



County of Fresno

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

DATE: August 15, 2023

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, Current Planning, Attn: David Randall,
Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review,
Attn: James Anders/Daniel Gutierrez, Senior Planners
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Roy Jimenez
State Water Resources Control Board, Division of Drinking Water, Fresno District,
Attn: Cinthia Reyes
Transportation Planning Unit, Attn: Hector Luna, Senior Planner
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu/Kevin Tsuda.
Agricultural Commissioner, Attn: Melissa Cregan
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Div.), PIC
Supervisor
CA Regional Water Quality Control Board, Attn: Matt Scroggins
City of Clovis, Planning Department, Attn: Renee Mathis
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
North Kings GSA, Attn: Kassy Chauhan
Fresno Metropolitan Flood Control District, Attn:
developmentreview@fresnofloodcontrol.org
Fresno County Fire Protection District, Attn: FKU.Prevention-Planning@fire.ca.gov

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

SUBJECT: Director Review and Approval Application No. 4746

APPLICANT: Daniel Dietrich

DUE DATE: August 29, 2023

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a 3,066 square-foot building addition to an

existing church approved by DRA 4329 to accommodate classrooms, break room, lounge, storage, and restroom. The project is located on a 25.62-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District

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.

Any comments received after the due date may not be used.

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

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204, or email eahmad@fresnocountyca.gov

EA

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Activity Code (Internal Review): 2392

Enclosures



Date Received: 8/11/23

DRA 4746
(Application No.)

Fresno County Department of Public Works and Planning

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:

New addition to existing church. ± 3066 New class rooms & misc rooms.

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: Southwest _____ side of E. Shaw Ave intersection
between E. Shaw _____ and N. McCall Ave.
Street address: 9905 E. Shaw Ave

APN: ~~571-010-71~~ 571-011-43 Parcel size: 25 ac Section(s)-Twp/Rg: S _____ - T _____ S/R _____ E

ADDITIONAL APN(s): _____

I, [Signature] (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.

Clovis Fellowship Inc.	9905 E. Shaw	Clovis	93619	559-292-7974
Owner (Print or Type)	Address	City	Zip	Phone
Daniel Dietrich	Same as above			559-999-1052
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.: DRA 4746 (Amendment) Fee: \$ 1,330.⁰⁰
 Application Type / No.: to DRA 4329 (50% fee) Fee: \$
 Application Type / No.: Pre-2pp. credit Fee: \$ -247.⁰⁰
 Application Type / No.: PER Initial Study No.: PER 8453 Fee: \$ 259.⁰⁰
 Ag Department Review: Fee: \$ 25.⁰⁰
 Health Department Review: Fee: \$ 770.⁰⁰
 Received By: Ejaz Invoice No.: TOTAL: \$ 2,137.⁰⁰

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): DRA 4329
 Zone District: AE-20
 Parcel Size: 25.62 acres

APN # _____ - _____ - _____
 APN # _____ - _____ - _____
 APN # _____ - _____ - _____
 APN # _____ - _____ - _____



Development Services
and
Capital Projects
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 23-008470
APPLICANT: LOMA VISTA COMM CHURCH
PHONE: (559) 292-7974

PROPERTY LOCATION: 9905 E. SHAW AVE
APN(s): 571-011-43 ALCC: No Yes # _____ VIOLATION NO. NO
CNEL: No Yes _____ (level) LOW WATER: No Yes _____ WITHIN 1/2 MILE OF CITY: No _____ Yes CLOVIS
ZONE DISTRICT: AE-20; SRA: No Yes _____ HOMESITE DECLARATION REQ'D.: No Yes _____

LOT STATUS:

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

SCHOOL FEES: No Yes _____ DISTRICT: SANGER UNIFIED PERMIT JACKET: No Yes _____
FMFCD FEE AREA: () Outside () District No.: _____ DP _____ FLOOD PRONE: No Yes _____
PROPOSAL AMEND DRA 4329 TO ALLOW AN INCREASE OF CLASSROOM SIZE. ORIGINAL SQUARE FOOTAGE APPROVED WAS 2,304SQ. FT AND NEW PROPOSAL TO INCREASE TO 3,066SQ. FT CLASSROOM.

COMMENTS:

ORD. SECTION(S): 816.2.A BY: ALBERT AGUILAR DATE: 6/6/23

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: AGRICULTURE () GPA: _____
COMMUNITY PLAN: _____ () AA: _____
REGIONAL PLAN: _____ () CUP: _____
SPECIFIC PLAN: _____ () DRA: (Amended) \$1,330.
SPECIAL POLICIES: _____ () VA: _____
SPHERE OF INFLUENCE: City of Clovis () AT: _____
ANNEX REFERRAL (LU-G17/MOU): _____ () TT: _____

PROCEDURES AND FEES:

() MINOR VA: _____
() HD: \$ 770.00
() AG COMM: \$ 25.00
() ALCC: _____
() IS/PER: \$ 259.00
() Viol. (35%): _____
() Other: _____
Filing Fee: \$ 2,384.00
Pre-Application Fee: -\$247.00
Total County Filing Fee: \$ 2,137.00

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 _____
- 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: 6/21/23
PHONE NUMBER: (559) 600-4204

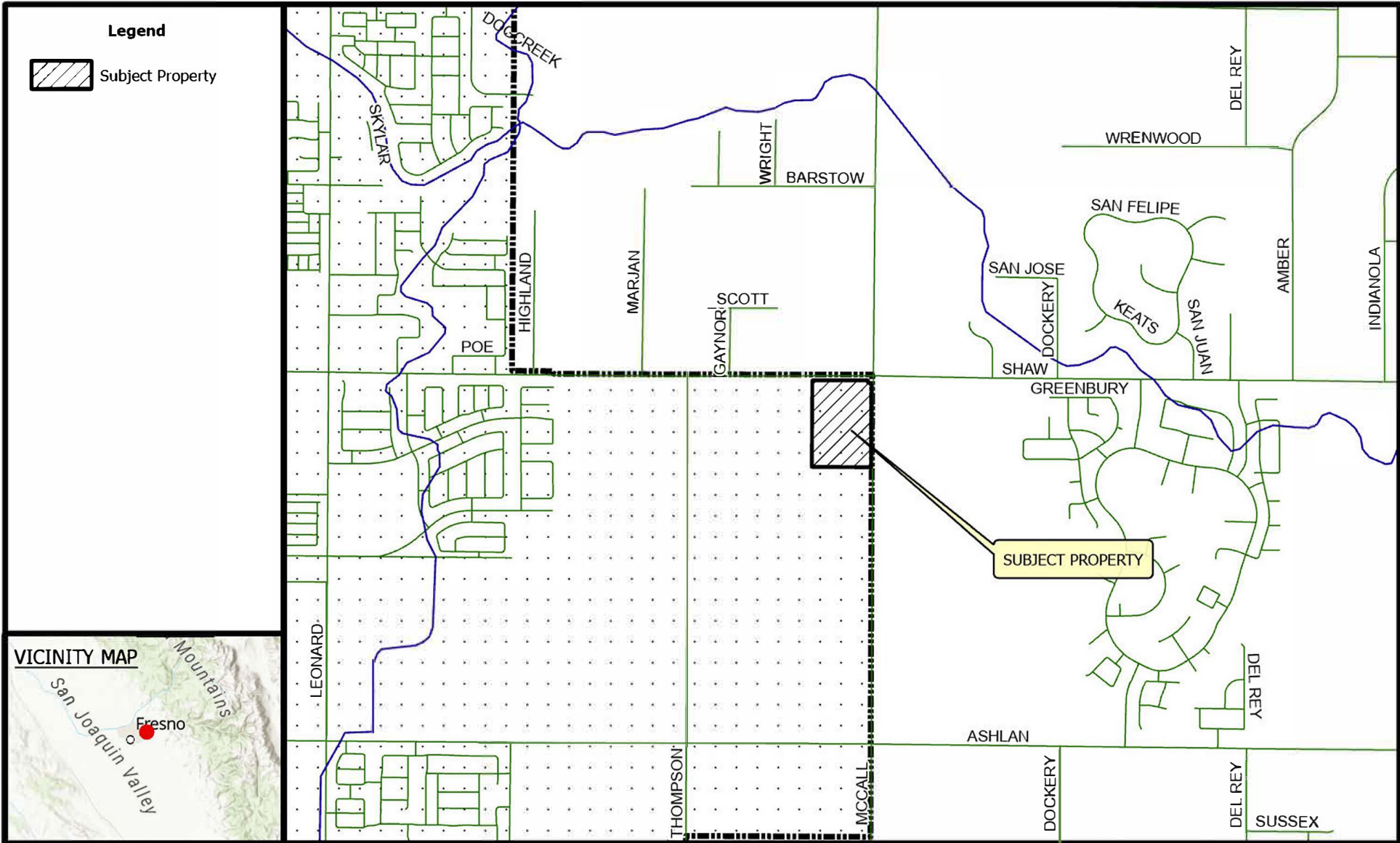
NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- COVENANT
- MAP CERTIFICATE
- PARCEL MAP
- FINAL MAP
- FMFCD FEES
- ALUC or ALCC
- SITE PLAN REVIEW
- BUILDING PLANS
- BUILDING PERMITS
- WASTE FACILITIES PERMIT
- SCHOOL FEES
- 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

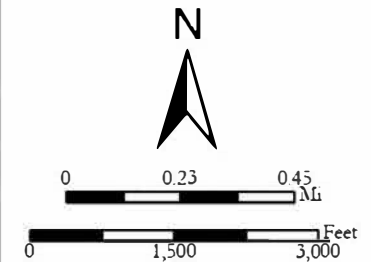


LOCATION MAP



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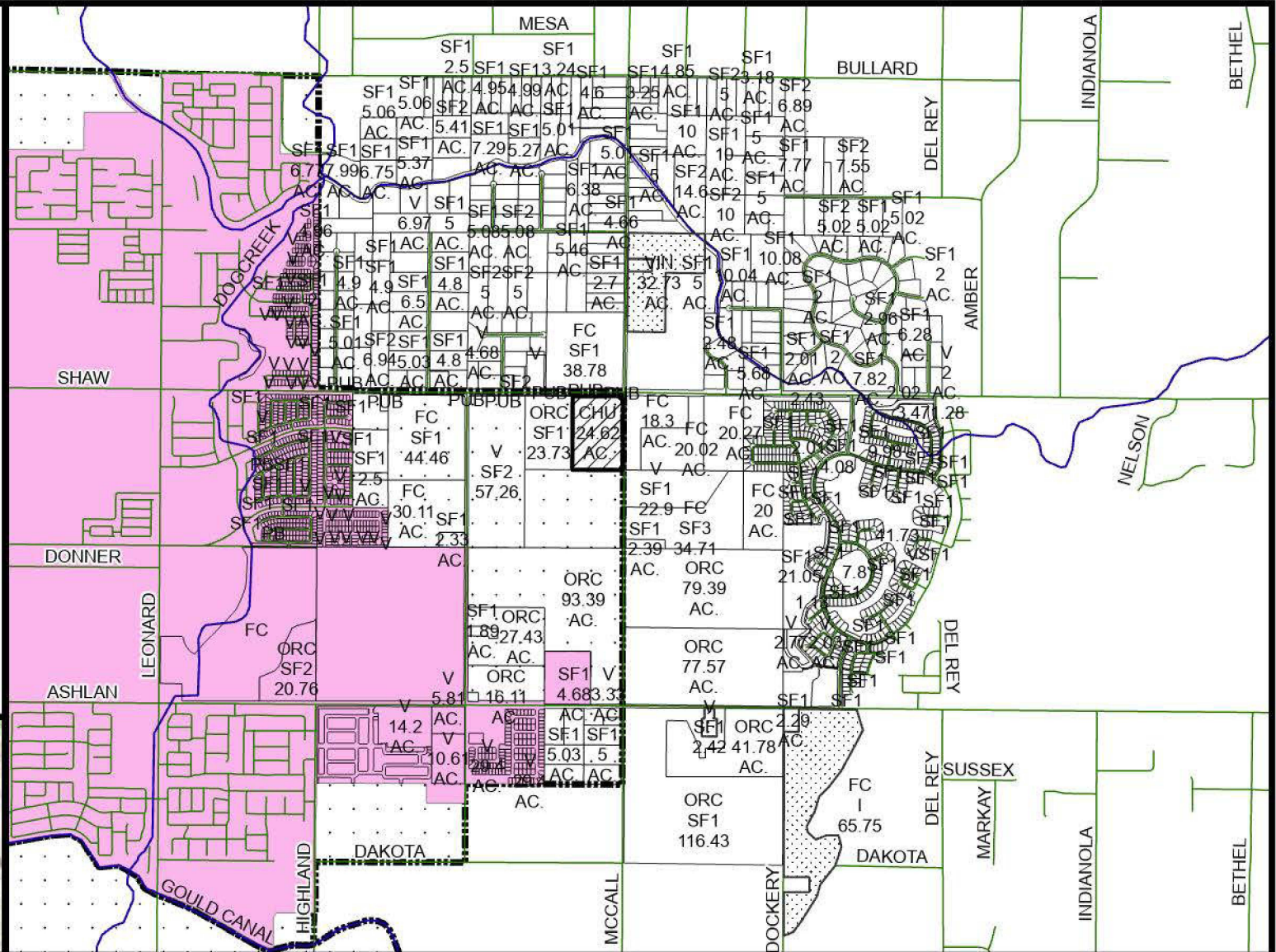
Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : jocervantes
 On Date : 8/11/2023



LEGEND:

-  Subject Property
-  Ag Contract Land

LEGEND	
AP1 -	APARTMENT
CHU -	CHURCH
FC -	FIELD CROP
I -	INDUSTRIAL
ORC -	ORCHARD
PONDING BASIN	
PUB -	PUBLICLY OWNED
SF# -	SINGLE FAMILY RESIDENCE
V -	VACANT
VIN -	VINEYARD

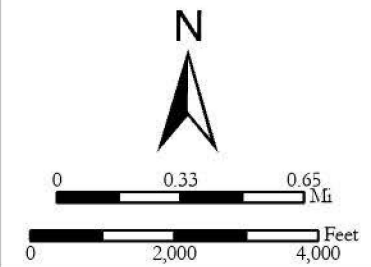


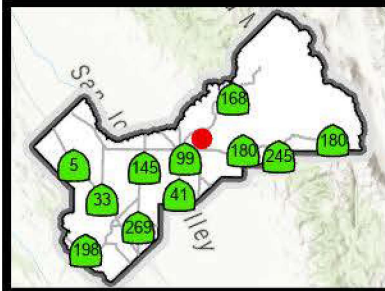
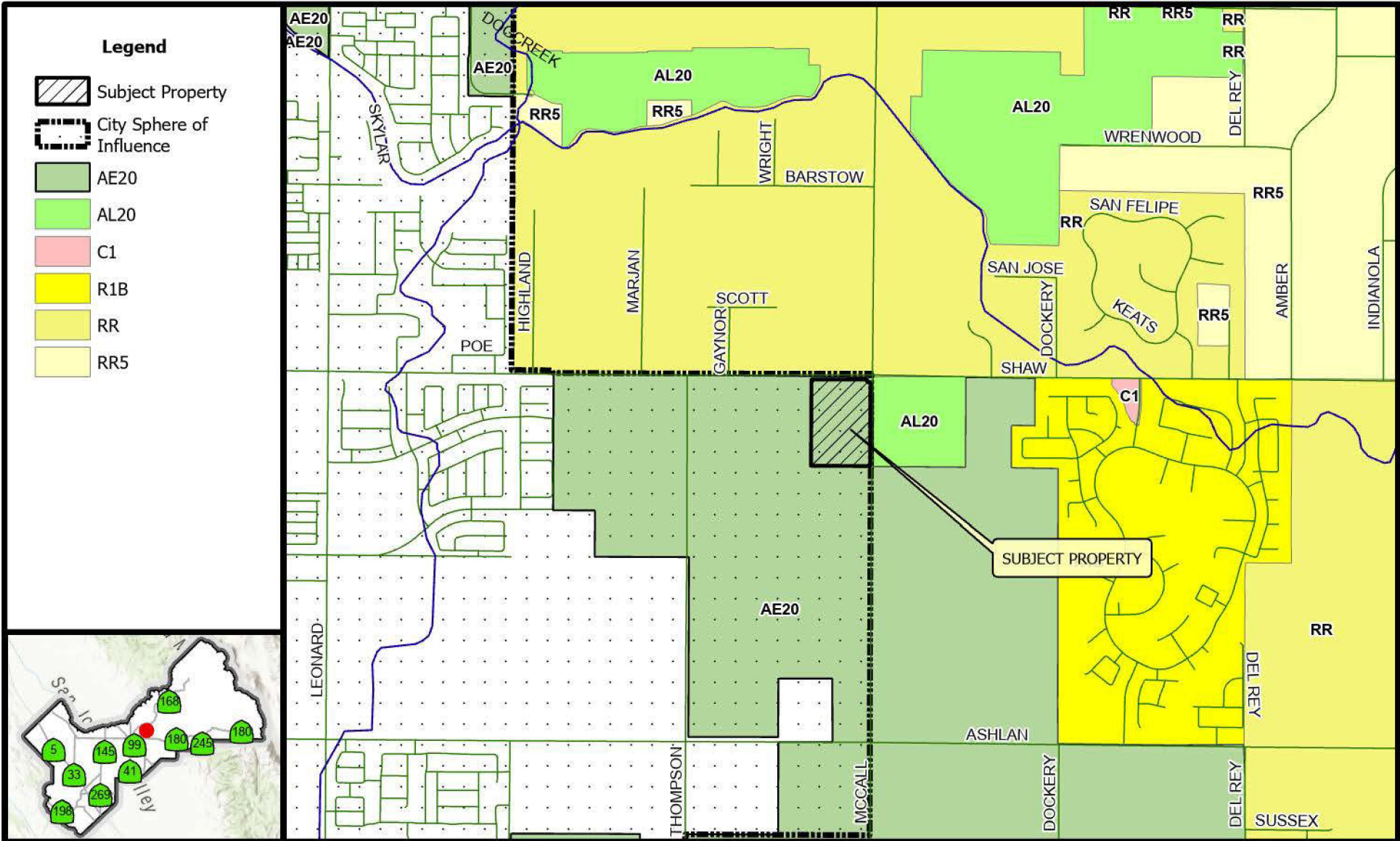
Existing Land Use Map

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






2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : jocervantes
 On Date : 8/11/2023





Legend

-  Subject Property
-  City Sphere of Influence
-  AE20
-  AL20
-  C1
-  R1B
-  RR
-  RR5

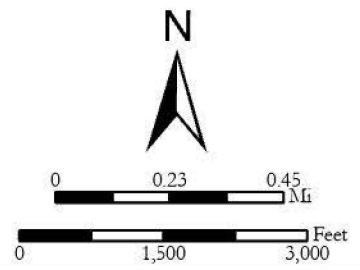


Existing Zoning Map

DRA4746
STR 13 - 15/20

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : jocervantes
On Date : 8/11/2023





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

PER
IS No. 8453

Project
No(s). DRA 4746

Application Rec'd.:

GENERAL INFORMATION

- Property Owner :** Clovis Fellowship Inc. **Phone/Fax** 559 326-1400
Mailing Address: 9905 East Shaw, Clovis 93619
Street **City** **State/Zip**
- Applicant :** Daniel Dietrich **Phone/Fax:** 559-999-1052
Mailing Address: 9905 East Shaw, Clovis 93619
Street **City** **State/Zip**
- Representative:** SJA Design Group **Phone/Fax:** 559-593-9692
Mailing Address: 1915 Carolina Ave. Clovis CA 93611 t
Street **City** **State/Zip**
- Proposed Project:** The build out of the North wing of the existing Loma Vista Community Church with a 3,066sf foot building containing Classrooms, break room, lounge, storage and unisex restroom
this is a proposed increase of the north wing of 762sf more than what was originally approved per DRA 4329
- Project Location:** Southwest corner of E. shaw & N. McCall Ave Clovis CA
- Project Address:** 9905 E. Shaw Ave. Clovis, CA 93619
- Section/Township/Range:** _____ / _____ / _____
- Parcel Size:** 25 ac
- Assessor's Parcel No.** 571-010-71 **OVER.....**

10. Land Conservation Contract No. (If applicable): none

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

<u> </u> LAFCo (annexation or extension of services)	<u> </u> SJVUAPCD (Air Pollution Control District)
<u> </u> CALTRANS	<u> </u> Reclamation Board
<u> </u> Division of Aeronautics	<u> </u> Department of Energy
<u> </u> Water Quality Control Board	<u> </u> Airport Land Use Commission
<u> </u> Other _____	

12. Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969? Yes x No

If so, please provide a copy of all related grant and/or funding documents, related information and environmental review requirements.

13. Existing Zone District¹: AE-20

14. Existing General Plan Land Use Designation¹: Agricultural

ENVIRONMENTAL INFORMATION

15. Present land use: Church

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

there is an existing Church 7,936 sf, existing paved parking lot of 118 stalls, existing 3,500 gal septic tank, leach field & 100% expansion, existing catch basin, existing well, existing 35 foot wide landscaping along Shaw Ave.

Describe the major vegetative cover: existing landscaping around church & parking lot arera

Any perennial or intermittent water courses? If so, show on map: no

Is property in a flood-prone area? Describe:
no

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

North: Ag

South: Ag / Sanger Unified

East: Derrels' Mini Storage

West: Ag

17. *What land use(s) in the area may be impacted by your Project?:* there is new single family residence being built to the west of the property

18. *What land use(s) in the area may impact your project?:* none

19. **Transportation:**

NOTE: *The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.*

A. *Will additional driveways from the proposed project site be necessary to access public roads?*
 Yes x No

B. **Daily traffic generation:**

I. *Residential - Number of Units*
Lot Size
Single Family
Apartments

II. *Commercial - Number of Employees*
Number of Salesmen
Number of Delivery Trucks none
Total Square Footage of Building 3,066sf addition

III. *Describe and quantify other traffic generation activities:*
 this expansion will not increase the existing traffic being generated but instead
 provide permanent classrooms instead of using existing office space for classroom services

20. *Describe any source(s) of noise from your project that may affect the surrounding area:*
 Children in classrooms

21. *Describe any source(s) of noise in the area that may affect your project:* traffic from Shaw Ave.

22. *Describe the probable source(s) of air pollution from your project:* none

23. *Proposed source of water:*
(x) private well
() community system³--name: *OVER.....*

Additional 200gallons per during Sunday school services

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

25. Proposed method of liquid waste disposal:

(x) septic system/individual

() community system³-name _____

26. Estimated volume of liquid waste (gallons per day)²: 125 gallons per day during Sunday school service

27. Anticipated type(s) of liquid waste: restroom use only

28. Anticipated type(s) of hazardous wastes²: none

29. Anticipated volume of hazardous wastes²: none

30. Proposed method of hazardous waste disposal²: n/a

31. Anticipated type(s) of solid waste: 25 gallons of trash per day during weekend services

32. Anticipated amount of solid waste (tons or cubic yards per day): estimated 0.1 cubic yards per day

33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 65% of waste should be recycled

34. Proposed method of solid waste disposal: pick up via local City solid waste management

35. Fire protection district(s) serving this area: Fresno County Fire Protection District

36. Has a previous application been processed on this site? If so, list title and date: yes, DRA 4329, Building Permit for Church bldg approved Apr. 04, 2019

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

07/23/2023

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, 2019: \$3,271.00 for an EIR; \$2,354.75 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

07/23/2023

Date

June 07, 2023

Loma Vista Community Church
9905 E. Shaw Ave.
Clovis, CA 93619
Pastor Joe Lavagnino
Ph: 559-292-7974

DRA 4746

Re: Operational Statement for North Wing expansion at 9905 E. Shaw Ave. (APN #571-010-71)
Previously Approved Entitlements: Initial study No. 5076 & DRA No. 3918 & SPR 8001
Previously Approved Expansion of Parking lot: Initial study No. 6737 & DRA 4329

Operational Statement

1. Nature of Operation

This is an existing Church with office & classroom space with prior SPR & DRA approval noted above. Originally the DRA & SPR showed the Sanctuary at the center with office rooms, open work area, Conference and break room etc. on the North wing and Classrooms on South wing. The original SPR showed a 48'x48' North wing for a total of 2,304 sq. ft. but during the building permit phase, the North wing was omitted due to budget and no separate office spaces were built. Currently the rooms on the South wing are used as office spaces during the week and then used as Classrooms on Sunday to accommodate the needs of the Church. The Church now has the funds to finish the original design and create the missing North wing with permeant classrooms and missing breakroom & storage areas, etc.

This operational statement is for the new addition of the North wing. The new North wing building addition includes 4 classrooms, lounge area, (1) unisex restroom, Copy/file room, and Break Room for a total 3,066 sq. ft. This is 762sf more than originally approved for in the DRA & SPR. The existing building is a Pre-Manufactured Metal building with exterior metal siding & roof and is fully sprinklered. The expansion would continue with the same building type and match the existing exterior finish. There are Existing Fire tanks on site +/- 22,000 gallons and has a pump, is fenced and gated shown at center of parking on North side of site.

2. Operational Time Limits

Months: January – December
Days per Week: 1, Sunday Service
Hours: Sunday 8am – 12pm,
Total Hours per Day: three Sunday services: 8am, 9:30am and 11am

3. Number of Customers/Visitors/children

Average per Day: about 80 children (4 classrooms with a total of 20 students per room max)
Hours: Sunday 8am – 12pm,

4. Number of Employees

Children's Ministry Staff: 3
Hours they'll work: 8:30am – 12:30p
Caretakers: no

5. Service and Delivery Vehicles

None

6. Access To Site

Public Road: Existing entrance on East Shaw Ave.
Driveway: Existing upgraded with asphalt paving 25 feet wide
New secondary access on McCall Ave. created during the expansion and widening of Shaw Ave.

7. Number of Parking Spaces

80 spaces provided with asphalt paving with the original permit and was designed with the future expansion in mind. Expansion parking was built in 2017 DRA 4329 for a total of 118 parking stalls of which there are (4) Accessible parking spaces provided and a passenger loading and unloading zone.

8. Goods sold on Site

None

9. Equipment Used

Sound/media equipment only

10. Supplies or Materials Used and Stored

None, other than typically used for religious education, worship, and church administration. Typical classroom and office supplies (books, pencils, etc.)

11. Unsightly Appearance

None

12. Solid or Liquid Wastes Produced

Volume of Liquid Waste: minimal, about 125 gallons per day during Sunday service for classrooms
Volume of Solid Waste: minimal, about 20 gallons of trash per Sunday
Storage: Existing Private septic system of 3,500 gallons tank with leach field on West side of building with existing 100% expansion of leach field completed.

13. Estimated Volume of Water Used

minimal, about 200 gallons per Sunday morning for classrooms
Source of Water: Private well on site

14. Advertising

One 4x8 painted plywood sign (already existing on site); future proposed monument lighted signage on Shaw frontage.

15. Existing Buildings Used or New Buildings Constructed

Existing building used is the Worship Center approximately 7,900 sq. ft. Existing building has a sanctuary, unisex restroom, men's and women's multi-stall restrooms, and 4 offices. Offices are being used for two purposes. From M-Sat. they are used as offices and on Sunday's furniture is moved and the space is converted into classrooms for Sunday Service. The new proposed building consists of 4 classrooms, a lounge area, copy/file room, unisex, and Break room.

16. Buildings Used in the Operation

Existing Worship Center with offices, approximately 7,900 sq. ft. Currently, existing offices are converted on Sundays into classrooms and return to office use M-Sat.

17. Outdoor Lighting or Outdoor Sound Amplification

Existing Outdoor lighting in the parking lot and on the exterior of the building. No outdoor sound.

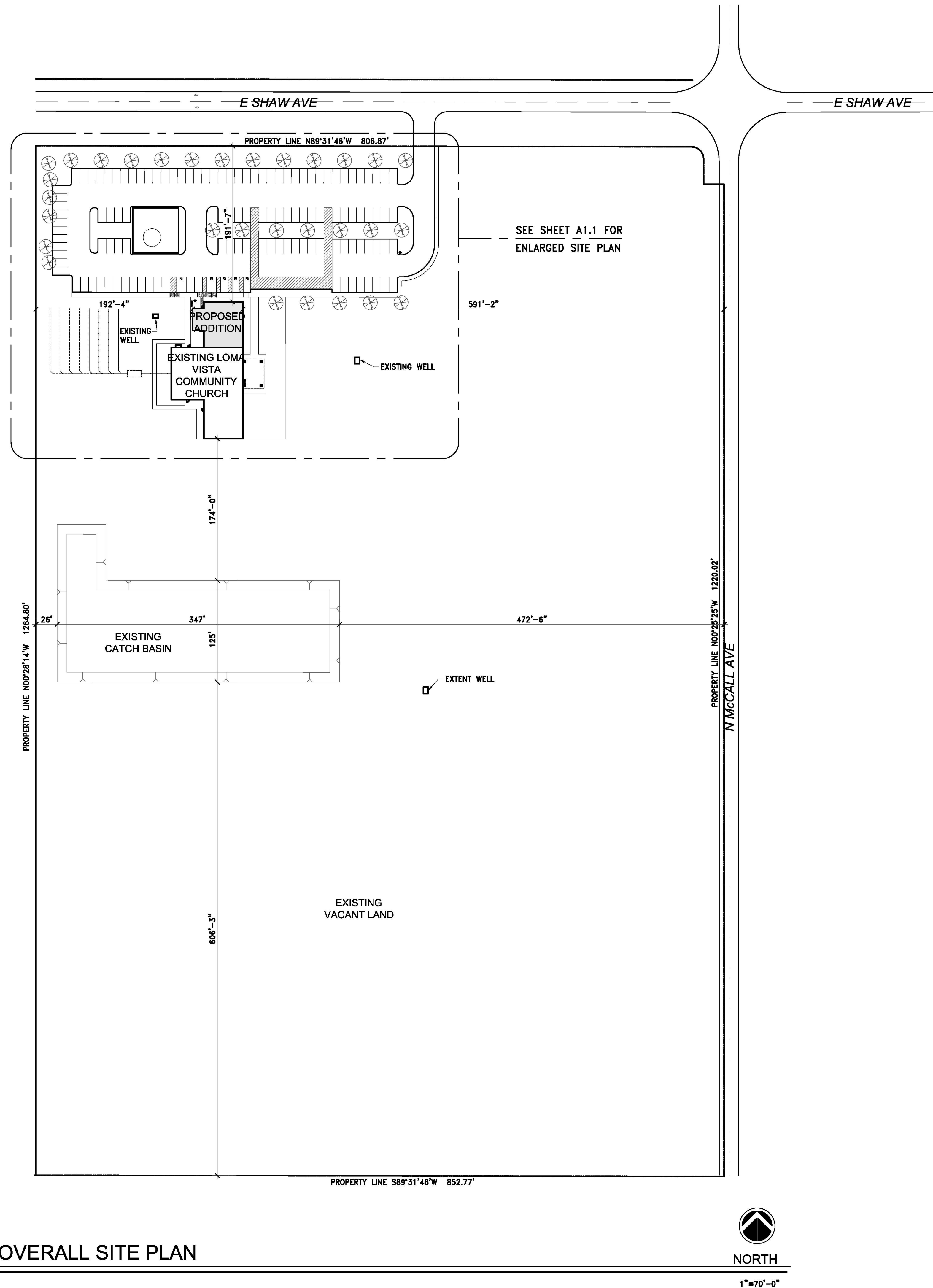
18. Landscaping or Fencing

Existing landscaping in place for parking lot and Shaw ave street trees. There will be existing landscaping & irrigation removed/replaced on the north side of existing building around the new expansion. No perimeter fencing and only existing fencing of outdoor play area for children.

19. Identify all Owners, Officers and/or Board Members for each application submitted.

Joe Lavagnino	Elder/Pastor
Nick Maxwell	Lead Elder
Ezra Jones	Elder/Secretary
Eric Bangerter	Elder
Jim Chaffin	Elder
Randy Hyatt	Elder
David Perez	Elder
Daniel Meine	Elder
Tim Bond	Elder/Pastor
John Palm	Elder/Pastor
Dan Dietrich	Building Team Leader

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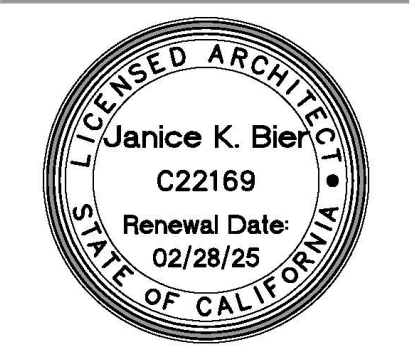
PROJECT DATA	
Applicant: LOMA VISTA COMMUNITY CHURCH 9905 E. SHAW AVE CLOVIS, CA 93619 PH: (559)292-7974	
Address: 9905 E. SHAW AVE CLOVIS, CA 93619 PH: (559)292-7974	
APN: 571-010-71	
Existing Zoning /Land Use EXISTING GENERAL PLAN: AGRICULTURAL EXISTING ZONING: AE-20 (EXCLUSIVE AGRICULTURE) EXISTING USE: CHURCH	
Site Area; EXISTING PARCEL AREA: 25 AC	
PREVIOUSLY APPROVED ENTITLEMENTS INITIAL STUDY APPLICATION NO. 5076 DRA NO. 3918 COUNTY APPROVAL GRANTED AUG. 4 2011 INITIAL STUDY APPLICATION NO. 6737 DRA NO. 4329 COUNTY APPROVAL GRANTED AUG. 10 2017 SITE PLAN REVIEW NO. 8001	
Building Area	
EXISTING BUILDING OCCUPANCY A3 AREA = 7,936 sf (OFFICE B OCCUPANCY IS INCIDENTAL USES AND LESS THAN 10% OF THE BUILDING AREA)	
PROPOSED EXPANSION OCCUPANCY A3 AREA = 3,066 sf	
TOTAL AREA = 11,002 sf	
Code Analysis	
A3 OCCUPANCY (CHURCH) TYPE 11-B SPRINKLERS YES TABLE 504.3: ALLOWABLE HEIGHT: 75 FEET TABLE 504.4: ALLOWABLE STORY: 3-STORY TABLE 506.2: ALLOWABLE AREA FACTOR: S1- 38,000 SQ. FT.	
Parking :	
REQUIRED:	ASSEMBLY SPACE HAS NON-FIXED SEATING 1 SPACE PER 40sf OF SANCTUARY NET AREA = 3,000 SF / 40 = 75 SPACES
PROVIDED:	118 SPACES TOTAL OF WHICH 4 ARE ACCESSIBLE PER PER CBC 2022 TABLE 11B-208.2 5 ARE REQUIRED

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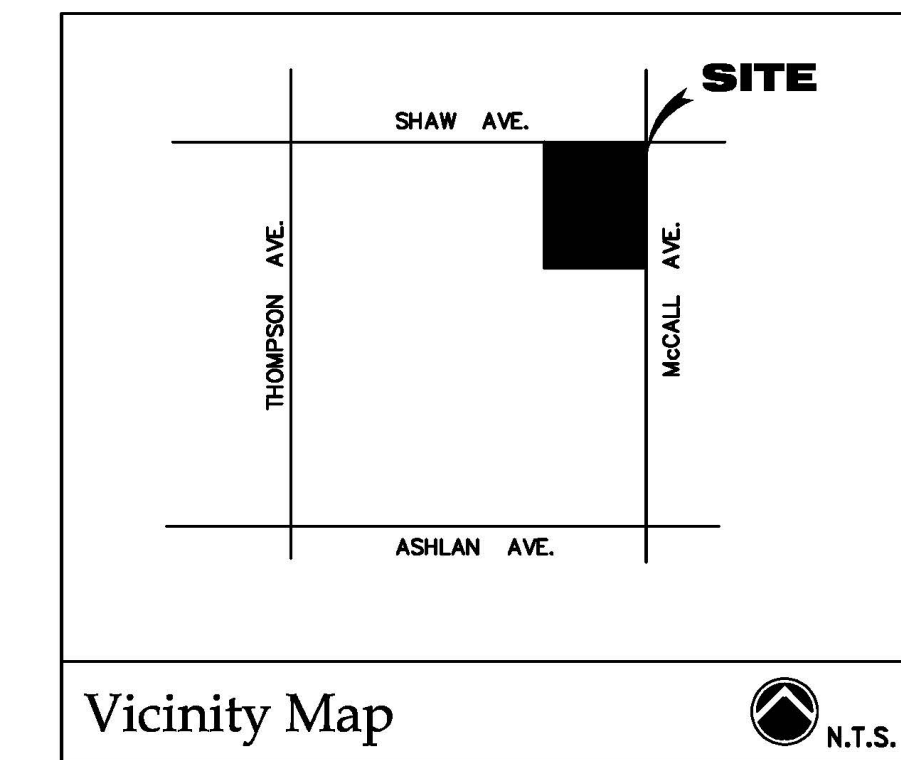


Date: 05.08.23
Drawn By: Susan Jones
Project # 23011

Overall Site Plan

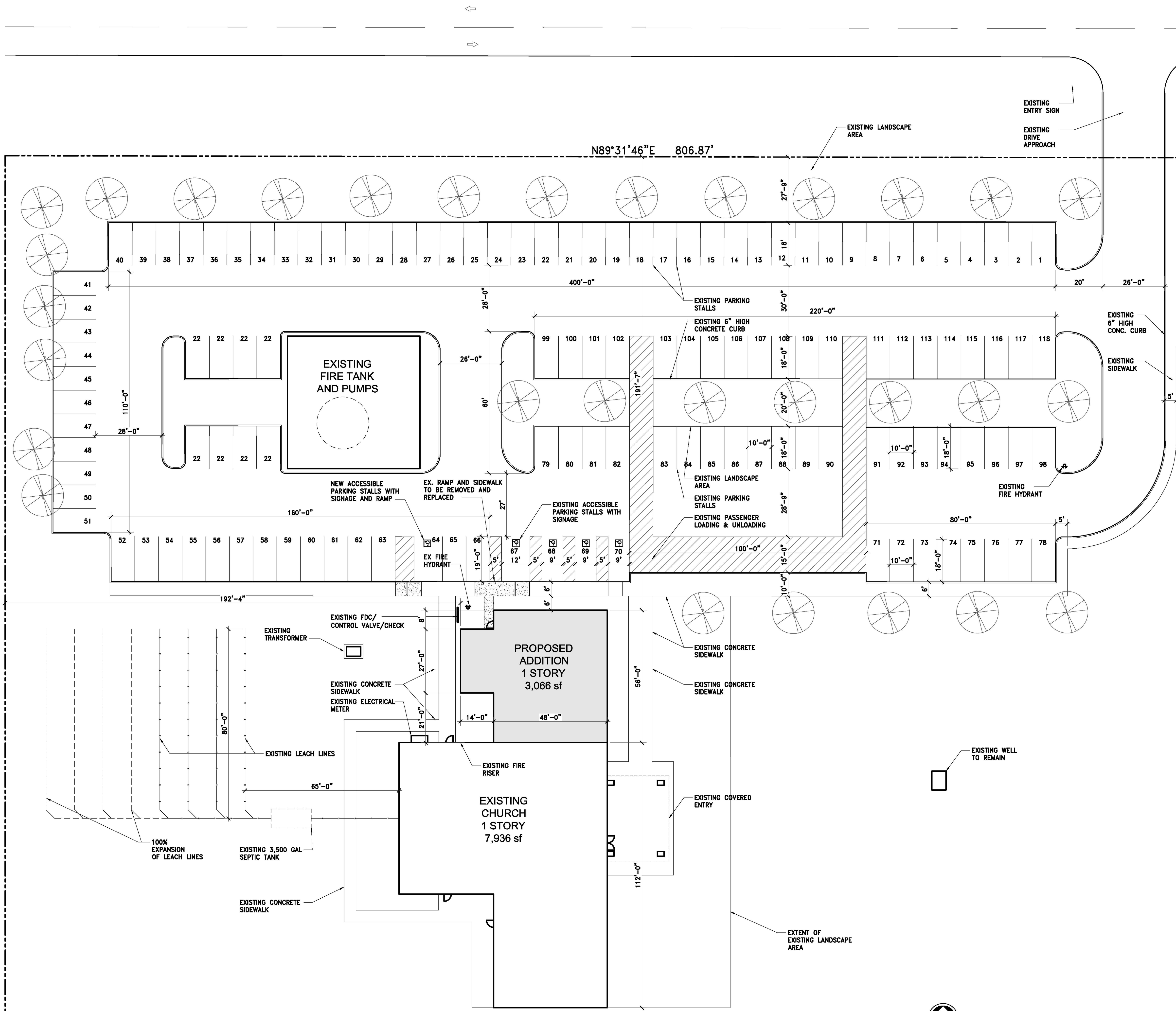
Revisions
△ xx
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SHEET No.
A1.0



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N00°28'14"E 1264.80'



ENLARGED SITE PLAN



PROJECT DATA	
Applicant:	LOMA VISTA COMMUNITY CHURCH 9905 E. SHAW AVE CLOVIS, CA 93619 PH: (559)292-7974
Address:	9905 E. SHAW AVE CLOVIS, CA 93619 PH: (559)292-7974
APN:	571-010-71
Existing Zoning /Land Use	EXISTING GENERAL PLAN: AGRICULTURAL EXISTING ZONING: AE-20 (EXCLUSIVE AGRICULTURE) EXISTING USE: CHURCH
Site Area;	EXISTING PARCEL AREA: 25 AC
PREVIOUSLY APPROVED ENTITLEMENTS	INITIAL STUDY APPLICATION NO. 5076 DRA NO. 3918 COUNTY APPROVAL GRANTED AUG. 4 2011 INITIAL STUDY APPLICATION NO. 6737 DRA NO. 4329 COUNTY APPROVAL GRANTED AUG. 10 2017 SITE PLAN REVIEW NO. 8001
Building Area	EXISTING BUILDING OCCUPANCY A3 AREA = 7,936 sf (OFFICE B OCCUPANCY IS INCIDENTAL USES AND LESS THAN 10% OF THE BUILDING AREA) PROPOSED EXPANSION OCCUPANCY A3 AREA = 3,066 sf TOTAL AREA = 11,002 sf
Code Analysis	A3 OCCUPANCY (CHURCH) TYPE 11-8 SPRINKLERS YES TABLE 504.3: ALLOWABLE HEIGHT: 75 FEET TABLE 504.4: ALLOWABLE STORY: 3-STORY TABLE 506.2: ALLOWABLE AREA FACTOR: 51- 38,000 SQ. FT.
Parking :	REQUIRED: ASSEMBLY SPACE HAS NON-FIXED SEATING 1 SPACE PER 40sf OF SANCTUARY NET AREA = 3,000 SF/ 40 = 75 SPACES PROVIDED: 118 SPACES TOTAL OF WHICH 4 ARE ACCESSIBLE PER PER CBC 2022 TABLE 11B-208.2 5 ARE REQUIRED

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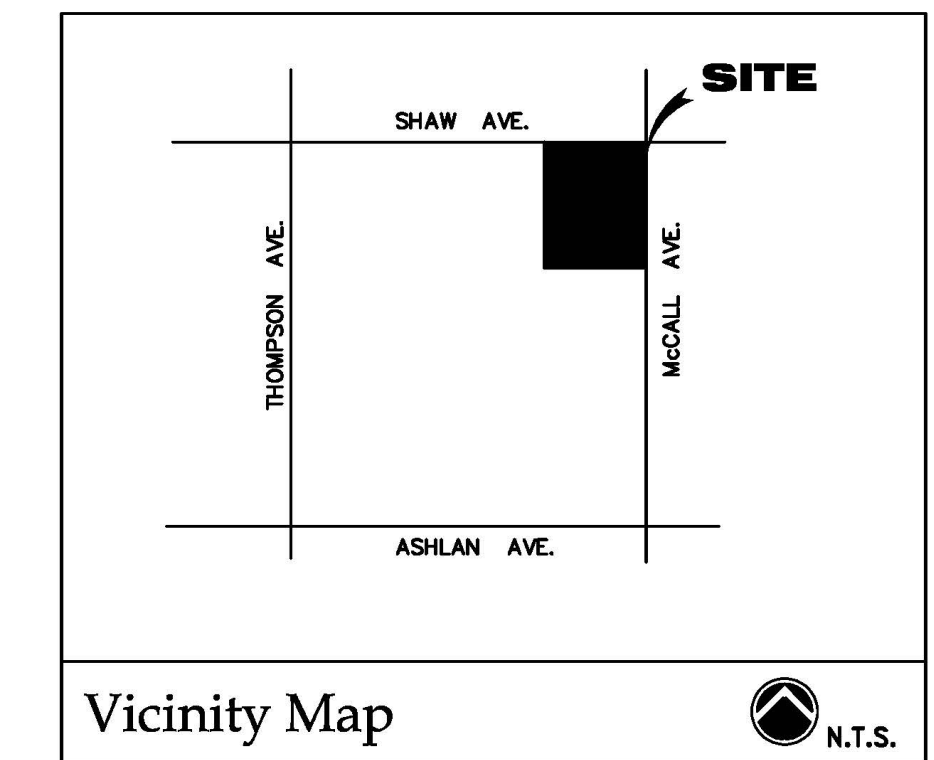
Date: 05.08.23
Drawn By: Susan Jones
Project # 23011

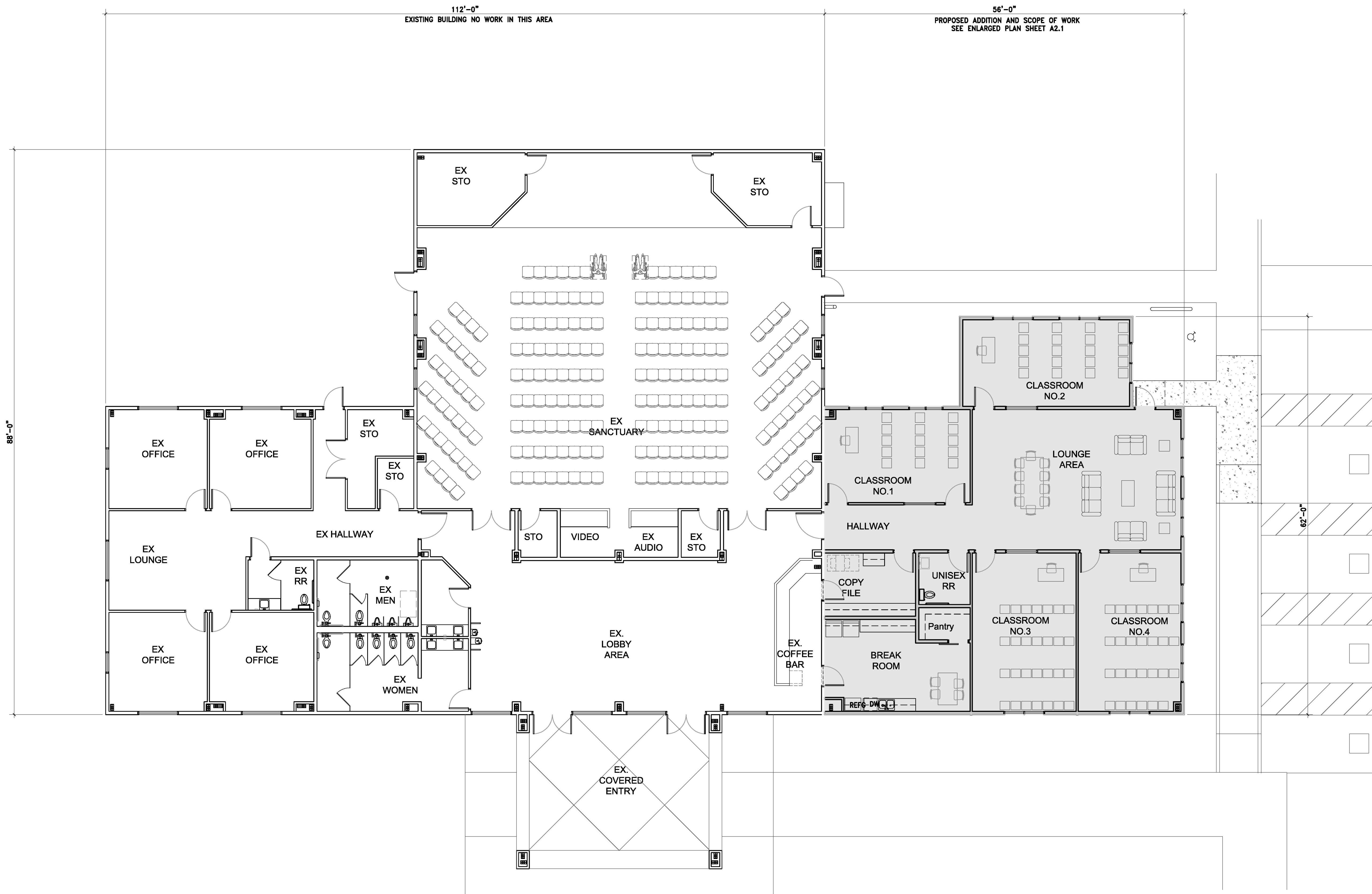
Site Plan

- Revisions
- △ xx
 - △ xx

SHEET No.

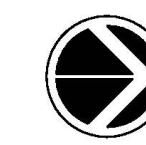
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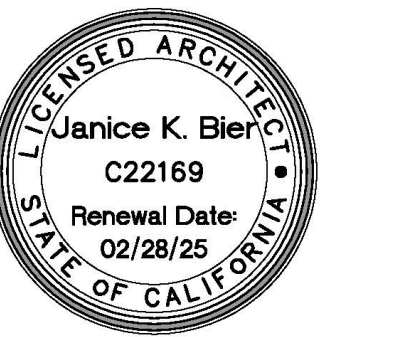
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OVERALL EXISTING FLOOR PLAN & NEW PROPOSED ADDITION



NORTH

1/8"=1'-0"



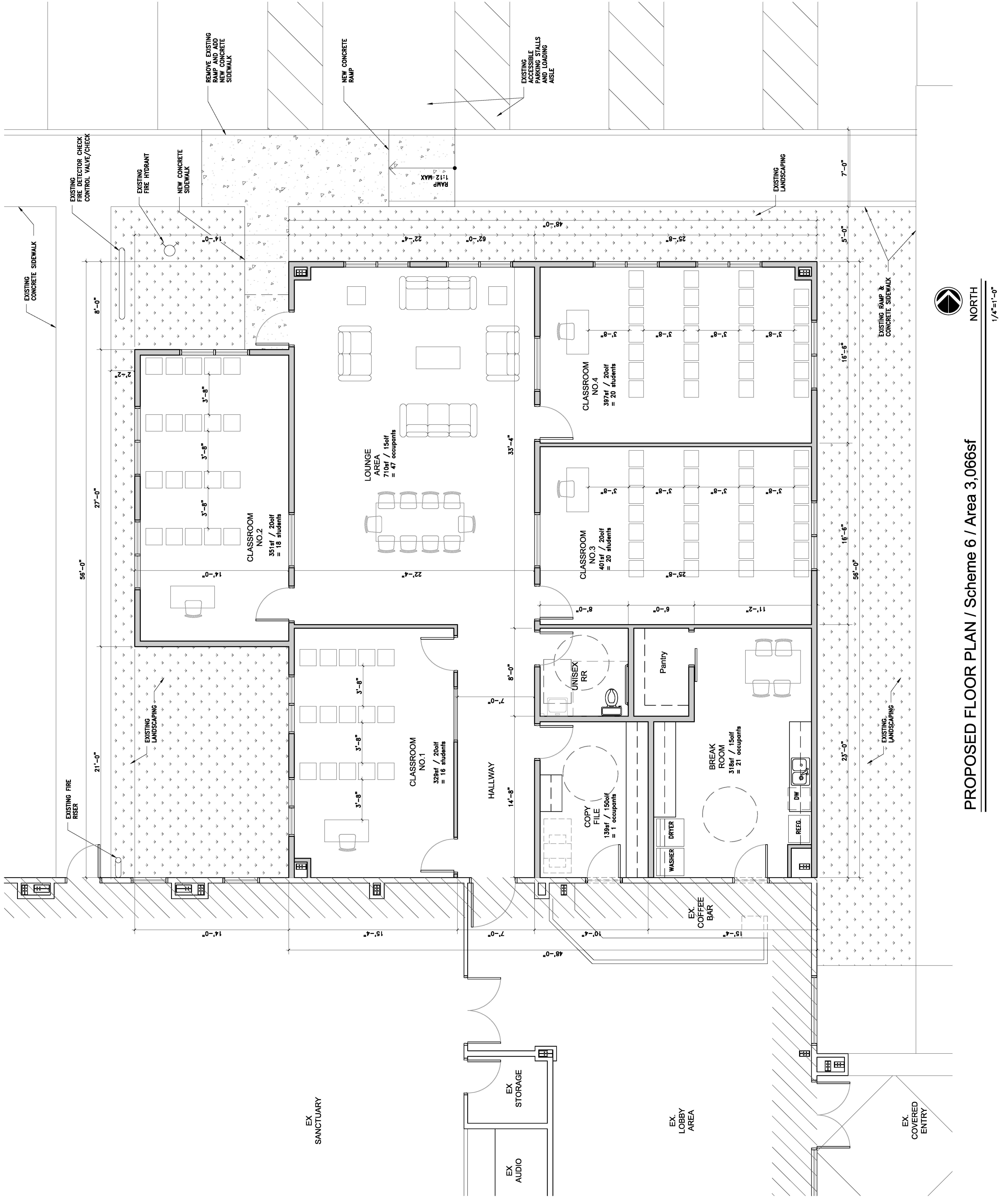
Date: 05.08.23
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Overall Floor Plan

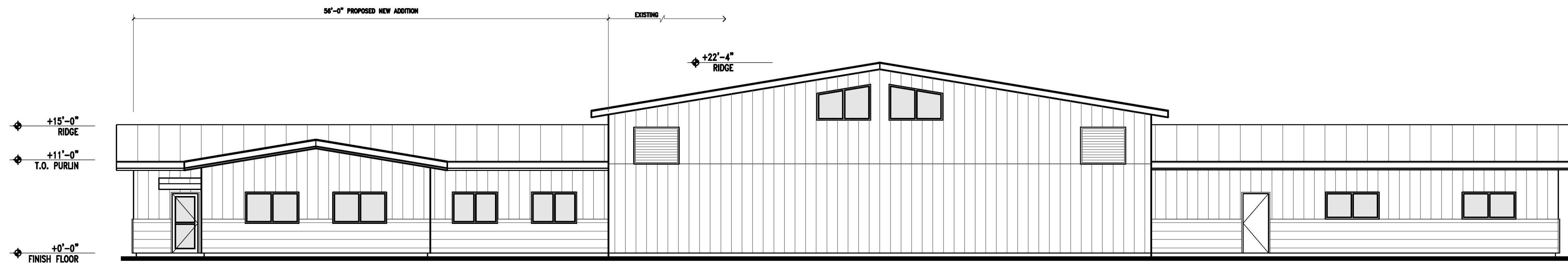
Revisions
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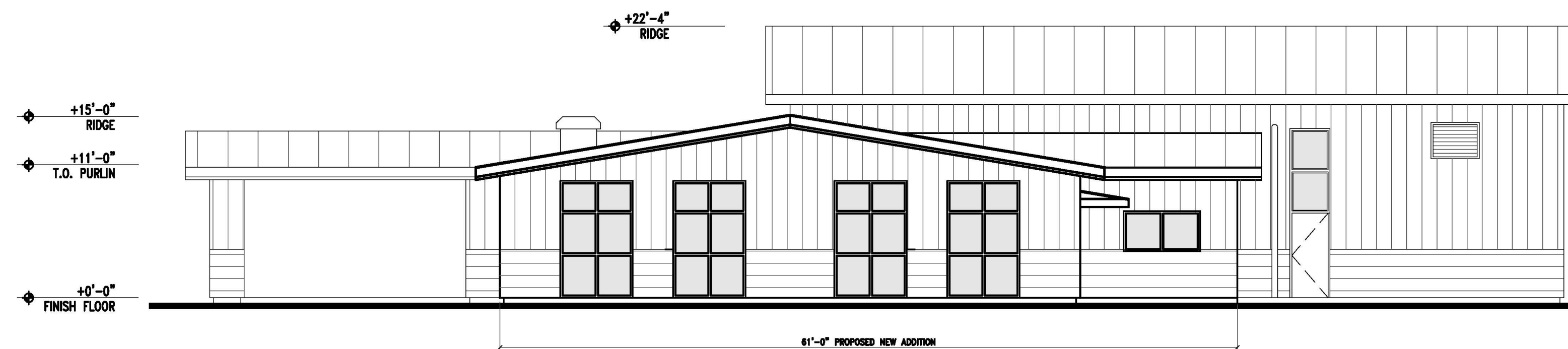


PROPOSED FLOOR PLAN / Scheme 6 / Area 3,066sf



WEST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"

+15'-0" RIDGE
+11'-0" T.O. PURLIN
+0'-0" FINISH FLOOR

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Clovis CA, 93619



Date: 05.08.23
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Project # 23011

Exterior Elevations

Revisions
△ xx
△ xx

SHEET No.
A3.1

Site Photographs

Loma Vista Community Church



EAST SIDE VIEW OF EXISTING BUILDING



NORTH SIDE VIEW OF EXISTING BUILDING



NORTH EAST SIDE VIEW OF EXISTING BUILDING



NORTH WEST SIDE VIEW OF EXISTING BUILDING



SOUTH SIDE VIEW OF EXISTING BUILDING



NORTH VIEW OF SITE



NORTHWEST VIEW OF SITE



NORTHEAST VIEW OF SITE



SOUTH VIEW OF SITE



EAST VIEW OF SITE



WEST VIEW OF SITE