CERTIFIED & LABELED.
  11. EXHAUST FANS & FAN SYSTEM TO HAVE DAMPER CONTROLS.
  12. GAS COOKING APPLIANCES TO HAVE INTERMITTENT IGNITION DEVICE.
  13. HOSE BIBBS TO EACH HAVE NON-REMOVABLE VACUUM BREAKER.
  14. TOILETS TO BE 16 GAL PER FLUSH
  15. ALL CEILING HEIGHTS 8' U.O.N.
  16. ALL CEILING HEIGHTS 8' U.O.N.
  17. CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
  18. ALL EXT WALLS @ 8'-0"
  19. ALL INT. WALLS ARE 2x4 16" O.C. DF STD/BTR WITH 8' PLATE U.O.N. SOME "WET" INTERIOR WALLS MAY BE 2x6 CONSTRUCTION
  20. ALL HEADERS ABOVE INTERIOR OPENINGS ARE 4x6 DF STD/BTR U.O.N.
  21. ALL HEADERS ABOVE EXTERIOR OPENINGS ARE MIN. 4x6 DF STD/BTR U.O.N.
  22. ALL EXHAUST FANS SHALL HAVE AUTOMATIC BACK DRAFT DAMPERS
  23. WATER HEATING SYSTEM (GAS). UNLESS SUPPLY ON DEMAND IS INSTALLED
  24. (A) INSULATED ALL WATER PIPES WITHIN R-9 WRAP
  25. (B) EQUIPMENT TO BE CERTIFIED BY C.E.C.
  26. (C) INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE @ SHOWERS AND TUBS/SHOWERS
  27. WATER PIPING MATERIAL IS TO COMPLY WITH SEC 6041 CFC
  28. THESE PLANS WERE PREPARED TO COMPLY WITH THE 2018 CALIFORNIA BUILDING CODE. ALL SECTIONS OF THE CBC MUST BE STRICTLY ADHERED TO, SPECIFIED ON THESE PLANS OR NOT.
  29. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET OPENABLE AREA OF 5.7 SQFT. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT EXCEEDING 44" ABOVE THE FLOOR.
  30. TEMPERED SAFETY GLASS IS REQUIRED IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE. EXCEPTION: IF PANEL IS LESS THAN 9 SQFT, CONTRACTOR TO ENSURE TEMPERED GLASS IS USED IN ALL DOORS.

- GENERAL NOTES**
- AFTER INSTALLING INSULATION, POST IN A CONSPICUOUS LOCATION AN INSULATION CERTIFICATE, SIGNED BY THE INSTALLER AND THE BUILDER, STATING THAT THE INSULATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, OF THE 2016 CALIFORNIA ENERGY COMMISSION CODE. THE INSULATION SHALL CONFORM TO FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE 2016 CBC.
- PROVIDE A VAPOR RETARDER HAVING A TRANSMISSION RATE NOT TO EXCEED 1 PERM IN ACCORDANCE WITH ASTM E 96, INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION PER CBC 12032
- ALL WINDOWS TO BE NFRC TESTED. U-VALUES NOT TO EXCEED U 32 SHGC 25 WALL INSULATION TO BE R-15
- CEILING INSULATION TO BE R-38
- INSULATION AT TOP CHORD TO BE R-13
- RADIANT BARRIER AT ROOF SHEATHING
- GARAGE CEILING TO BE INSULATED AS ABOVE
- FLOOR INSULATION TO BE R-21
- EXTERIOR DOORS TO HAVE 50 U-VALUE
- HVAC SYSTEM TO BE SPLIT
- FURNACE TO BE 98 AFUE A/C TO BE 23 SEER
- ATTIC DUCTING TO BE R-80
- WATER HEATER TO BE TANKLESS EF 96
- REQUIRED HERS VERIFICATION
1. MECHANICAL VENT
2. MINIMUM AIRFLOW
3. VERIFIED BEER
4. VERIFIED SEER
5. REFRIGERANT CHARGE
6. FAN EFFICIENCY WATTS/CFM
7. DUCT SEALING
8. DUCT LEAK TEST

PROVIDE RETURN AIR TRANSOMS OVER EACH SLEEPING ROOM DOOR

**FIREPLACE**

FACTORY BUILT ZERO CLEARANCE AND MASONRY FIREPLACES SHALL HAVE:

A. TIGHT FITTING AND CLOSABLE METAL OR GLASS DOORS.

B. A MIN. OF 6" IN. OF NON-COMBUSTIBLE AND NON-CORROSIVE CONCRETE AIR INTAKE WITH A READILY ACCESSIBLE, OPERABLE AND TIGHT FITTING DAMPER. NO PART OF THE AIR INTAKE SHALL BE MORE THAN 17" ABOVE THE BOTTOM OF THE FIREBOX!

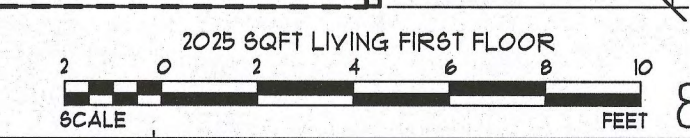
C. HEARTH SHALL EXTEND A MINIMUM OF 16" FROM THE FRONT OF, AND AT LEAST 8" BEYOND EACH SIDE OF THE FIREPLACE OPENING. WHERE THE FIREPLACE OPENING IS A FEET SQUARE OR LARGER, THE HEARTH EXTENSION SHALL BE 20" IN FRONT OF, AND AT LEAST 12" HIGH BEYOND EACH SIDE OF THE FIREPLACE OPENING.

D. METAL CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR AND AT THE ROOF WITH 1/2" X 1/8" METAL STRAPS LOOPED AROUND THE CHIMNEY AND NAILED WITH NO MORE THAN 8" NAILS PER STRAP AT EACH JOINT OR RAFTER, PER CBC 902.6

PROVIDE GAS STOVE MFG. INSTRUCTIONS AT THE TIME OF INSPECTIONS.

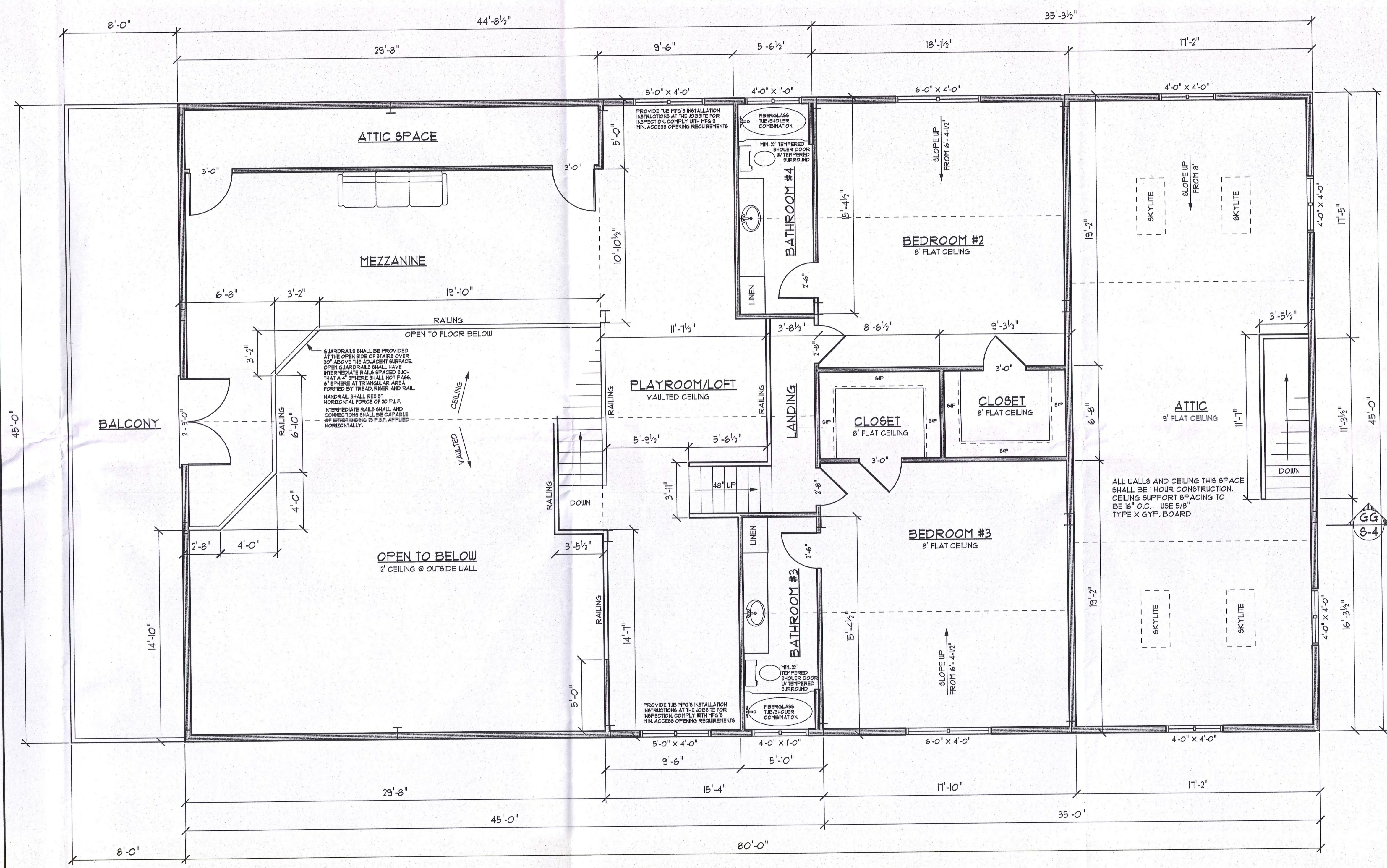
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PROPOSED 1ST FLOOR



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<p>Date: 4 FEB 2020          Scale: 1/4" = 1' U.O.N.          Drawn:          Job:</p>	<p>SHEET NUMBER  <b>A-1</b></p>

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PRELIMINARY DESIGN, NOT FOR CONSTRUCTION

8B PROPOSED 2ND FLOOR

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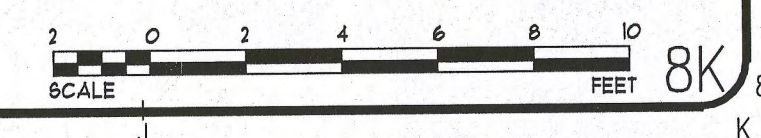
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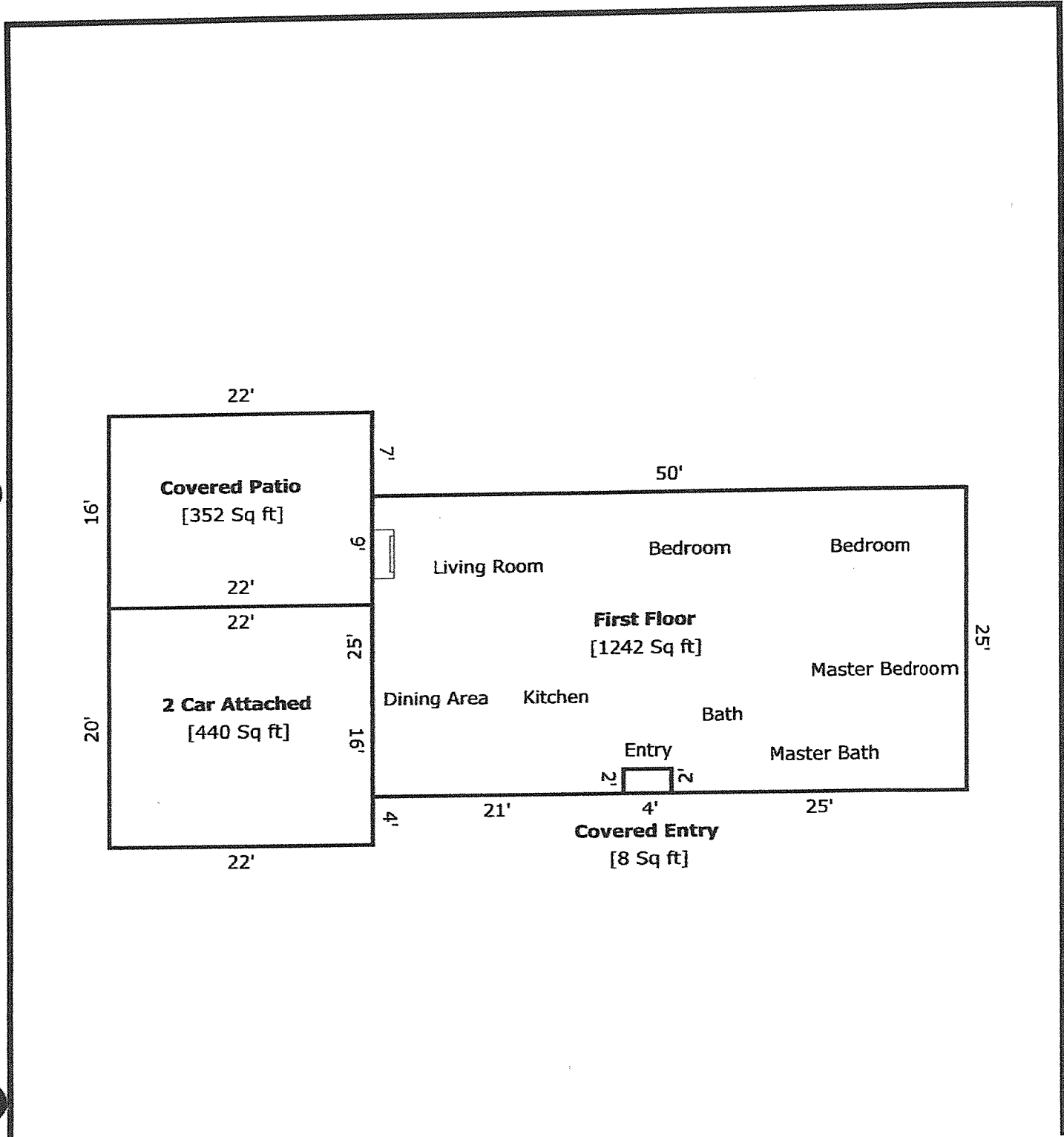
Date: 4 FEB 2020  
 Scale: 1/4" = 1' U.O.N.  
 Drawn:  
 Job:

SHEET NUMBER  
**A-2**



### Building Sketch

Borrower	Nikki Alford			
Property Address	15191 S Peach Ave			
City	Selma	County	Fresno	State CA Zip Code 93662
Lender/Client	Nations Direct Mortgage			



Southeast



East



Northeast



Southwest



West



Northwest



Existing house 1250 sqft



