



County of Fresno

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

DATE: September 20, 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:
James Anders, Principal Planner
Development Services and Capital Projects, Building & Safety/Plan Check, Attn:
Arnold Valdivia, Supervising Building Inspector
Resources Division, CSA 44D, Attn: Christopher Bump
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Wendy Nakagawa
Design Division, Transportation Planning Unit, Attn: Hector Luna
Water and Natural Resources Division, Attn: 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: Justin Sloan
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: 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
North King GSA, Attn: Kassy D. Chauhan
Fresno County Fire Protection District, Attn: FKU.Prevention.Planning@fire.ca.gov

FROM: Ejaz Ahmad, Planner
Development Services and Capital Projects Division
SUBJECT: Initial Study Application No. 8461, Director Review and Approval Application No.
4784, Variance Application No. 4176

APPLICANT: Paul Halajian

DUE DATE: October 4, 2024

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject applications proposing to allow expansion of an existing church including increased building height on a 17.59-acre parcel in the AE-20 (Exclusive Agricultural) Zone District. The subject parcel is located on the east side of Willow Avenue between E. Copper and E. Garonne Avenues within one half- mile northeast of the City of Fresno (12168 N. Willow Avenue (APN 580-020-10)).

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 **October 4, 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&Pln\PROJSEC\PROJDOCS\DRAW\4700-4799\4784 (See VA 4176)\Routing\DRAW 4784 Routing Ltr.doc

Activity Code (Internal Review):2432

Enclosures



Date Received: 9-13-24
DRA 4784
VA 4176
 (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:

This is to alter the DRA scope to revise new buildings which includes a worship building, administration building, storage, and expanded parking. The worship building will be the first building to be constructed from this new DRA. Included in the proposal is to increase the allowable height as part of a Variance.

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: East side of North Willow Ave.
 between Via Monte Verdi and Siexo
 Street address: 12168 N. Willow Ave., Clovis, CA 93616

APN: 580-020-10 Parcel size: 17.59 acres Section(s)-Twp/Rg: S 5&6 - T 12 S/R 21 E
 ADDITIONAL APN(s): None

I, Peter Halajian (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.

Trinity Community Church	12168 N. Willow Ave.	Clovis	93619	559-433-0584
Owner (Print or Type)	Address	City	Zip	Phone
Paul Halajian	389 Clovis Ave. Suite 100	Clovis	93612	559-297-7900
Applicant (Print or Type)	Address	City	Zip	Phone
Nathan Belknap	12168 N. Willow Ave.	Clovis	93619	559-433-0584
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: peterl@halajianarch.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: DRA 4784/VA 4176 Fee: \$ 3,914.⁰⁰
 Application Type / No.: (50% fee) Fee: \$ _____
 Application Type / No.: _____ Fee: \$ _____
 Application Type / No.: _____ Fee: \$ _____
 PER/Initial Study No.: IS 8617 Fee: \$ 4,138.⁵⁷
 Ag Department Review: _____ Fee: \$ 67.⁰⁰
 Health Department Review: _____ Fee: \$ 770.⁰⁰
 Received By: EJA Invoice No.: _____ TOTAL: \$ 8,889.⁵⁷

UTILITIES AVAILABLE:

WATER: Yes / No
 Agency: private

SEWER: Yes / No
 Agency: private

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Related Application(s): _____
 Zone District: AE-20
 Parcel Size: 17.56 ACRES

Sect-Twp/Rg: _____ - T _____ S/R _____ E
 APN # _____ - _____ - _____
 APN # _____ - _____ - _____
 APN # _____ - _____ - _____
 APN # _____ - _____ - _____



County of Fresno

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

AGENT AUTHORIZATION

AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.

Paul Halajian
Agent Name (Print or Type)

Paul Halajian Architect
Company Name (Print or Type)

289 Clovis Ave., Suite 100
Mailing Address

Clovis, CA 93612
City / State / Zip Code

(559) 297-7900
Phone Number

paulh@halajianarch.com
Email Address

580-020-10
Project APN

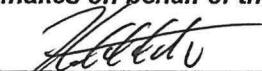
12168 N. Willow Ave., Clovis, CA 93619
Project Street Address

A list consisting of ____ additional properties is attached (include the APN for each property).

Project Description (Print or Type):

Addition of the main sanctuary building and future construction of ministry building, office,
and storage.

The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to the designated agent and retains full responsibility for any and all actions this agent makes on behalf of the owner.


Owner Signature

8.23.24
Date

Nathan Belknap
Owner Name (Print or Type)

(559) 907-9209
Phone Number

nbelknap@trinitycc.com
Email Address

** If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.*

G:\4360Devs&PIn\FORMS\F410 Agent Authorization 8-14-19.doc



**Development Services
and
Capital Projects
Division**

Pre-Application Review

Department of Public Works and Planning

NUMBER: _____
 APPLICANT: Paul Halajian Architects for Trinity Community Church
 PHONE: (559) 297-7900

PROPERTY LOCATION: 12168 N. Willow Ave., Clovis VA 93616

APN(s): 560-069-10 580-020-10 ALCC: No Yes # _____ VIOLATION NO. _____
 CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes
 ZONE DISTRICT: AE; 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: Clovis Unified PERMIT JACKET: No Yes

FMFCD FEE AREA: Outside District No.: DN FLOOD PRONE: No Yes

PROPOSAL Construction of Main Sanctuary Building and future Ministry Building, Office Building, and Storage

COMMENTS: _____

ORD. SECTION(S): _____ BY: _____ DATE: _____

GENERAL PLAN POLICIES:

LAND USE DESIGNATION: Agriculture _____
 COMMUNITY PLAN: _____
 REGIONAL PLAN: _____
 SPECIFIC PLAN: _____
 SPECIAL POLICIES: _____
 SPHERE OF INFLUENCE: _____
 ANNEX REFERRAL (LU-G17/MOU): _____

GPA: _____ MINOR VA: _____
 AA: _____ HD: _____
 CUP: _____ AG COMM: _____
 DRA: _____ ALCC: _____
 VA: _____ IS/PER*: _____
 AT: _____ Viol. (35%): _____
 TT: _____ Other: _____

PROCEDURES AND FEES:

COMMENTS: _____

Filing Fee: \$ _____
 Pre-Application Fee: _____ - \$247.00
 Total County Filing Fee: _____

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:

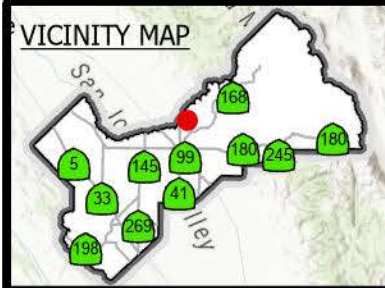
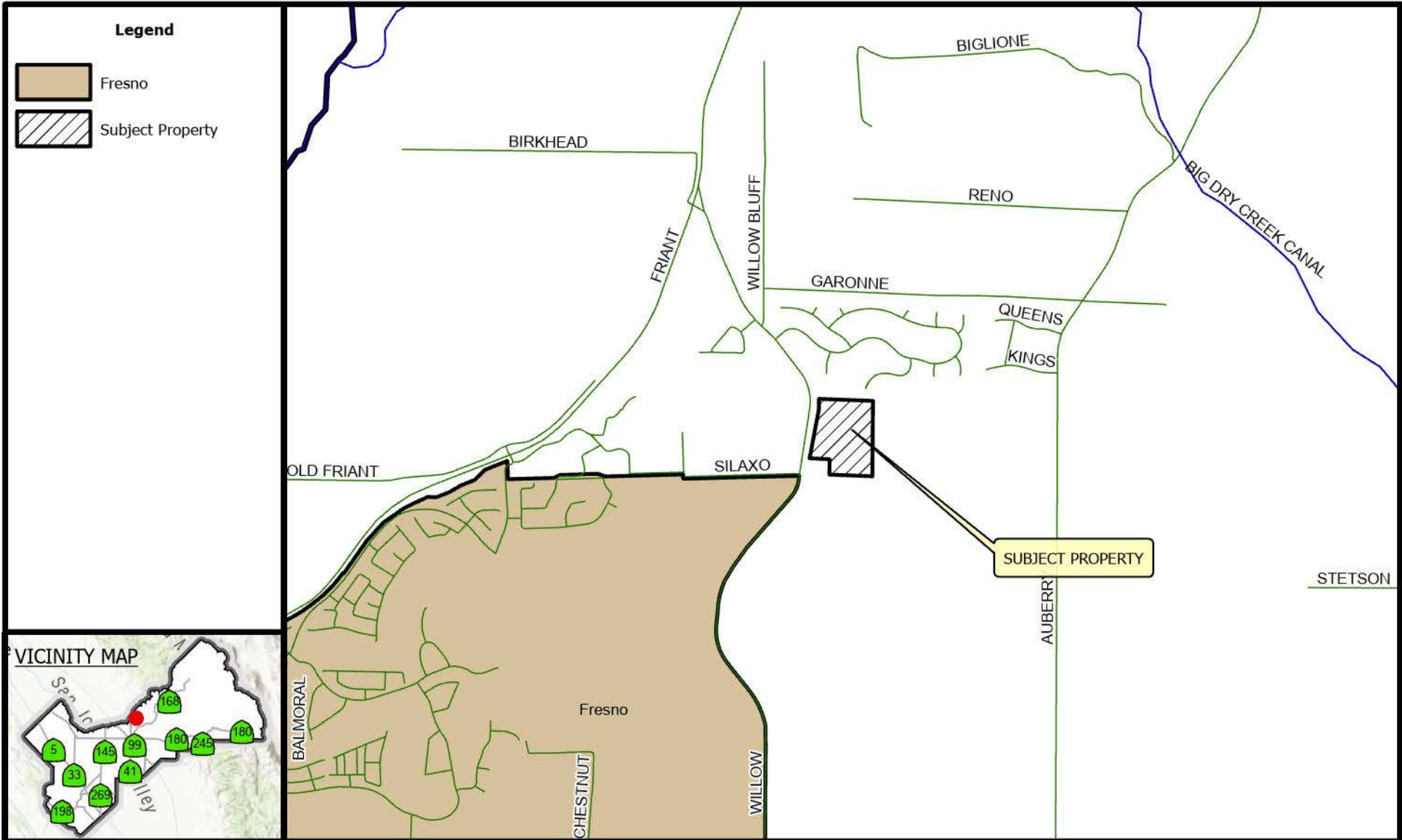
- Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,764)
(Separate check to Fresno County Clerk for pass-thru to CDFW.
Must be paid prior to IS closure and prior to setting hearing date.)

BY: Paul Halajian Architects DATE: 8/23/2024
 PHONE NUMBER: (559) 297-7900

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.

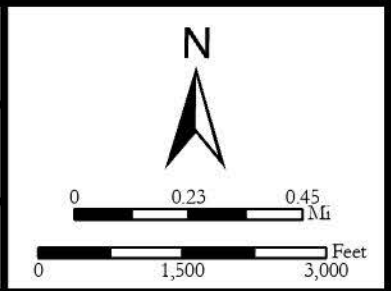


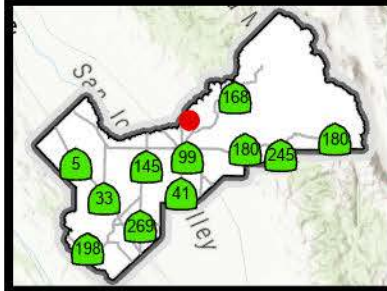
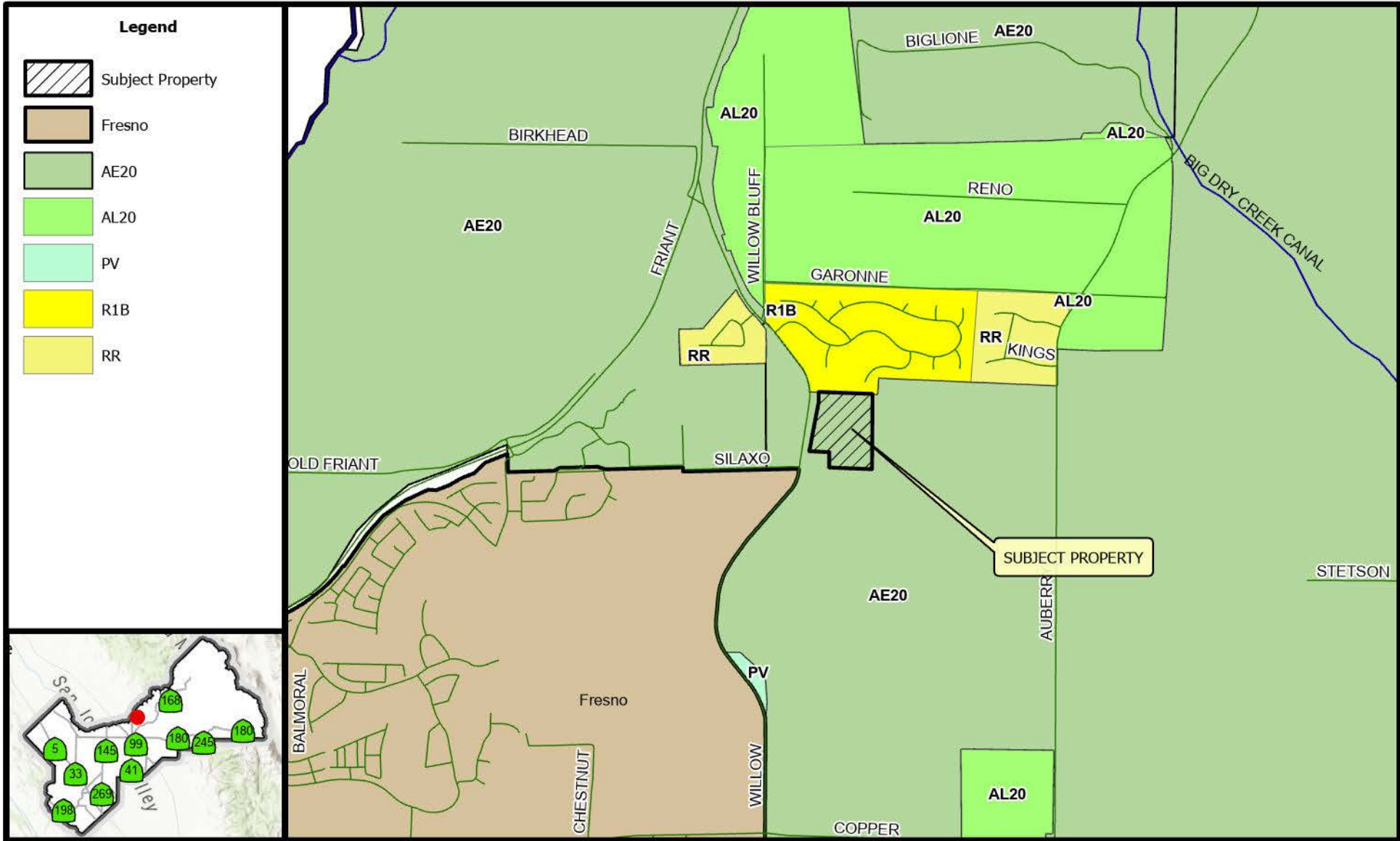
LOCATION MAP

DRA4784

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 9/16/2024



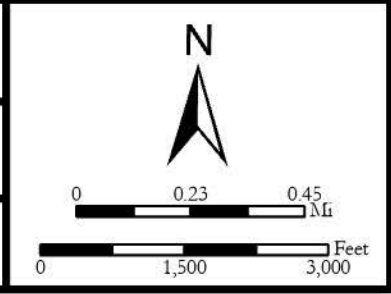


Existing Zoning Map

DRA4784
STR 6 - 12S / 21E

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 9/16/2024

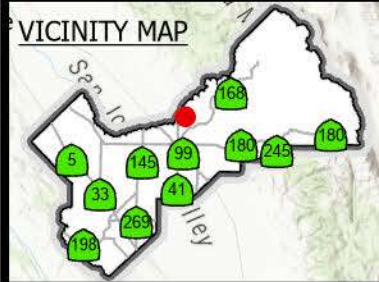
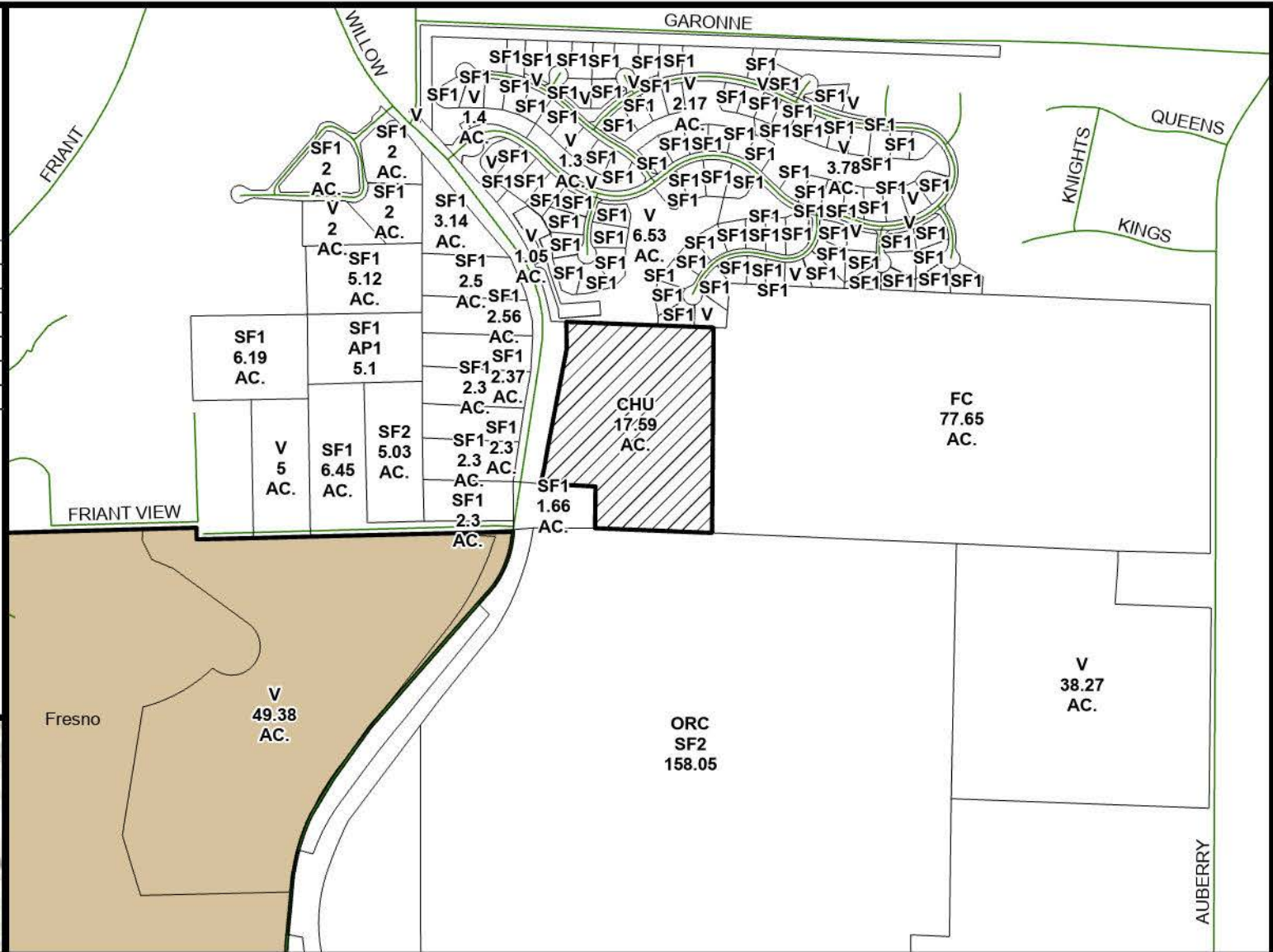


LEGEND:

 Subject Property

LEGEND

- V - VACANT
- SF#- SINGLE FAMILY RESIDENCE
- CHU - CHURCH
- FC - FIELD CROP
- ORC - ORCHARD
- AP1 - APARTMENT

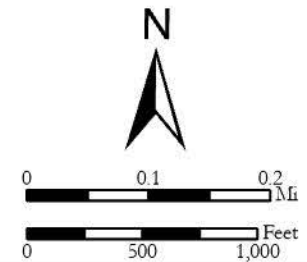


Existing Land Use Map

DRA4784

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : mdo
 On Date : 9/16/2024





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 DRA 4784
No(s). VA 4176
Application Rec'd.:

GENERAL INFORMATION

- Property Owner :** Trinity Community Church of Clovis **Phone/Fax** (559) 433-0584
Mailing Address: 12168 N. Willow Ave., Clovis, CA 93612

<i>Street</i>	<i>City</i>	<i>State/Zip</i>
---------------	-------------	------------------
- Applicant :** Paul Halajian Architects, Paul Halajian **Phone/Fax:** (559) 297-7900
Mailing Address: 389 Clovis Ave, Suite 100, Clovis, CA 93612

<i>Street</i>	<i>City</i>	<i>State/Zip</i>
---------------	-------------	------------------
- Representative:** Nathan Belknap **Phone/Fax:** (559) 907-9209
Mailing Address: 12168 N. Willow Ave., Clovis, CA 93612

<i>Street</i>	<i>City</i>	<i>State/Zip</i>
---------------	-------------	------------------
- Proposed Project:** Modification to DRA 4421 approved in 2018. Modification includes future Worship Center, Meeting / Office Building, and Storage Building. Included in modifications are additional parking required for the new buildings.
- Project Location:** Multiple buildings on the Trinity Campus.
- Project Address:** 12168 N. Willow Ave., Clovis, CA 93612
- Section/Township/Range:** 5 / 12S / 21E **8. Parcel Size:** 17.95 Acres
- Assessor's Parcel No.** 580-020-10 *OVER.....*

10. Land Conservation Contract No. (If applicable): N/A

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

<u> </u> LAFCo (annexation or extension of services)	<u> X </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> X </u> Other <u>Fresno Flood Control</u>		

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: Agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Community Church

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

The campus currently have three permanent structure on site, Office building, Worship Center, and Discipleship Center. Water and fire hydrant is services from a well and sewer is by septic on site.

Describe the major vegetative cover: Perennial ornamental grass

Any perennial or intermittent water courses? If so, show on map: Flood control has water running through the site.

Is property in a flood-prone area? Describe:

Zone X. Outside of the 0.2% annual chance of flood plain.

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

North: Single family residence subdivision.

South: Agriculture and a a single family residence.

East: Agriculture.

West: City street (Willow Ave.) and single family residences on other side of road.

17. What land use(s) in the area may be impacted by your Project?: None.

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 No

B. Daily traffic generation:

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

II. Commercial - Number of Employees 14
Number of Salesmen _____
Number of Delivery Trucks 1
Total Square Footage of Building 37,000 (E) + 45,800 (F) = 82,800 SQ. FT.

III. Describe and quantify other traffic generation activities: Sunday Worship Service:
800 people per service on Sunday, 500 people for Sunday school, special events for holidays
could be about 1,500 people.

20. Describe any source(s) of noise from your project that may affect the surrounding area: None.

21. Describe any source(s) of noise in the area that may affect your project: None.

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.....*

- 24. *Anticipated volume of water to be used (gallons per day)²*: 10,000 gallons per day
- 25. *Proposed method of liquid waste disposal:*
 septic system/individual
 community system³-name _____
- 26. *Estimated volume of liquid waste (gallons per day)²*: 8,400 gallons per day
- 27. *Anticipated type(s) of liquid waste:* Liquid waste from restrooms and occational waste from kitchen
- 28. *Anticipated type(s) of hazardous wastes²*: None.
- 29. *Anticipated volume of hazardous wastes²*: None.
- 30. *Proposed method of hazardous waste disposal²*: None.
- 31. *Anticipated type(s) of solid waste:* Office material such as paper goods. Some food waste from existing kitchen.
- 32. *Anticipated amount of solid waste (tons or cubic yards per day):* 1.14 cubic yard per day
- 33. *Anticipated amount of waste that will be recycled (tons or cubic yards per day):* 0.28 cubic yard per day
- 34. *Proposed method of solid waste disposal:* Trash pick up.
- 35. *Fire protection district(s) serving this area:* Cal Fire, Sanger.
- 36. *Has a previous application been processed on this site? If so, list title and date:* Cal Fire, Sanger.
- 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



 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



Date

FRESNO COUNTY PUBLIC WORKS & DEVELOPMENT SERVICES
DEVELOPMENT SERVICES DIVISION
Trinity Community Church
Clovis, CA 93619

OPERATIONAL STATEMENT CHECKLIST

DRA 4784
VA 4176

1. Nature of the Operation:

Trinity Community Church is a traditional church operation with the primary use being Sunday morning worship services and Sunday school education classes. Other weekly uses include midweek evening children, youth, and adult programs. The next phase of expansion will include a new Worship Center for the growing congregation as the north side of Fresno/Clovis continues to expand. Future plans include possible separate Ministry Building for expanded ministries, separate buildings proposed for smaller meetings of 15-20 individuals and future office space, and a storage unit for seasonal decor and supplies.

Trinity Community Church, as envisioned, cannot be constructed in a single effort. As a result, the project must be constructed in phases as time and budget permits. The following are the phases of the proposed Trinity Community Church:

- | | |
|--------------|---|
| Phase No. 1 | Conversion of Residence: Phase No. 1 implemented the conversion of the existing residence to a church with administration office, worship center, and parking. This phase was completed in 1995. |
| Phase No. 2 | Worship Center: Phase No. 2 implemented construct of the Worship Center. The Worship Center is designed to provide for Sunday Services. It also provided eight classrooms for Sunday school and adult classrooms. This building is approximately 19,000 sq. ft. Upon Completion of Phase No. 5, this space will be used for additional apace for children’s ministry and as a smaller gathering space for weddings, funerals, and small group worship.

The total built out of the parking lot, access route around the site, and water storage has been constructed as part of this phase. This phase was completed in 2001. |
| Phase No. 3A | Solar Panel: Phase No. 3A consists of a solar field to be installed on the east side of the lot to provide power to the church facility. The solar field will be ground mounted. This solar panel is approximately 16,600 sq. ft. and was completed in 2018. |
| Phase No. 3B | Discipleship Center Building: Phase No. 3B implemented a multi-purpose room and classroom building. The discipleship center was designed to provide a meeting area for activities such as special events, indoor games, conferences, etc. This building provides Sunday classrooms for students and adults. This phase was completed in 2019. This building is approximately 16,600 sq. ft. of covered area. |
| Phase No 3C | Shade Structure: Phase 3C implemented two shade structures as part of the Discipleship Center Building. The shade structure were developed to provide a covered area for people waiting to use the facilities during the day. This phase was completed in 2019. |

Phase No. 4	New Worship Center: Phase No. 4 consists of a worship space for a growing congregation and anticipated growth due to housing development in the north Fresno/Clovis area. It includes a worship space, infant and toddler rooms for use during our service times and an area for small individual discipleship meetings.
Phase No. 5	Ministry Building: Phase No. 5 is to construct a building designed to provide space for future ministry programs. The building is anticipated to be 13,000 sq. ft. of covered area.
Phase No. 6	Meeting/Office Space: Phase No. 6 consists of single or multiple buildings for weekday or weekend meetings for members of the church and additional office space as needed.
Phase No. 7	Storage Space: Phase No. 7 is a single storage building primarily for storage of seasonal decorations and ministry supplies with the hope of removing current temporary storage units. This building may be constructed in two different buildings.
Phase No. 8	Solar Panel Expansion: Phase No. 8 consists of expansion of the existing a solar field to be installed on the east side of the lot to provide power to the church facility.

The phases may not be constructed in this particular order. Some items may become more important based on needs or budget of Trinity Community Church. Parking and utilities have been constructed at this time to service the entire build-out of the facilities. Therefore, each phase has been designed as a standalone project which does not rely on other phases for compliance.

2. Operational Time Limits:

Worship Center:	The Worship Center will provide Sunday services (two-three services) beginning at 8:00 am and ending by 1:00 p.m. The number of services is based upon the occupancy loads of the congregational space and on congregational growth.
Sunday School:	Sunday School Classes for infant through twelfth-grade students. Classes will begin at 8:00 am on Sundays. Classrooms may also be used for Children / Youth Club activities.
Office:	Monday through Friday 8:00 am to 5:00 pm.
Children/Youth:	Wednesday and Thursday 6:30 pm to 8:30 pm. Occasional special Children and Youth activities may occur on weekends.
Adult Meetings:	Board meetings, Bible Studies, and classes on weekdays 8:30 am to 3:30 pm and 6:30 pm to 9:30 pm, typically Tuesday – Thursday.
Outdoor Recreation:	Children's playgrounds associated with Children's Sunday and weekday activities, youth and adult recreation on grass areas in good weather weekday evenings associated with club programs and weekend days and evenings. The site is for church associated program activities and is not for general public use or rent. Night lighting until 10:00 pm will be in the playgrounds associated with the building activities.

Existing Swimming Pool: The existing swimming pool is used as an outdoor baptismal. The swimming pool is not for recreational use or rent by the general public.

Special Events: The average number of special events each year would be one per month. These are events in addition to regularly scheduled Sunday services and events previously listed and would encompass special dinners and ministry informational meetings, weddings and funerals.

3. Number of Visitors:

Worship: 800 per service Sunday morning, optional Saturday Night service.

Sunday School: 425 per session Sunday morning.

Offices: 40 (15 staff, 25 visitors).

Children/Youth Clubs: 400 weekday evenings Wednesday/Thursday.

Adult Meetings: 20-30 meetings/week of 10-40 people each.

Special Events: As scheduled – vacation bible school, dinners, luncheons, bible conferences, etc. 400 to 950, usually weekends.

4. Number of Employees:

Currently 15 staff, 24 future.

5. Service and Delivery Vehicles:

Delivery of office products; primarily mail or parcel service. 1-2 per day. Delivery vans for food service and catered special events as scheduled.

6. Access to the site:

Access onto the site entrance is from two drive approach off of Willow Avenue. Access around the site is on a private road. All roads are paved roads.

7. Number of parking spaces for employees, customers and service/delivery vehicles:

Total 699 parking spaces on asphalt concrete paving

The peak parking is determined by the Sunday morning services combined with Sunday school sessions. All other facilities on site are not used concurrently on Sunday mornings.

Worship	$800 / 5 = 160$
Sunday School	$425 / 5 = 85$
Offices	$28 / 2 = 14$
Total Required	259 required for peak parking based on occupancy

Special Events	1200 / 5 = 240
Offices	28 / 2 = 14
Total Required	254

Refer to site plan for total parking stalls required based on DRA for full build out of the site.

8. Are any goods to be sold on site?

No retail goods are to be regularly sold on site. Sale of items only associated with church ministry events; ticketed events, books and CDs, food/drink associated with conferences.

The kitchen in the discipleship building has already been reviewed and approved by the department of health services.

9. What equipment is used?

Recreation equipment: Playground structures and general playground toys and balls. Portable sound amplification equipment at plaza for special events.

10. What supplies or materials are used and how are they stored?

Normal office, maintenance and food supplies stored indoors.

11. Does the use cause an unsightly appearance?

Noise:	Outdoor recreation events: Located away from adjoining residential development. If amplified sound is needed it will be directed away from residences.
Glare:	Parking lot lights and recreational lights have shielded "cut-off" type fixtures controlled by time clocks.
Dust:	N/A
Odor:	N/A

12. List any solid or liquid wastes to be produced.

Solid Waste: (1) 4 cu/yd bin dumped twice weekly.
(1) 2 cu/yd bin dumped weekly.

13. Estimated volume of water to be used (gallons per day). Source of water.

Source of water is on-site well.
On site water storage tank: 90,000 gallons
Average daily use buildings: 10,000 gal/day
Average daily use (summer) irrigation: 16,000 gal/day
On site water storage tank is also used for fire suppression system (fire sprinklers and fire hydrant).

14. Describe any proposed advertising including size, appearance and placement.

Existing Project Sign: 1-sided 5' high x 8' long on N. Willow Avenue, 40 square feet per sign ordinance.

15. Will existing buildings be used or will new buildings be constructed?

Existing buildings will remain and used as intended. New buildings will be constructed in phases. Refer to the Nature of Operation for new building use and size. All buildings will be a single story structure with a sloped roof and stucco walls. See floor plans and elevations for proposed Worship Center Building. The other building design to be developed at a later date.

Please note that the main building's height exceeds the allowable height for this area. This is because the building intended use requires a higher volume. A variance will be needed for the Worship Center.

16. Explain which buildings or what portion of building will be used in the operation.

All buildings will be used for the operations listed. See plans.

17. Will any outdoor lighting or an outdoor sound amplification system be used?

Outdoor lighting is provided for the parking lots, circulation, paths and playgrounds. Existing light poles will provide lighting for parking lot. Future building mounted lights and existing light poles will provide circulation lighting around the building. Low level lights will provide lighting for exterior stairs and ramps.

18. Landscaping or fencing proposed?

The north property line is currently being fenced by the adjacent residential project. The east and south property lines will be fenced with 6' high chain link. The young children's play areas will be fenced with 4' high iron fencing. The transformer and well area(s) will be fenced with 6' high chain link and the trash area with masonry wall per county standards. The existing swimming pool is fenced with a 6' high masonry and iron walls. The Willow Avenue frontage, parking lot planters, and areas directly around buildings will be formally landscaped and irrigated. The picnic area and recreation fields will be irrigated lawn. The remaining site will be left more natural with tree plantings and natural grasses with a dry stream bed feature in the existing swale.

19. Any other information that will provide a clear understanding of the project or operation.

None

20. Identify all Owners, Officers and/or Board Members for each application submitted; this may be accomplished by submitting a cover letter in addition to the information provided on the signed application forms.

Current Officers: These offices are elected in January of each year.

President:	John Blackburn
Treasurer:	Nathan Van Verst
Secretary:	Nathan Van Verst

Staff:

Lead Pastor:	Chuck Shillito
Business Administrator:	Nathan Belknap

END OPERATIONAL STATEMENT CHECKLIST

**REQUIRED FINDINGS FOR GRANTING VARIANCE APPLICATION:
BUILDING HEIGHT VARIANCE APPLICATION 3661**

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

The property involved has been developed as a church and the project in question proposed to construct a new worship center. The existing worship center is presently used for three services and with a new worship center with greater seating capacity, the church will move to two services. With a larger building area for a greater capacity, the structure will need to be proportionally taller to allow for a comfortable and light filled space.

Trinity Church is on AE20 Exclusive Agricultural Zone. The AE20 Zone extends to the west, south and east of the property. On the north side, is R1B C Single Family Zone. The original DRA application 3294 and variance application 3661 allows for the construction of the church on the site with an authorization for a 76-foot-high building. It is the intent of the church to apply the same variance on the new worship center project which will have a height of approximately 47 feet.

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

A height variance authorized as part of variance application 3661 is applied to the new worship center. It is necessary to create an interior volume for the proposed new worship space to function as intended. A cross will be placed at the peak of the roof at its highest point thus necessitating the height variance.

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

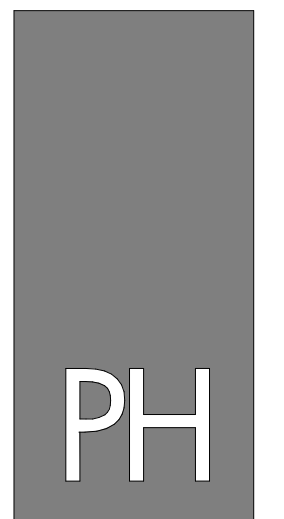
Because of the distance of the new worship center to the adjacent , granting of the variance will not be injurious to neighboring property and will not impact views, cast shadows on neighboring properties, or minimize access to natural light.

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

Granting of the variance will not be contrary to the objectives of the general plan

DRA FOR: TRINITY COMMUNITY CHURCH

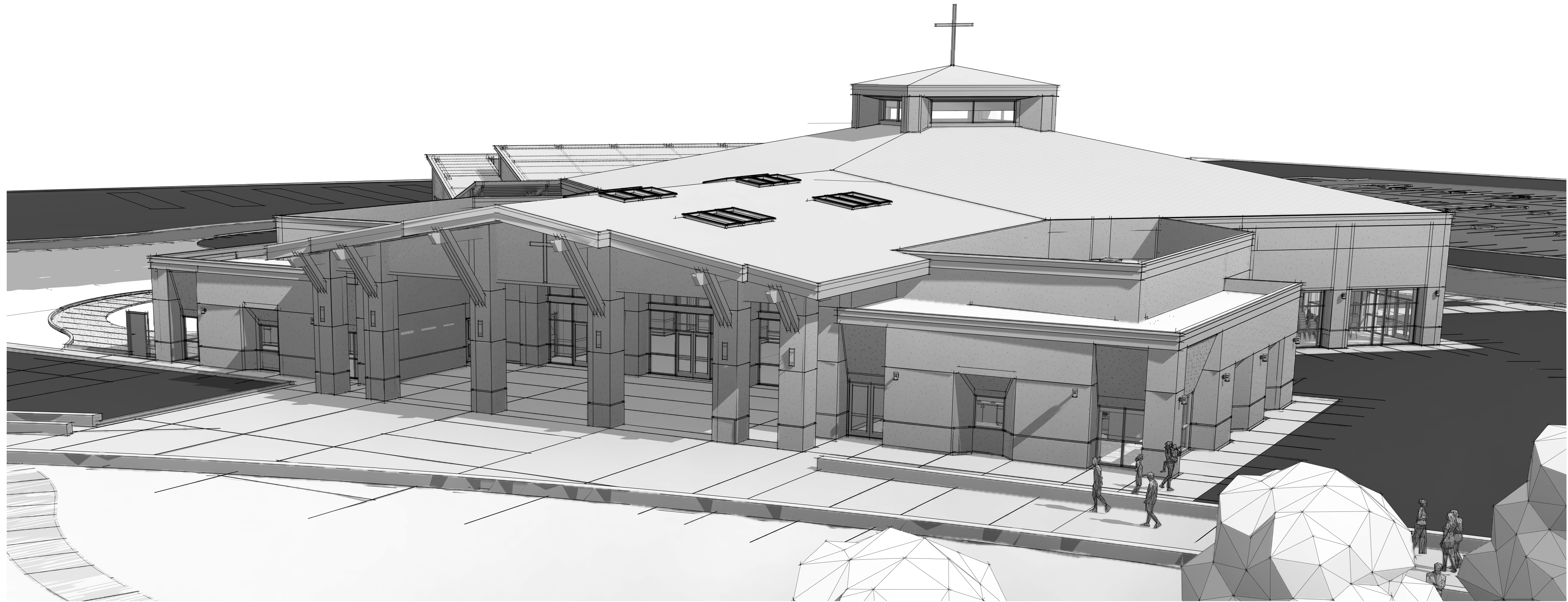
12168 N. WILLOW AVE.
CLOVIS, CA 93619



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PROJECT INFORMATION

SITE INFORMATION
ADDRESS: 12168 NORTH WILLOW AVENUE
CLOVIS, CA 93619
APN: 580-020-10
EXISTING ZONING: AE AGRICULTURE
LAND AREA: 17.59 ACRES

OWNER REPRESENTATIVE:
TRINITY COMMUNITY CHURCH
12168 NORTH WILLOW AVENUE
CLOVIS, CA 93619
559-907-9209
NBEUKNAP@TRINITYCC.COM
CONTACT: NATHAN BELKNAP

ARCHITECT:
PAUL HALAJIAN ARCHITECTS
389 CLOVIS AVE., SUITE 100
CLOVIS, CA 93612
559-297-7900
PAUL@HALAJIANARCH.COM
CONTACT: PAUL HALAJIAN

SHEET INDEX

SHEET NUMBER	SHEET NAME
DRA-00	COVER SHEET
DRA-01	OVERALL SITE PLAN
DRA-02	FLOOR PLAN
DRA-03	BUILDING SECTIONS
DRA-04	EXTERIOR ELEVATIONS
DRA-05	EXTERIOR ELEVATIONS
DRA-06	FUTURE BUILDING FLOOR PLANS

PROJECT:
NEW WORSHIP CENTER
TRINITY COMMUNITY CHURCH
12168 N. WILLOW AVE., CLOVIS, CA 93619
SHEET: COVER

DRAWING SET INFORMATION:

2/23/2024	SD PACKAGE
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REVISIONS:

PROJECT NUMBER:
2021-13

SHEET NUMBER:
DRA-00



SITE INFORMATION:

ADDRESS: 12168 NORTH WILLOW AVENUE, CLOVIS, CA 93619
 APN: 580-020-10
 EXISTING ZONING: AE AGRICULTURE
 LAND AREA: 17.59 ACRES
 EXISTING DRA: 2960
 REVISED DRA: 3294

BUILDING AND STRUCTURE INFORMATION:

PHASE 1, EXISTING ADMINISTRATION BUILDING
 COMPLETED IN 1995. 8,000 SQ. FT. COVERED AREA.
 PHASE 2, EXISTING WORSHIP CENTER
 COMPLETED IN 2001. 19,000 SQ. FT. COVERED AREA.
 PHASE 3A, EXISTING SOLAR PANEL FIELD
 COMPLETED IN 2019.
 PHASE 3B, EXISTING DISCIPLESHIP CENTER
 COMPLETED IN 2019. 18,600 SQ. FT. COVERED AREA.
 PHASE 3C, EXISTING SHADE STRUCTURES
 COMPLETED IN 2019. 1,560 SQ. FT. COVERED AREA.
 PHASE 4, PROPOSED NEW WORSHIP CENTER
 36,245 SQ. FT. COVERED AREA.
 PHASE 5, FUTURE MINISTRY BUILDING
 12,500 SQ. FT. COVERED AREA.
 PHASE 6, FUTURE MEETING/OFFICE BUILDING
 3,500 SQ. FT. COVERED AREA.
 PHASE 7, FUTURE STORAGE BUILDING
 5,000 SQ. FT. COVERED AREA.
 PHASE 8, FUTURE SOLAR PANEL FIELD EXPANSION
 THE PHASES MAY NOT BE CONSTRUCTED IN THIS PARTICULAR ORDER.

PARKING AND BICYCLE INFORMATION:

PARKING:
 • GENERAL PARKING STALLS:
 1. (E) ADMINISTRATION OFFICE BUILDING: 46 STALLS
 2. (E) WORSHIP CENTER BUILDING: 42 STALLS
 3. (E) DISCIPLESHIP CENTER: 97 STALLS
 4. (E) SHADE STRUCTURES: 0 STALLS
 5. (E) SOLAR FIELD: 0 STALLS
 6. PROPOSED WORSHIP CENTER: 397 STALLS
 7. FUTURE MINISTRY BUILDING: 6 STALLS
 8. FUTURE MEETING / OFFICE BUILDING: 13 STALLS
 9. FUTURE STORAGE BUILDING: 3 STALLS
 • TOTAL PARKING STALLS PER DRA: 604 STALLS
 • PARKING STALLS PROVIDED:
 1. GENERAL PARKING STALLS: 663 STALLS
 2. ACCESSIBLE PARKING STALLS: 22 STALLS
 3. EV CHARGING STATION STALLS: 14 STALLS
 • TOTAL PARKING STALLS: 699 STALLS
 BICYCLE PARKING:
 • SHORT TERM BICYCLE PARKING: 7 RACKS (14 BICYCLES)
 • LONG TERM BICYCLE PARKING: 0 LOCKERS

UTILITY:

WATER:
 • DOMESTIC WATER: EXISTING PRIVATE WELL AND PUMP WITH STORAGE TANK.
 • FIRE WATER: EXISTING PRIVATE WELL AND PUMP WITH STORAGE TANK.
 SEWER:
 • EXISTING PRIVATE SEPTIC TANK AND LEACH FIELD.
 POWER:
 • EXISTING ON SITE TRANSFORMER CONNECTED TO POWER FROM WILLOW AVE.
 • SOLAR PANEL FIELD.
 DATA AND PHONE:
 • EXISTING FROM DATA AND PHONE CONNECTED TO DATA LINE FROM WILLOW AVE.
 STORM WATER:
 • CONNECTED TO FRESCO COUNTY FLOOD CONTROL DISTRICT.

PH
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PROJECT:
NEW WORSHIP CENTER
 TRINITY COMMUNITY CHURCH
 12168 N. WILLOW AVE., CLOVIS, CA 93619
SHEET: OVERALL SITE PLAN

DRAWING SET INFORMATION:

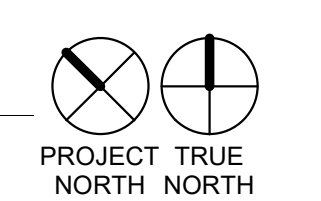
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REVISIONS:

PROJECT NUMBER:
 2021-13
SHEET NUMBER:
 DRA-01

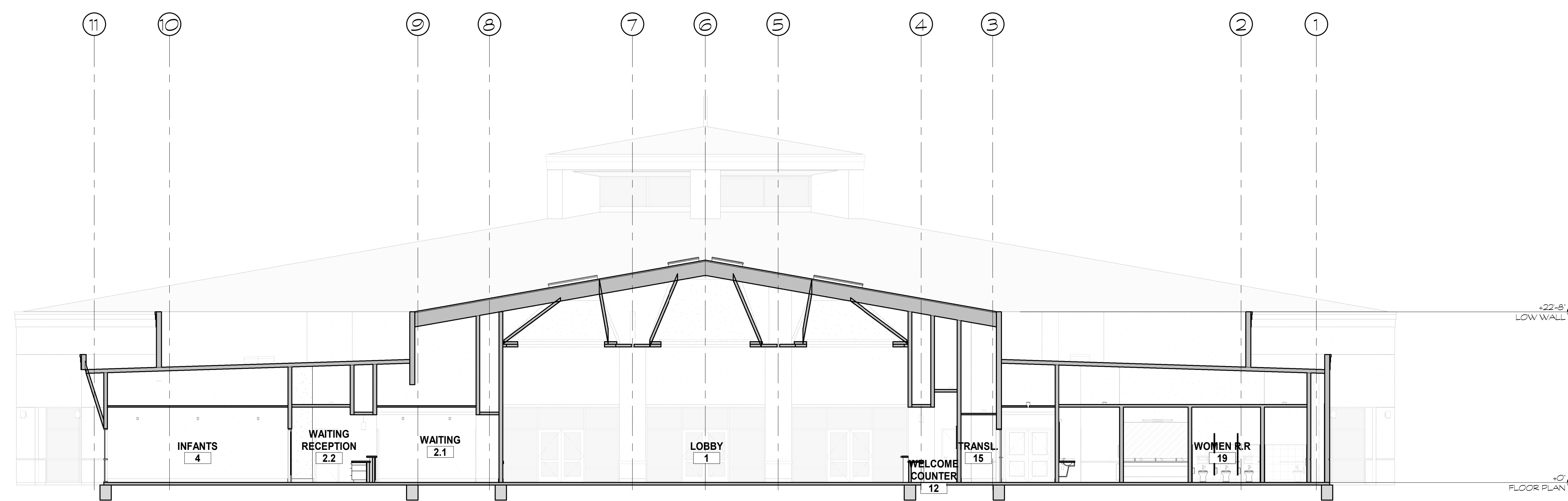
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SITE PLAN
 1" = 40'-0"

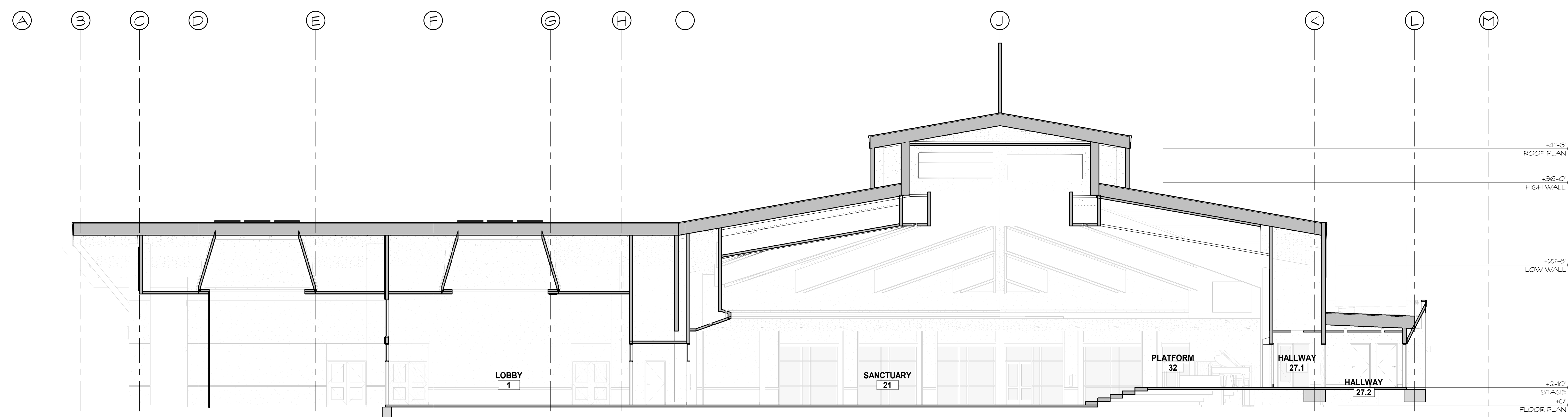




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1 NEW WORSHIP CENTER BUILDING SECTION 1
1/8" = 1'-0"



2 NEW WORSHIP CENTER BUILDING SECTION 2
1/8" = 1'-0"

PRINT DATE: 6/20/2024 11:50:04 AM

PROJECT:
NEW WORSHIP CENTER
TRINITY COMMUNITY CHURCH
12168 N. WILLOW AVE., CLOVIS, CA 93619
SHEET: BUILDING SECTIONS

DRAWING SET INFORMATION:

2/23/2024 SD PACKAGE

REVISIONS:

NO.	DESCRIPTION

PROJECT NUMBER:

2021-13

SHEET NUMBER:

DRA-03

EXTERIOR FINISHES:

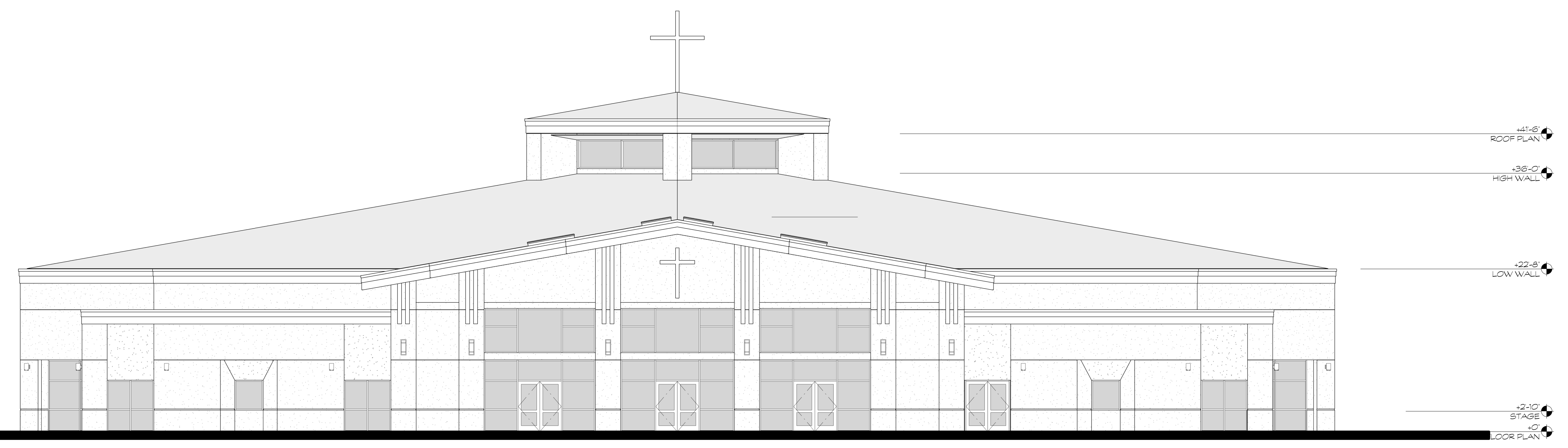
- EXTERIOR WALL FINISH:
MATERIAL: CEMENT PLASTER
COLOR: TO MATCH EXISTING DISCIPLESHIP BUILDING
- EXTERIOR DOORS AND WINDOWS:
MATERIAL: ALUMINUM STOREFRONT SYSTEM
COLOR: CLEAR ANODIZED
- SOFFIT AND CEILING:
MATERIAL: CEMENT PLASTER AND EXPOSED WOOD
COLOR: CEMENT PLASTER TO MATCH EXISTING DISCIPLESHIP BUILDING; WOOD TO BE SEALED CLEAR
- ROOF SYSTEM:
SLOPED ROOF: STANDING METAL SEAM ROOF
COLOR: TO MATCH EXISTING DISCIPLESHIP BUILDING
- FLAT ROOF: SINGLE PLY ROOFING SYSTEM
COLOR: WHITE

PH

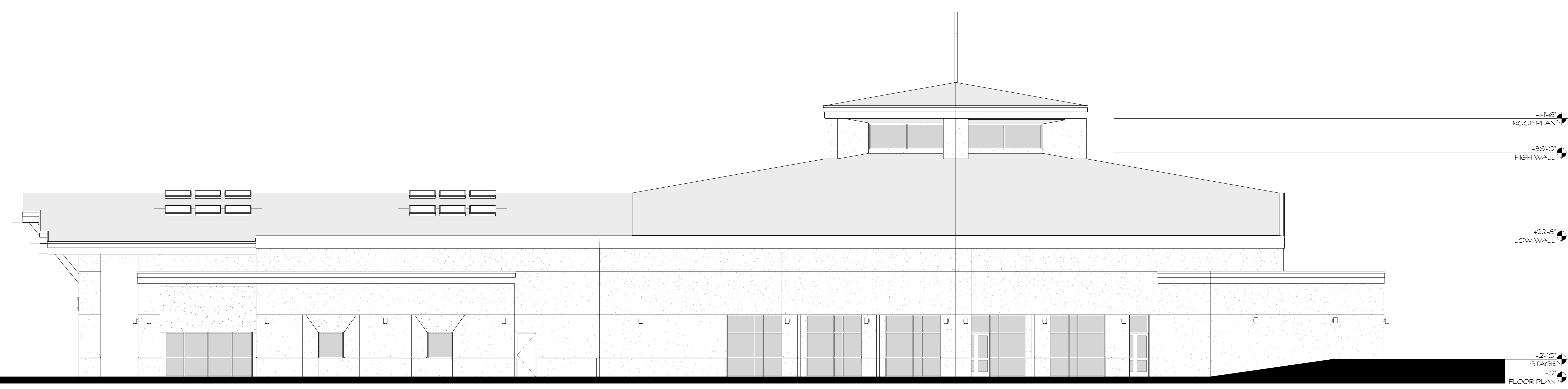
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NEW WORSHIP CENTER - NORTH ELEVATION
1/8" = 1'-0"



NEW WORSHIP CENTER - EAST ELEVATION
1/8" = 1'-0"

PROJECT:
NEW WORSHIP CENTER
TRINITY COMMUNITY CHURCH
12168 N. WILLOW AVE., CLOVIS, CA 93619
SHEET: EXTERIOR ELEVATIONS

DRAWING SET INFORMATION:

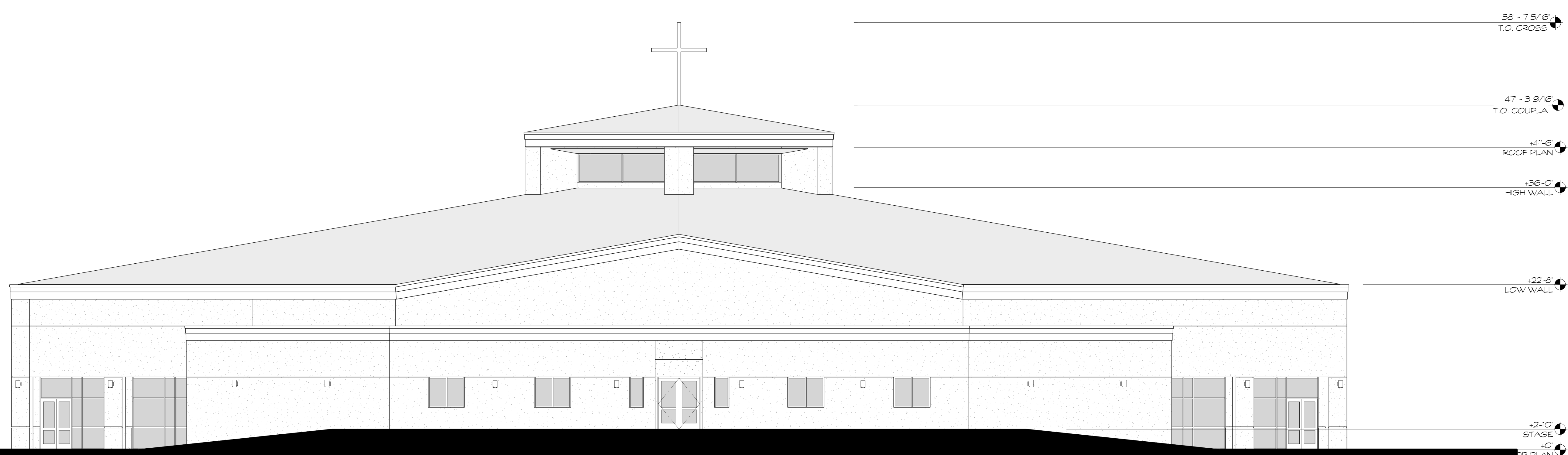
2/23/2024	SD PACKAGE
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REVISIONS:

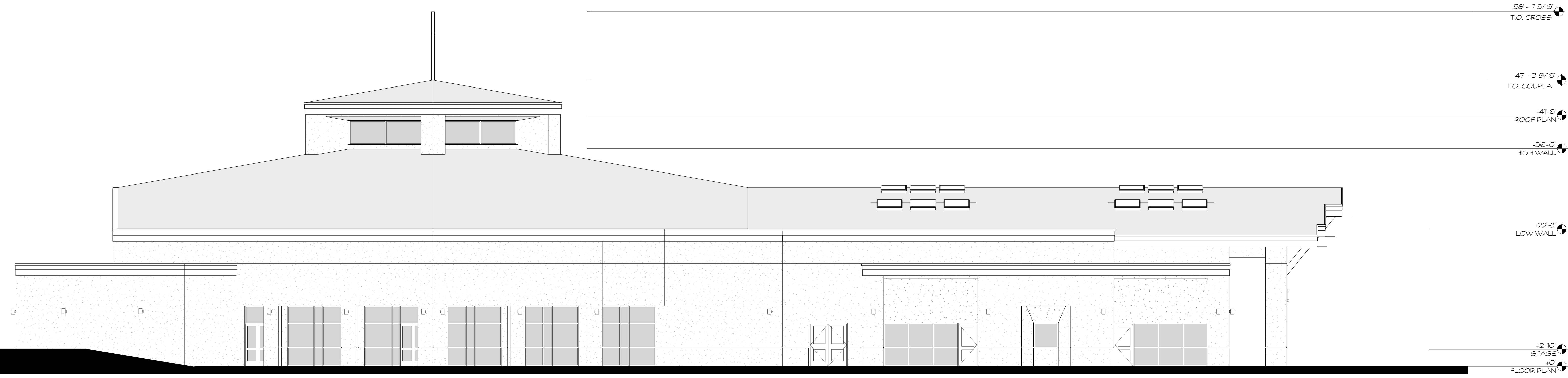
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2021-13
SHEET NUMBER:
DRA-04



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NEW WORSHIP CENTER - SOUTH ELEVATION
1/8" = 1'-0"



NEW WORSHIP CENTER - WEST ELEVATION
1/8" = 1'-0"

PRINT DATE: 6/20/2024 12:54:49 PM

PROJECT:
NEW WORSHIP CENTER
TRINITY COMMUNITY CHURCH
12168 N. WILLOW AVE., CLOVIS, CA 93619
SHEET: EXTERIOR ELEVATIONS

DRAWING SET INFORMATION:

2/23/2024	SD PACKAGE
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REVISIONS:

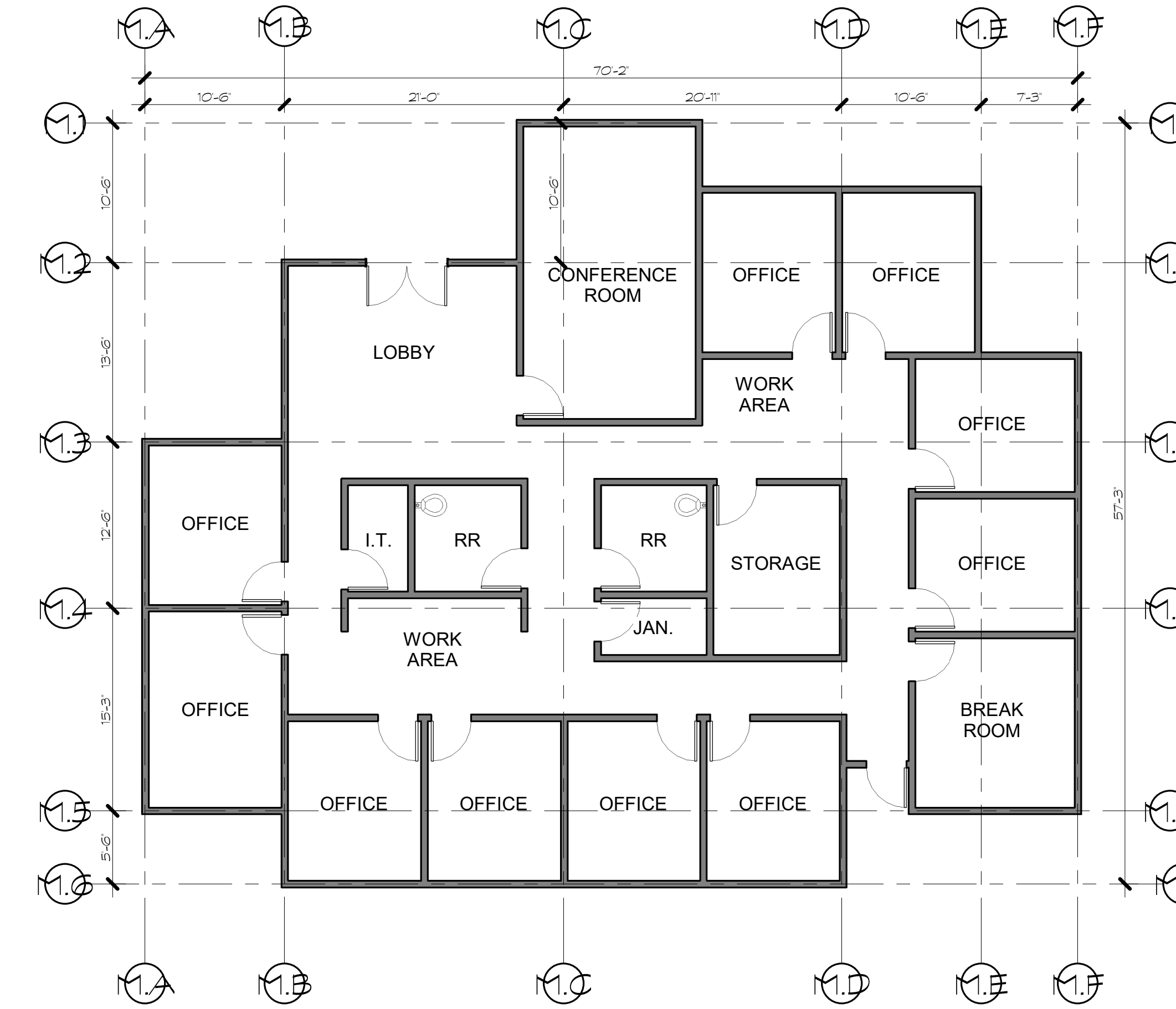
NO.	DESCRIPTION	DATE

PROJECT NUMBER:
2021-13

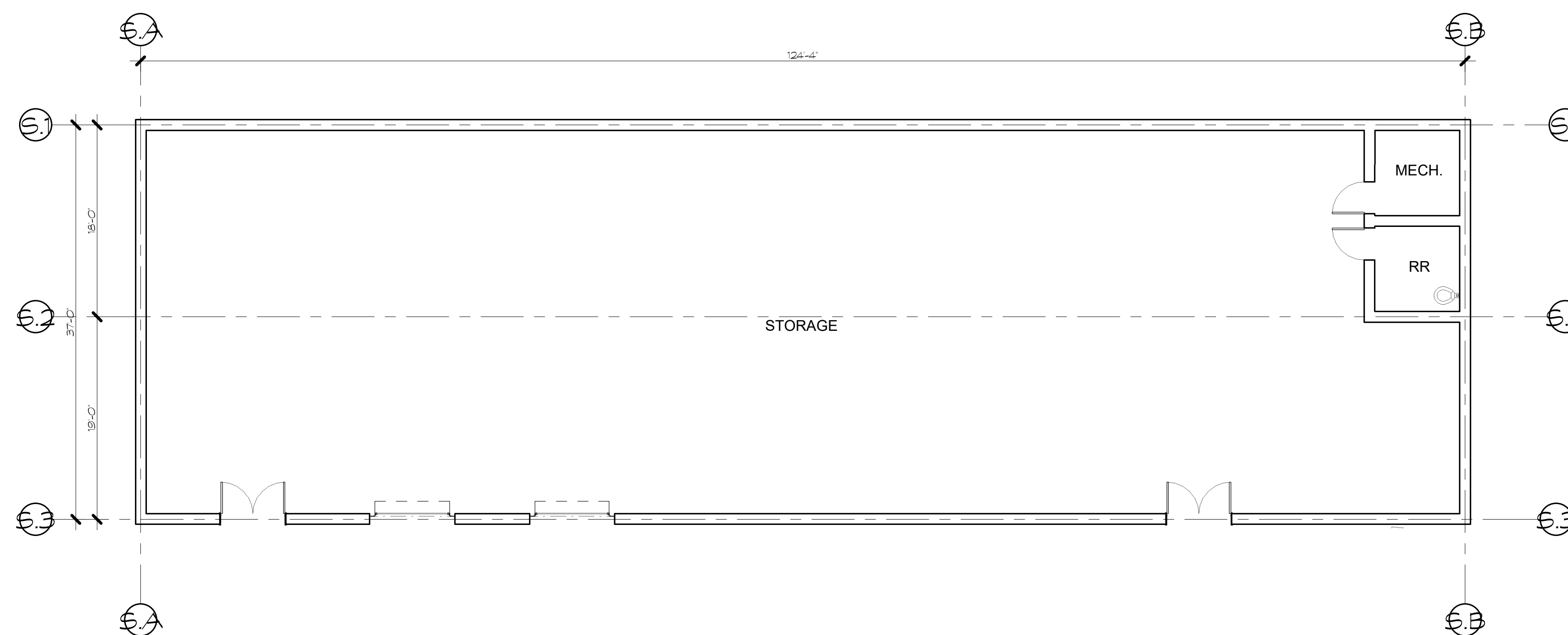
SHEET NUMBER:
DRA-05



FUTURE MINISTRY BUILDING
1/8" = 1'-0"



FUTURE MEETING / OFFICE BUILDING
1/8" = 1'-0"



FUTURE STORAGE BUILDING
1/8" = 1'-0"

FUTURE MINISTRY BUILDING:

OCCUPANCY TYPE:
A-3 ASSEMBLY
S-1 MODERATE HAZARD STORAGE

CONSTRUCTION TYPE: V-B - LIGHT WOOD FRAMING

FIRE SPRINKLER: FULLY AUTOMATIC

BASE ALLOWABLE BUILDING AREA (CBC TABLE 506.2):
A-3: 24,000 SQ. FT.
S-1: 9,000 SQ. FT.

INCREASED ALLOWABLE BUILDING AREA (CBC 506.3 FOR FIRE SPRINKLER):
A-3: 24,000 SQ. FT.
S-1: 36,000 SQ. FT.

ACTUAL BUILDING AREA:
BUILDING: 6,943 SQ. FT.

ALLOWABLE BUILDING HEIGHT: 1 STORY, 30'-0"

FOUNDATION: CONTINUOUS CONCRETE SLAB ON GRADE FOUNDATION.

WALL FRAMING: 2X WOOD FRAMING.

ROOF FRAMING: GLULAM BEAM AND ENGINEERED WOOD TRUSS.

FUTURE MEETING / OFFICE BUILDING:

OCCUPANCY TYPE:
B: BUSINESS

CONSTRUCTION TYPE: V-B - LIGHT WOOD FRAMING

FIRE SPRINKLER: FULLY AUTOMATIC

BASE ALLOWABLE BUILDING AREA (CBC TABLE 506.2):
B: 9,000 SQ. FT.

INCREASED ALLOWABLE BUILDING AREA (CBC 506.2 FOR FIRE SPRINKLER):
B: 36,000 SQ. FT.

ACTUAL BUILDING AREA:
BUILDING: 3,236 SQ. FT.

ALLOWABLE BUILDING HEIGHT: 3 STORES, 60'-0"

FOUNDATION: CONTINUOUS CONCRETE SLAB ON GRADE FOUNDATION.

WALL FRAMING: 2X WOOD FRAMING.

ROOF FRAMING: GLULAM BEAM AND ENGINEERED WOOD TRUSS.

FUTURE STORAGE BUILDING:

OCCUPANCY TYPE:
S-1: STORAGE

CONSTRUCTION TYPE: V-B - LIGHT WOOD FRAMING

FIRE SPRINKLER: FULLY AUTOMATIC

BASE ALLOWABLE BUILDING AREA (CBC TABLE 506.2):
S-1: 9,000 SQ. FT.

INCREASED ALLOWABLE BUILDING AREA (CBC 506.2 FOR FIRE SPRINKLER):
S-1: 36,000 SQ. FT.

ACTUAL BUILDING AREA:
BUILDING: 5,000 SQ. FT.

ALLOWABLE BUILDING HEIGHT: 2 STORES, 60'-0"

FOUNDATION: CONTINUOUS CONCRETE SLAB ON GRADE FOUNDATION.

WALL FRAMING: METAL BUILDING.

ROOF FRAMING: METAL BUILDING.

EXTERIOR FINISHES:

EXTERIOR WALL FINISH:
MATERIAL: CEMENT PLASTER
COLOR: TO MATCH EXISTING DISCIPLESHIP BUILDING

EXTERIOR DOORS AND WINDOWS:
MATERIAL: ALUMINUM STOREFRONT SYSTEM
COLOR: CLEAR ANODIZED

SOFFIT AND CEILING:
MATERIAL: CEMENT PLASTER AND EXPOSED WOOD.
COLOR: CEMENT PLASTER TO MATCH EXISTING DISCIPLESHIP BUILDING. WOOD TO BE SEALED CLEAR.

ROOF SYSTEM:
SLOPED ROOF: STANDING METAL SEAM ROOF.
COLOR: TO MATCH EXISTING DISCIPLESHIP BUILDING.
FLAT ROOF: SINGLE PLY ROOFING SYSTEM.
COLOR: WHITE



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PROJECT:
NEW WORSHIP CENTER
TRINITY COMMUNITY CHURCH
12168 N. WILLOW AVE., CLOVIS, CA 93619

SHEET: FUTURE BUILDING FLOOR PLANS

DRAWING SET INFORMATION:

2/23/2024	SD PACKAGE
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REVISIONS:

PROJECT NUMBER:
2021-13

SHEET NUMBER:
DRA-06

FRESNO COUNTY PUBLIC WORKS & DEVELOPMENT SERVICES
DEVELOPMENT SERVICES DIVISION
Trinity Community Church
Clovis, CA 93619

EXISTING SITE PHOTOS

SITE PLAN:



DRA4786
VA 4176

SITE PHOTOS:

#1 East View of Trinity Community Church:



#2 East View of Trinity Community Church:



#3 Monument Sign:



#4 North View of Trinity Community Church:



#5 North View of Trinity Community Church:



ADJACENT PROPERTY:

#6 Residential Property to the east across Willow Avenue:



#7 Residential Property to the north:



#8 Agricultural Field to the East past parking lot:



END SITE PHOTOS