



APPLICATION FOR LAND USE COMPATIBILITY DETERMINATION BY THE FRESNO COUNTY AIRPORT LAND USE COMMISSION

Fresno County ALUC Identification # (ALUC staff only)

WITHIN AIRPORT INFLUENCE AREA (AIA)? **YES** _____ **NO** _____
 To determine whether location is within AIA, refer to Airport Influence Area Map for the local jurisdiction, this can be obtained from Fresno County ALUC Staff, and is also available on the web at: www.fresnocog.org/FCALUC, see below for contact information. If answer is **YES** continue to provide project information below, if answer is **NO** application need not be submitted.

THIS SECTION TO COMPLETED BY FRESNO COUNTY ALUC STAFF

FINDING OF CONSISTENCY WITH FRESNO COUNTY AIRPORT COMPATIBILITY LAND USE POLICY PLAN :

CONSISTENT CONSISTENT WITH CONDITIONS INCONSISTENT

DATE OF RECEIPT: _____ **ALUC REVIEW DATE:** _____
APPROVAL/ADVISORY DATE: _____
STAFF REPORT ITEM #: _____
STAFF REPORT PROVIDED TO: _____
REPORT PROVIDED DATE: _____

DATE OF SUBMISSION: _____
PROJECT NAME: _____
APPLICANT INFORMATION-AGENCY/COMPANY: _____
CONTACT NAME: _____
TITLE: _____ **ADDRESS:** _____
PHONE: _____ **EMAIL:** _____

FOR MORE INFORMATION PLEASE CONTACT FRESNO COUNTY ALUC STAFF

Brenda Veenendaal
 Senior Regional Planner
 559.233.4148 Ext. 219
 brendav@fresnocog.org



Fresno Council of Governments

Fresno Council of Governments
 2035 Tulare Street, Suite 201, Fresno CA 93721
www.fresnocog.org

All submissions **MUST** be complete in order to be reviewed by the Fresno County ALUC, the following is a checklist of items that must be submitted for review:

- Project Type** - See Table A below: _____
 indicate project type and land use(s) if applicable
- Project Description** - Attach a typed project summary, or planning staff report, **TABLE A** below describes what should be included in the Project Description based on the Project Type.
- Project Site Location** - Attach a map of the project site, showing the location in proximity to the AIA. This check box may be checked if the map is included in the Project Description.

TABLE A - PROJECT TYPE	NEW AIRPORT CONSTRUCTION	GENERAL PLAN	SPECIFIC PLAN	ZONING ORDINANCE	INDIVIDUAL DEVELOPMENT PROJECT
	AIRPORT EXPANSION PLAN	MASTER PLAN	COMPATIBILITY LAND USE PLAN	BUILDING REGULATION	
I. Indication (in writing) that the proposed local action is referred to the ALUC for mandatory review under the provisions of the State of California Public Utilities Code.	Y	Y	Y	Y	N
II. Indication (in writing) that the proposed local action is referred to the ALUC for advisory review and comment.	N	N	N	N	Y
III. Full text of the proposed referring agency action, including whether the action is an amendment to an existing plan, and all dates of original adoption if applicable.	Y	Y	Y	Y	N/A
IV. Site map of the proposed local action.	N/A	N/A	N/A	N/A	Y
V. Map(s) and written description including:	Y	Y	Y	N/A	Y
① Geographic Area, highlighting the relationship of proposed action to the Airport Influence Area, including all associated site and Assessor's parcel maps.	Y	Y	Y	N/A	Y
② Site plans and elevations, including measurements of structural heights.	Y	Y	Y	N/A	Y
③ A description of land uses, densities, and open space conservation for the proposed action.	Y	Y	Y	N/A	N/A
VI. A copy of any CEQA or NEPA document, noise study, or other environmental evaluation prepared in conjunction with the proposed action.	Y	Y	Y	N/A	Y
VII. A written assurance that a real estate disclosure document will be provided for property offered for sale or lease within the AIA (Avigation Easement).	N	N	N/A	Y	

Abbreviations: Y - Yes, information is required; N - No, information is not required; N/A - Not applicable

RP Device Notes

- The RP device shall be tested by an Certified AWA or ABPA tester within 5 days of installation. No customer will be granted occupancy until a lead free backflow device is tested and documented with the City of Fresno Water Division. A list of certified testers can be obtained by calling 559-621-5335. Test results can be submitted to the City of Fresno's website at www.fresno.gov/Government/DepartmentDirectory/PublicUtilities/Watermanagement/Conservation/backflow or by fax to 559-498-1533.
- Provide a permanent label on the RP Device with the suite number served.

Fire Underground Notes

- If fire sprinkler riser is inside the building, it shall be within 5' of a door.
- Fire service shall be installed per NFPA 13, 2013 edition.
- Testing against the detector check is prohibited. Provide a blind flange or a temporary cap for testing.
- It shall be the responsibility of the C-16 fire sprinkler contractor to connect to the fire line and extend it to the riser flange with ductile iron or a UL/FM listed transition piece.
- Fire service shall have minimum 36" minimum bury to top of pipe.
- Fire service shall be tested at 200 psi for 2 hours.

Legal Description

Parcel B of Parcel Map 2006-19, according to the map thereof recorded in book 69 pages 44 and 45 of parcel maps, Fresno County Records.

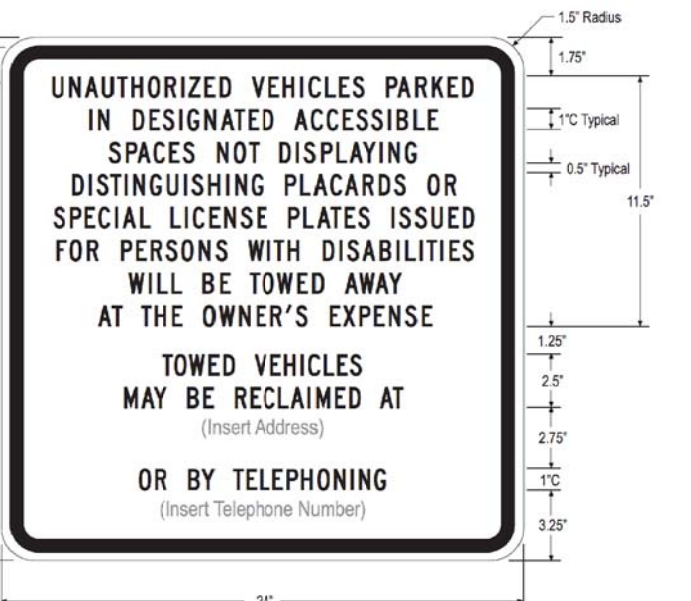
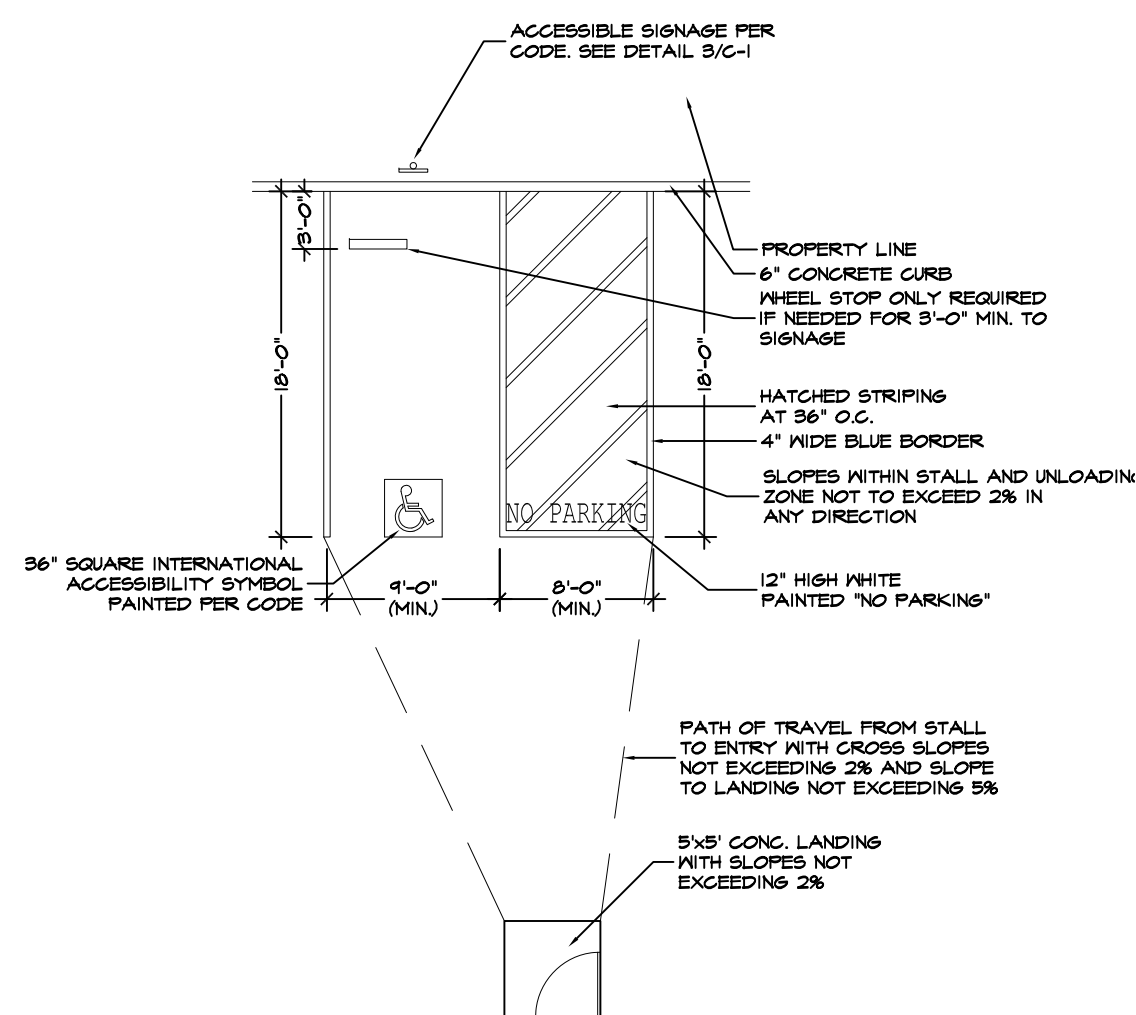
Excepting therefrom an undivided one-half interest of all the minerals, gas, oils, petroleum, naphtha and other hydrocarbon substances in, on or under said land, as reserved in the deed from Security First National Bank of Los Angeles, a National Banking Association, to Ernest M. Lauck and Estelle N. Lauck, his wife, as joint tenants, dated September 5, 1941 recorded December 29, 1941 in book 1996 page 381 of official records, document no. 43953 but without, however, the right of entry upon or to a depth of 500 feet below the surface of said land, as quitclaimed by security pacific national bank by instrument entitled quitclaim and waiver of right of entry, recorded August 5, 1974 in book 6331 page 441 of official records, document no. 59592.

apn: 455-223-24-s

Keynotes

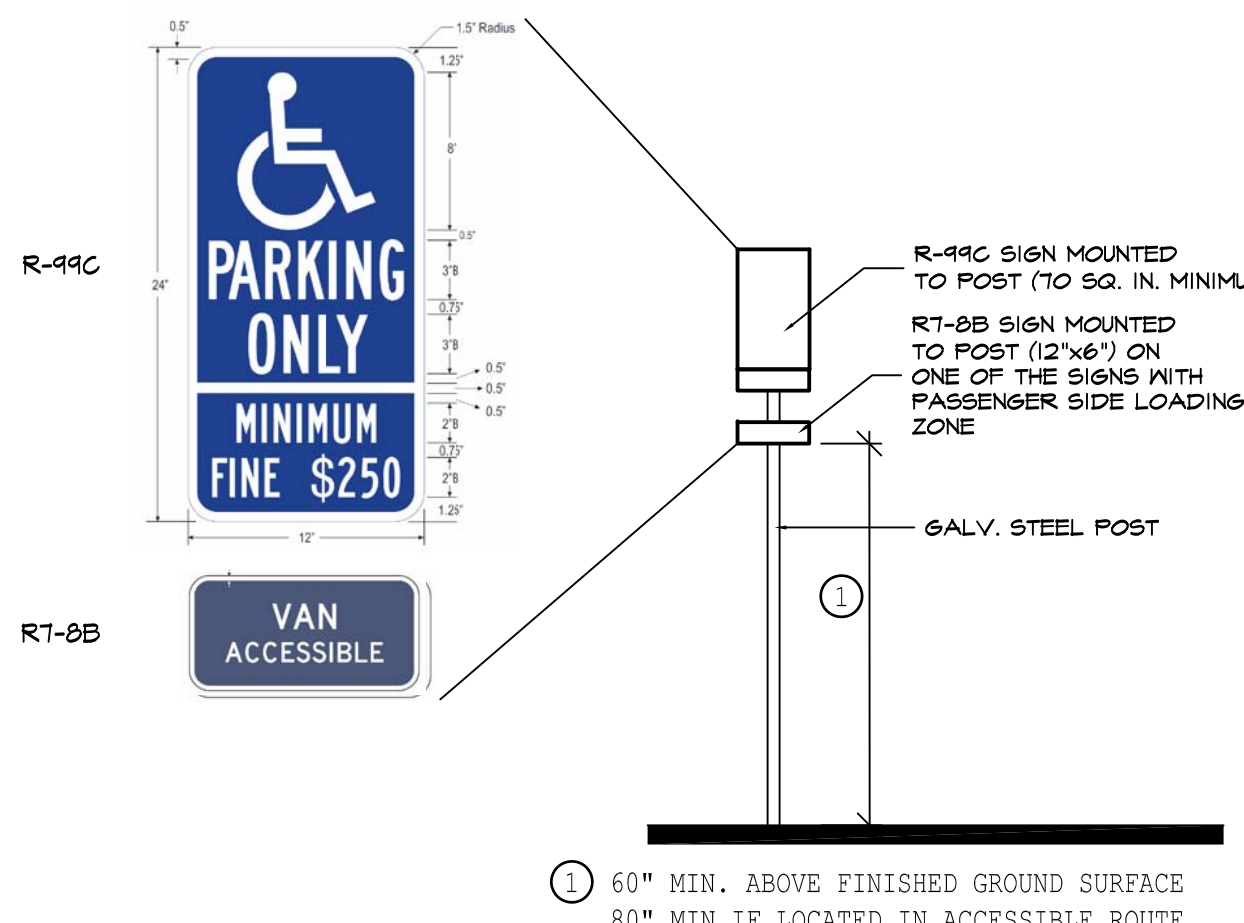
- Proposed 6" high Concrete Curb/Typical
- Proposed 6" high Concrete Curb & Gutter/Typical.
- Proposed Van Accessible Parking Stall and Unloading Zone. Refer to Detail 1/C-1 & 3/C-1 for specific details, required slopes, and required signage.
- Proposed Accessible Route to building entrance. Slopes shall not exceed 5% and cross slopes shall not exceed 2%/typical.
- Proposed 3.5" thick concrete walk with cross slopes not to exceed 2% and slopes in direction of travel not exceeding 5%.
- Proposed Trash and Recycling area per city of Fresno PW Std. P-34 & P-35 (CURB ONLY). No walls are required as it is industrial zoned and screened from view of any public street.
- Existing 6' high masonry fence to remain at West property line.
- Proposed 24' wide x 6' high wrought iron link rolling "MAIN" gate. Provide fire/police bypass lock ("Best" Padlock model 21B700 series or electric cylinder switch model 1W782) on main entry gate per City of Fresno requirements on post adjacent to latch of fence.
- Proposed 16' wide x 6' high wrought iron swinging "Exit only" gate with slats.
- Existing 6' high chain link fence to remain.
- New 6' high chain link fence.
- Proposed 6' high wrought iron fence.
- Proposed 3' wide wrought iron gate with lock.
- Existing concrete curb and gutter at street per PW Std P-5/typical.
- Proposed 30' wide concrete drive approach per City of Fresno PW Stds. P-2 & P-6/typical.
- Proposed painted directional arrows/typical.
- Shading indicates proposed 2" AC 0/4" AB Pavement per City of Fresno PW Stds. P-21, P-22, & P-23/typical.
- Dashed lines indicates turning radius (44' centerline) for refuse trucks. Refuse trucks will be the largest anticipated trucks on site.
- Indicates proposed landscaped area. If adjacent to parking stalls, ensure there are no obstructions within the 3' vehicle overhang/typical.
- Proposed 6" high x 36" long concrete wheel stop/typical.
- Existing manhole
- Existing Fire Hydrant.
- Existing street light/typical
- Existing underground utility boxes
- Install 17"x22" "Do not Enter - Exit Only" sign on 6' metal post.
- Indicates centerline of existing street/typical.
- Indicates property line/typical.
- Proposed location of main electrical service. Coordinate with Electrical plans and local utility company/typical.
- Proposed gas meter location. Coordinate with local utility company/typical.
- Proposed fire sprinkler riser. Verify size with Fire Sprinkler Plans/typical.
- Install new fire service with detector check. Size to match required fire sprinkler riser unless noted otherwise on plans/typical.
- Fire Service to building to be C-900 PVC with thrust blocks at all changes in direction per NFPA.
- Install new 1-1/2" Landscape Service & Meter.
- Install new 2" Domestic Service with RP Device and Meter.
- Existing sewer service. Extend 4"Ø s.s. to building as shown. Refer to plumbing plans.
- Proposed parking stall striping (4" wide white striping)/typical.
- Provide 12' visibility triangle at all drive approaches/typical.
- Proposed drainage tubes. Coordinate size, type and quantity with grading plan. Subject to change based on grading design/typical.
- 12"x40' Loading zone striped on pavement.
- Provide 1" conduit from Subpanel 'HP' to j-box in planter at front of parking stall for future EV Charger.
- Proposed P.O.E. Transformer. Location subject to change based on Rule 16.
- Dashed line indicates P.G.&E. conduits. Coordinate number and size with P.G.&E. Rule 16.
- Proposed accessible curb ramp. Coordinate with Detail this sheet.
- Proposed 3'x4' truncated domes.
- Proposed concrete paving over compacted agg. base as shown.
- Proposed site entrance sign mounted on pole. See detail 2/C-1 for sign.
- Existing city sewer main to remain
- Existing city water main to remain
- Existing 15" utility easement to remain.
- Proposed 16' trail easement to be recorded.
- Existing East line of the Northeast Quarter of Section 32, T. 13 S., R. 21 E., M.D.B. & M.
- Existing median island to remain
- Proposed 5" thick concrete apron.
- Dashed line adjacent to curb indicates curb to be painted red with fire lane markings and signage per City of Fresno Standards.

1 Typ. Accessible Stall



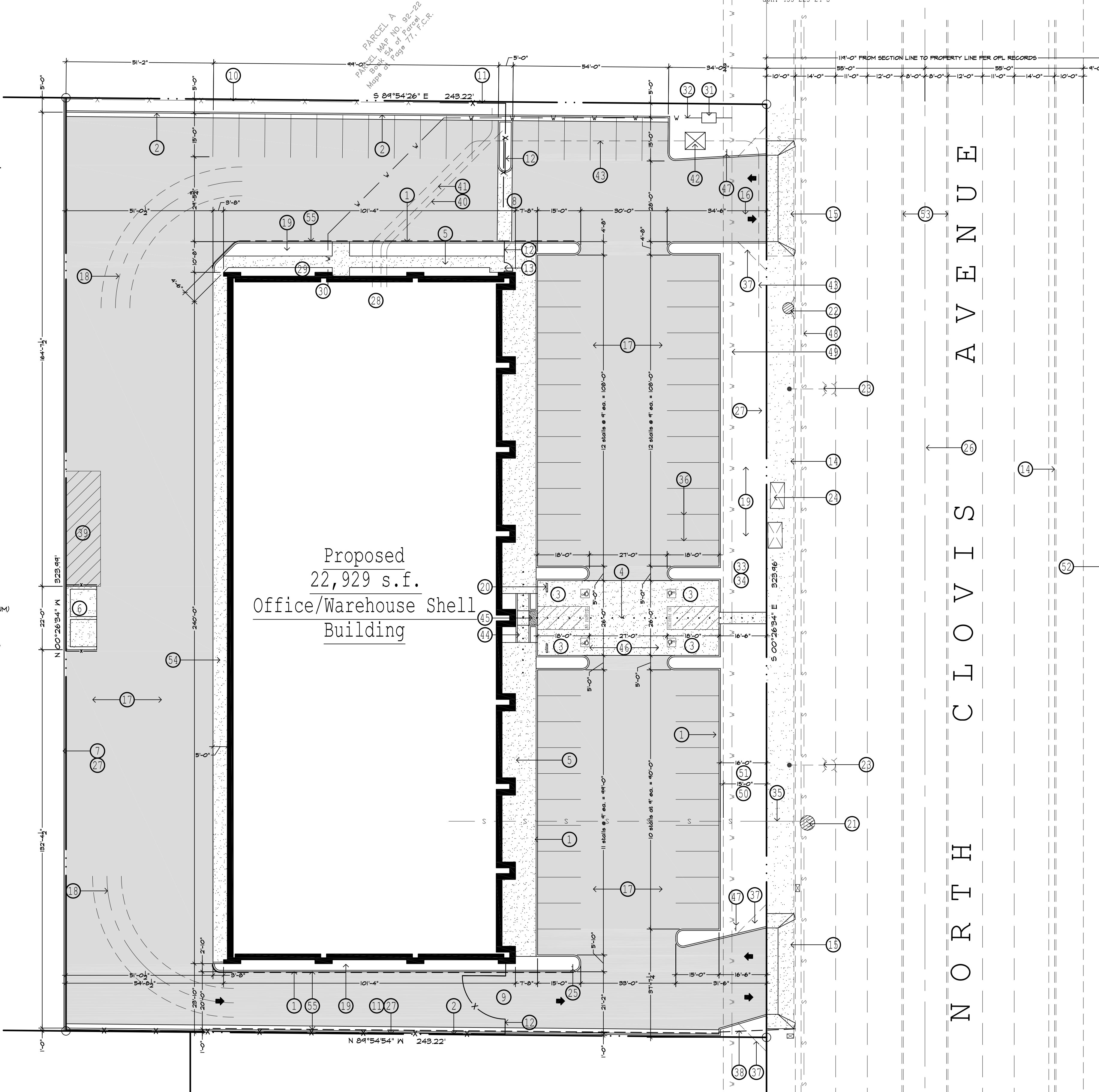
NOTE: BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN AS FOLLOWS:
 1) "THE FRESNO POLICE DEPARTMENT"
 2) "621-7000"

2 Site Entrance Sign



3 Parking Signage

1 60" MIN. ABOVE FINISHED GROUND SURFACE
 80" MIN IF LOCATED IN ACCESSIBLE ROUTE



Site Plan 1" = 20'-0"

1859 Athens Avenue
Clovis, Ca. 93611
(559) 500-2089

Eric Vincent Owner

BROOKS RANSOM ASSOCIATES
STRUCTURAL ENGINEERS
7415 N. PALM AVE. SUITE #100
FRESNO, CALIFORNIA 93701

Project Location:
1225 N. Clovis Ave
Fresno, Ca. 93727
APN: 455-223-24S

Project Title:
Proposed Office / Warehouse Shell Building

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C-1



December 6, 2018

City of Fresno
Development Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

RE: Operational Statement

Site Address: 1167 N Clovis Ave, Fresno CA 93727
APN: 455-223-24S
Zoning: IL/AE
Adjacent Zoning: IL/AE

To whom it may concern:

The proposed development listed above will be available for lease to future tenants. The design of the building is to be a multi-tenant office warehouse building similar to others the owner owns in town. Front of space is typical office and rear of space is warehouse. Access gates and fencing of the perimeter of the site is proposed for security purposes.

If you have further questions, please do not hesitate to give me a call.

Thank you,

A handwritten signature in blue ink, appearing to read 'Eric Vincent', is written over a rectangular stamp area.

Eric Vincent



Notice of Proposed Construction or Alteration - Off Airport

Add a new Case Off Airport - Desk Reference Guide V_2018.2.1

Add a New Case (Off Airport) for Wind Turbines - Met Towers (with WT Farm) - WT-Barge Crane - Desk Reference Guide V_2018.2.1

Project Name: DON P-000525971-19

Project Summary : DON P-000525971-19

Structure	City, State	Lat/Long	Map	Actions	7460-2 Received	Latest Letter
PPC Clovis Avenue Accepted 2019-AWP-5818-OE	Fresno, CA	36° 45' 32.70" N 119° 42' 3.70" W	Show Map	Clone Upload a PDF Add 7460-2		None

Mapping - Desk Reference Guide V_2018.2.0 Attaching Documents - Desk Reference Guide V_2018.2.0

[Upload a PDF to the Project](#)

Draft: Cases that have been saved by the user but have not been submitted to the FAA.

Waiting: Wind Turbine/Met Tower (w/WT Farm) cases that have not been submitted to the FAA and are waiting for an action from the user, either to verify the map or attach specific documents

Accepted: Cases that have been submitted to the FAA.

Add Letter: Cases that have been reviewed by the FAA and require additional information from the user.

Work in Progress: Cases that are being evaluated by the FAA.

Interim: Cases that have been reviewed by the FAA and require resolution from the user.

Determined: Cases that have a completed aeronautical study and an FAA determination.

Terminated: Cases that are no longer valid.

Please allow the FAA a minimum of 45 days to complete a study.

Case Transfer:

- Use the check box(es) to select the case(s) you want to transfer.
- Select the "Transfer Cases button" to open the "Manage Transfer Cases" screen.

Note: Drafts and cases in Add and Terminated status can not be transferred.

[Click here to contact the appropriate representative.](#)



Federal Aviation
Administration

COPY

« OE/AAA

Project Submission Success
Project Name: DON P-000525971-19

Project DON P-000525971-19 has been submitted successfully to the FAA.

Your filing is assigned Aeronautical Study Number (ASN):
2019-AWP-5818-OE

Please refer to the assigned ASN on all future inquiries regarding this filing.

Please return to the system at a later date for status updates.

It is the responsibility of each e-filer to exercise due diligence to determine if coordination of the proposed construction or alteration is necessary with their state aviation department. Please use the link below to contact your state aviation department to determine their requirements:
[State Aviation Contacts](#)

To ensure e-mail notifications are delivered to your inbox please add noreply@faa.gov to your address book. Notifications sent from this address are system generated FAA e-mails and replies to this address will NOT be read or forwarded for review. Each system generated e-mail will contain specific FAA contact information in the text of the message.



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Project Name: DON P-000525971-19	Sponsor: Don Pickett & Associates, Inc.
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Details for Case : PPC Clovis Avenue

Show Project Summary

Case Status		Date Accepted: 05/15/2019	
ASN:	2019-AWP-5818-OE	Date Determined:	
Status:	Accepted	Letters:	None
Public Comments:	None	Documents:	None
		Project Documents:	None
Construction / Alteration Information		Structure Summary	
Notice Of:	Construction	Structure Type:	Building
Duration:	Permanent	Structure Name:	PPC Clovis Avenue
if Temporary :	Months: Days:	FDC NOTAM:	
Work Schedule - Start:		NOTAM Number:	
Work Schedule - End:		FCC Number:	
<i>*For temporary cranes-Does the permanent structure require separate notice to the FAA? To find out, use the Notice Criteria Tool. If separate notice is required, please ensure it is filed. If it is not filed, please state the reason in the Description of Proposal.</i>		Prior ASN:	
State Filing:		Proposed Frequency Bands	
Structure Details		Select any combination of the applicable frequencies/powers identified in the Colo Void Clause Coalition, Antenna System Co-Location, Voluntary Best Practices, effective 21 Nov 2007, to be evaluated by the FAA with your filing. If not within one of the frequency bands listed below, manually input your proposed frequency(ies) and power using the Add Specific Frequency link.	
Latitude:	36° 45' 32.70" N	Add Specific Frequency	
Longitude:	119° 42' 3.70" W	Low Freq	High Freq
Horizontal Datum:	NAD83	Freq Unit	ERP
Site Elevation (SE):	330 (nearest foot) PASSED	ERP Unit	
Structure Height (AGL):	24 (nearest foot)		
Current Height (AGL):	(nearest foot)		
<i>* For notice of alteration or existing provide the current AGL height of the existing structure. Include details in the Description of Proposal</i>			
Minimum Operating Height (AGL):	(nearest foot)		
<i>* For aeronautical study of a crane or construction equipment the maximum height should be listed above as the Structure Height (AGL). Additionally, provide the minimum operating height to avoid delays if impacts are identified that require negotiation to a reduced height. If the Structure Height and minimum operating height are the same enter the same value in both fields.</i>			
Requested Marking/Lighting:	None		
	Other :		
Recommended Marking/Lighting:			
Current Marking/Lighting:	N/A Proposed Structure		
	Other :		
Nearest City:	Fresno		
Nearest State:	California		
Description of Location:	Infill lot on the west side of Clovis Avenue just north of Olive Avenue.		
Description of Proposal:	Construction of a new 24,000 s.f. office/warehouse building		

**CITY OF FRESNO
CATEGORICAL EXEMPTIONS
ENVIRONMENTAL ASSESSMENT FOR NO. P19-00810**

THE PROJECT HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT FROM
THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO ARTICLE
19 OF THE STATE CEQA GUIDELINES.

APPLICANT(S): Eric J. Vincent, E&L Construction
1585 Shaw Avenue, Suite 107
Clovis, CA 93611

PROJECT LOCATION: 1225 North Clovis Avenue, Fresno, CA 93727

PROJECT DESCRIPTION: Development Permit Application No. P19-00810 proposes the construction of a new multi-tenant 22,929 square foot shell building for office warehouse tenants along with associated site development such as paving, landscaping, and fencing. The property is located within the Light Industrial (IL) Zone District.

This project is exempt under Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines as follows:

15332/Class 32 "In-Fill Development Projects"; consists of projects characterized as in-fill development meeting the conditions described as follows:

- (a) The project use is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable regulations;

The General Plan Land Use Designation for the site is Light Industrial (IL) with a consistent zone district classification of Light Industrial (IL).

- (b) The proposed project occurs within city limits on a site of no more than five acres substantially surrounded by urban uses;

The project is located within the city limits on a total of approximately 1.81 acres which are principally surrounded by other light industrial uses.

- (c) The project parcel has no value as a habitat for endangered, rare or threatened species;

The vacant site is surrounded by existing urban and industrial development in a built-up urban area having no value as a habitat for endangered, rare or threatened species. The site is characterized primarily by overgrown

shrubs and weeds.

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality;

The project is being developed on land that is surrounded by similar uses and other urbanized developments along North Clovis Avenue and approximately 1 mile away from the Fresno Yosemite International Airport. North Clovis Avenue is a major roadway that is a source of noise in the area. No significant effects to traffic, noise, and air and water quality beyond those existing with current development will result.

- (e) The site can be adequately served by all required utilities and public services;

The project can be served by existing roadways, utilities and related public services which currently serve the surrounding industrial and commercial uses.

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project. Furthermore, the proposed project is not expected to have a significant effect on the environment. Accordingly, as the area is not environmentally sensitive, as noted above, a categorical exemption has been prepared for the project.

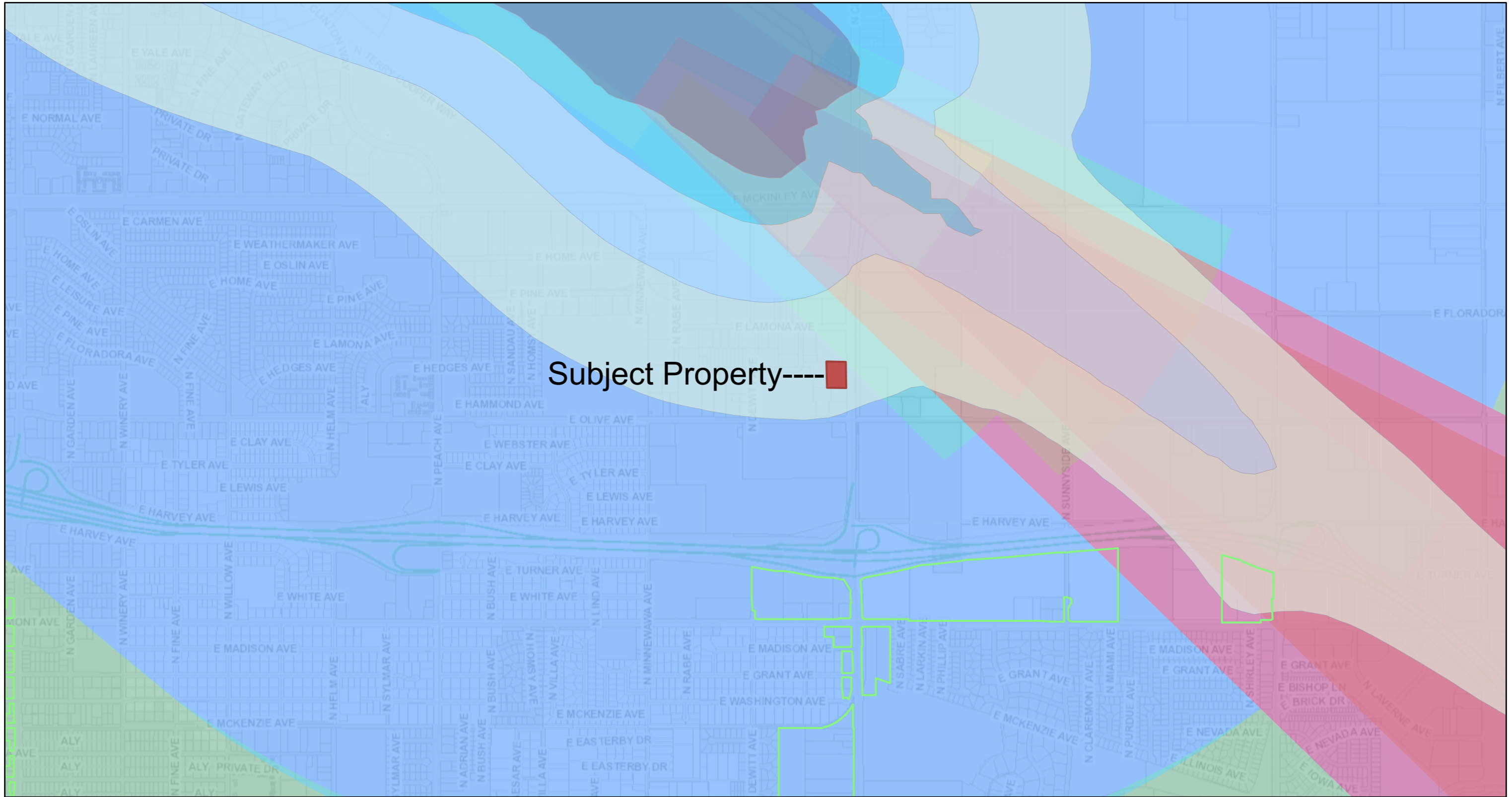
Date: May 21, 2019

Prepared By: Rodney Horton, Planner III

Submitted by:


Margo Lerwill
Supervising Planner
City of Fresno
Development & Resource
Mgmt. Dept.
(559) 621-8153

City of Fresno P19-00810

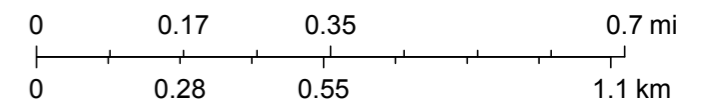


Subject Property-----■

6/16/2019 11:30:22 AM

1:18,056

- | | | | |
|------------------------|--------------------------------|-------------------------------------|--|
| Override 1 | 65 CNEL | FAT 29L Outer Approach Surface | FAT Zone 2 - Inner Approach Departure Zone |
| Parcel Data | 70 CNEL | FAT 29L Inner Approach Surface | FAT Zone 3 - Inner Turning Zone |
| Airport Influence Area | 75 CNEL | FAT Horizontal Surface | FAT Zone 4 - Outer Approach Departure Zone |
| Urban Core Area | FAT Primary Surface | FAT Conical Surface | FAT Zone 5 - Sideline Zone |
| FAT CNEL | FAT 29R Outer Approach Surface | FAT Zone 1 - Runway Protection Zone | FAT Zone 6 - Traffic Pattern Zone |
| 60 CNEL | FAT 29R Inner Approach Surface | | |



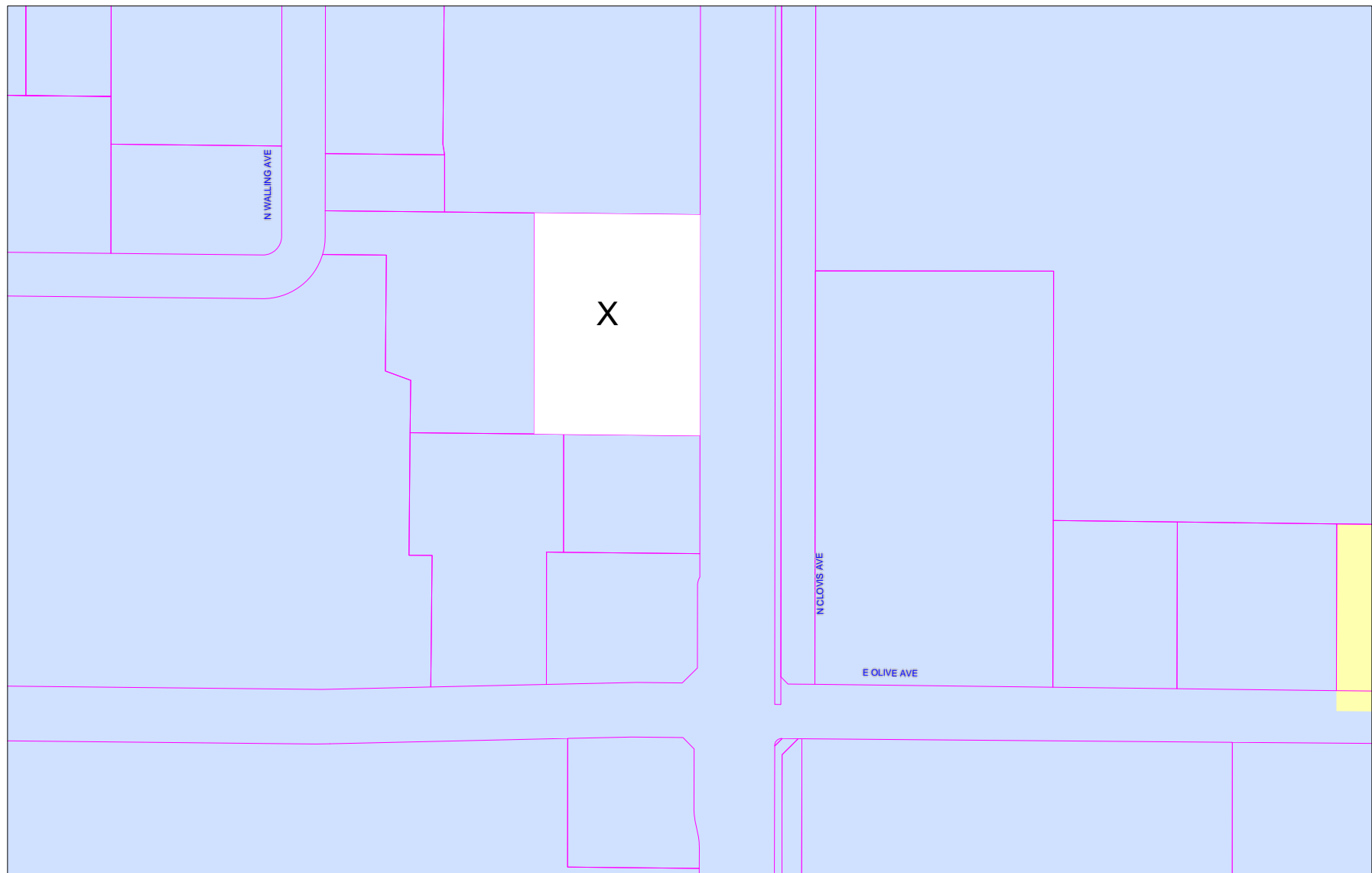
City of Fresno

P19-00810

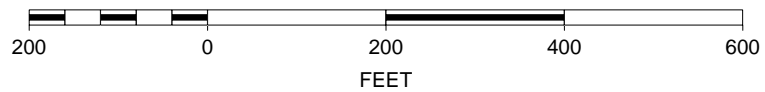
— State Roads

Parcels

- Parcels
- City Limits
- Fresno County



SCALE 1 : 2,584



X - Subject Property

