County of Fresno

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

DATE: May 24, 2021

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
County Counsel, Attn: Alison Samarin, Deputy County Counsel
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
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/James Anders
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Dan Mather
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Wendy Nakagawa/Nadia Lopez
Design Division, Transportation Planning, Attn: Brian Spaunhurst/Gloria Hensley
Water and Natural Resources Division, Attn: Glenn Allen; /Roy Jimenez
Agricultural Commissioner, Attn: Melissa Cregan
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/ Kevin Tsuda
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@ waterboards. ca.gov
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division), Attn: PIC Supervisor
CA Department of Transportation (CALTRANS), Attn: Dave Padilla/Nicholas Isla
North King GSA, Attn: Kassy Chauhan
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Patricia Cole/Matthew Nelson
CA Department of Fish and Wildlife, Attn: Jim vang/Craig Bailey/ R4CEQA@wildlife.ca.gov
State Water Resources Control Board, Division of Drinking Water, Attn: Jose Robledo/Caitlin Juarez
Southern san Joaquin Valley Information center, Attn: Celeste Thomson
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/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/ Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director
Sierra Resource Conservation District, Attn: Steve Haze
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief

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

SUBJECT: Unclassified Conditional Use Permit Application No. 3713; Initial Study Application No. 8081

APPLICANT: Jerry Cook

DUE DATE: June 7, 2021

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject Use permit application proposing to allow a high intensity park with related improvements for weddings, fundraisers, corporate retreat and private parties, including a veterinary office and a fruit stand/wine tasting room, on a 10-acre portion of a 45.56-acre site in the AE-40 (Exclusive Agricultural; 40-acre minimum parcel size) Zone District. The project site is located on the east side of Tollhouse Road (State Route 168), approximately 4.7 miles northeast of the City of Clovis (13305 Tollhouse Road, Clovis, CA).

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 **June 7, 2021.** Any comments received after this 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
G:\4360Devs&Pln\PROJSEC\PROJDOCS\CUP\3700-3799\3713\ROUTING\CUP 3713 Routing Ltr.doc

Activity Code (Internal Review): 2381

Enclosures

Date Received: 05-18-21

CUP(U) 3713 (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:

- [x] Pre-Application (Type) CUP
- [ ] Amendment Application
- [ ] Amendment to Text
- [x] Conditional Use Permit
- [ ] Variance (Class)/Minor Variance
- [ ] Site Plan Review/Occupancy Permit
- [ ] No Shoot/Dog Leash Law Boundary
- [ ] General Plan Amendment/Specific Plan/SP Amendment)
- [ ] Time Extension for
- [ ] Director Review and Approval
- [ ] for 2nd Residence
- [ ] Determination of Merger
- [ ] Agreements
- [ ] ALCC/RLCC
- [ ] Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

~~Pre-application meeting for~~ CUP, for development of a "High Intensity Park" on a portion of an agricultural parcel.

CEQA DOCUMENTATION: [x] *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: S side of Tollhouse Road
between Mendocino Avenue and N Madsen Avenue
Street address: 13305 Tollhouse Road

APN: 150-141-24 Parcel size: 40 acres Section(s)-Twp/Rg: S ____ - T ____ S/R ____ E

ADDITIONAL APN(s): 150-141-19

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.

Owner (Print or Type)	Address	City	Zip	Phone
Cook Family By-Pass & Botfee, LLC	2780 N Miami Ave, Suite 101	Fresno	93727	
Applicant (Print or Type)	**Address**	**City**	**Zip**	**Phone**
Jerry Cook	2780 N Miami Ave, Suite 101	Fresno	93727	
Representative (Print or Type)	**Address**	**City**	**Zip**	**Phone**
Stephanie Say, Paul Halajian Architects	389 Clovis Ave, Suite 100	Clovis	93612	297-7900

CONTACT EMAIL:

OFFICE USE ONLY (*PRINT FORM ON GREEN PAPER*)

Application Type / No.: CUP(U) 3713	Fee: $ 9,123.00
Application Type / No.:	Fee: $
Application Type / No.: Pre-app. Credit	Fee: $ -247.00
Application Type / No.:	Fee: $
PER/Initial Study No.: → IS 8081	Fee: $ 5,151.00
Ag Department Review:	Fee: $ 93.00
Health Department Review:	Fee: $ 992.00
Received By: EJAZ Invoice No.:	TOTAL: $ 15,112.00

UTILITIES AVAILABLE:

WATER: Yes [x] / No [ ]
Agency: Private well

SEWER: Yes [x] / No [ ]
Agency: Private septic

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Related Application(s): N/A
Zone District: AE-40
Parcel Size: 43.94 & 1.62 ACRES

Sect-Twp/Rg: ____ - T____ S /R____ E
APN # ___ - ___ - ____
APN # ___ - ___ - ____
APN # ___ - ___ - ____
APN # ___ - ___ - ____

THE COUNTY OF FRESNO 1856

Development Services and Capital Projects Division

Pre-Application Review

Department of Public Works and Planning

Mail To:
Paul Halajian Architects
389 Clovis Ave., Suite 100
Clovis, CA 93612

NUMBER: 21-002740
APPLICANT: Stephanie Say
PHONE: (559) 297-7900
E-mail: stephanies@halajianarch.com

PROPERTY LOCATION: 13305 Tollhouse Rd
APN: 150 - 141 - 24 *ALCC:* No ___ Yes # 6179 *VIOLATION NO.* None
CNEL: No x Yes ___ (level) *LOW WATER:* No ___ Yes x *WITHIN ½ MILE OF CITY:* No x Yes ___
ZONE DISTRICT: AE-40 ; *SRA:* No ___ Yes x *HOMESITE DECLARATION REQ'D.:* No x Yes ___
LOT STATUS:
Zoning: (x) Conforms; ( ) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236)
Merger: May be subject to merger: No x Yes ___ ZM# ___ Initiated ___ In process ___
Map Act: ( ) Lot of Rec. Map; ( ) On '72 rolls; (x) Other Hist ; ( ) Deeds Req'd (see Form #236)
SCHOOL FEES: No x Yes ___ *DISTRICT:* Clovis Unified SD *PERMIT JACKET:* No ___ Yes x
FMFCD FEE AREA: (x) Outside ( ) District No.: ___ *FLOOD PRONE:* No x Yes ___
PROPOSAL UNCLASSIFIED CUP TO ALLOW A HIGH INTENSITY PARK W/ RELATED FACILITIES FOR WEDDINGS AND OTHER VENUES WITHIN A 43.89 ACRE PARCEL IN THE AE-40 ZONE DISTRICT. plus a 1.62-acre parcel for site access. THE REMAINING PARCEL SHALL BE FARMING AND AG TOURISM.
COMMENTS:
ORD. SECTION(S): 816.5 853.B-12 *BY:* Daniel Gutierrez *DATE:* 3/25/2021

GENERAL PLAN POLICIES:

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

COMMENTS: Low Water Area.

PROCEDURES AND FEES:

( )GPA: ___ ( )MINOR VA: ___
( )AA: ___ (✓)HD: $992.00
(✓)CUP: $9,123.00 (✓)AG COMM: $93.00
( )DRA: ___ ( )ALCC: ___
( )VA: ___ (✓)IS/PER*: $5,151.00
( )AT: ___ ( )Viol. (35%): ___
( )TT: ___ ( )Other: ___

Filing Fee: $15,359.00
Pre-Application Fee: -$247.00
Total County Filing Fee: $15,112.00

FILING REQUIREMENTS:

(✓) *Land Use Applications and Fees*
(✓) *This Pre-Application Review form*
(✓) *Copy of Deed / Legal Description*
(✓) *Photographs*
( ) *Letter Verifying Deed Review*
(✓) *IS Application and Fees** * Upon review of project materials, an Initial Study (IS) with fees may be required.*
(✓) *Site Plans - 4 copies (folded to 8.5"X11")* ~~+ 1 - 8.5"x11" reduction~~
(✓) *Floor Plan & Elevations - 4 copies (folded to 8.5"X11") + 1 - 8.5"x11" reduction*
(✓) *Project Description / Operational Statement (Typed)*
( ) *Statement of Variance Findings*
( ) *Statement of Intended Use (ALCC)*
( ) *Dependency Relationship Statement*
( ) *Resolution/Letter of Release from City of* ___
Referral Letter # ___

OTHER FILING FEES:

(✓) *Archaeological Inventory Fee: $75 at time of filing*
(Separate check to Southern San Joaquin Valley Info. Center)
(✓) *CA Dept. of Fish & Wildlife (CDFW): ($50) ($50+$2,406.75)*
(Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)

BY: EJAZ AHMAD *DATE:* 04/01/21
PHONE NUMBER: (559) 600 - 4204

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.

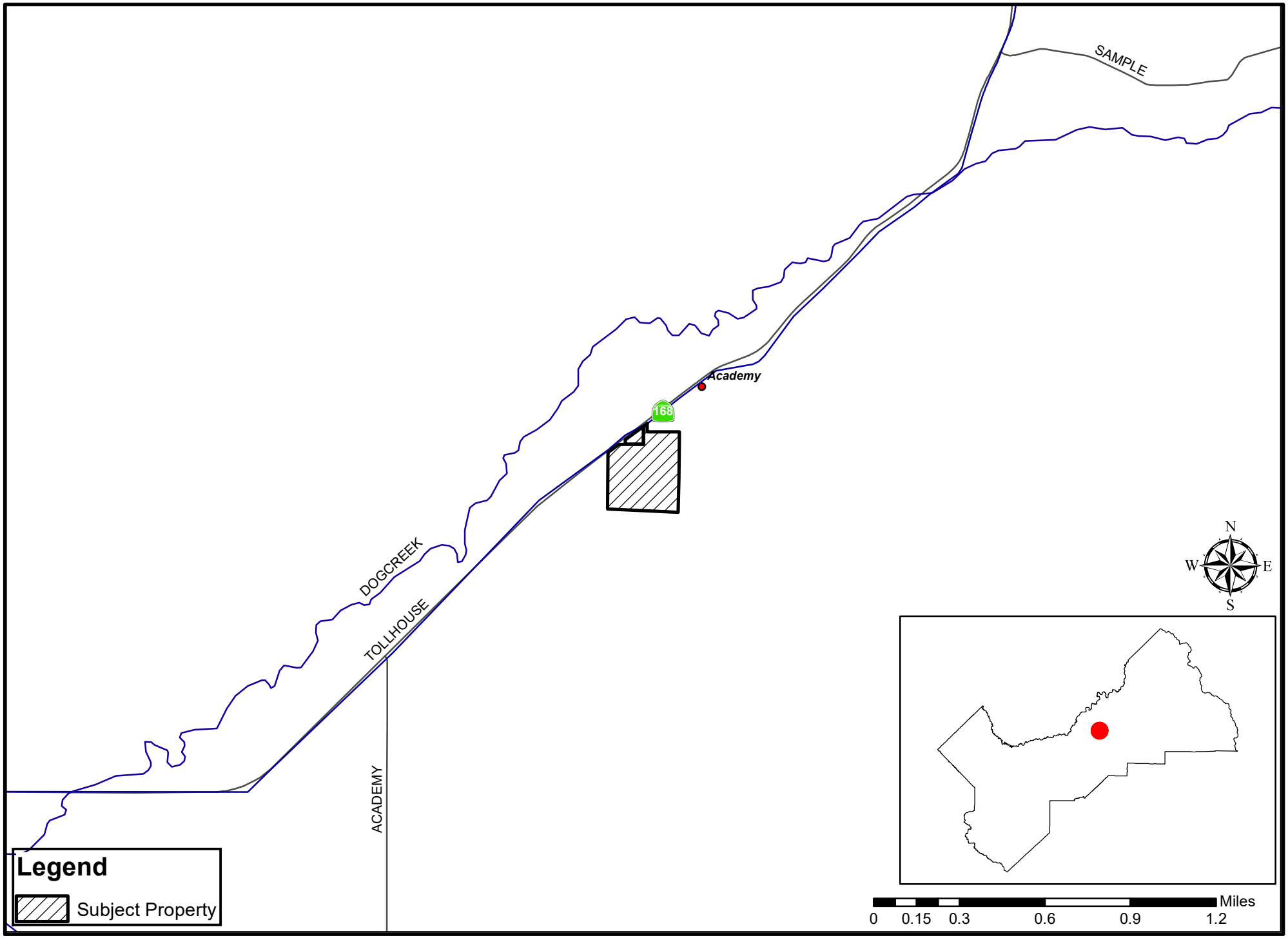
NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

( ) 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)*

OVER.....

CUP 3713

LOCATION MAP

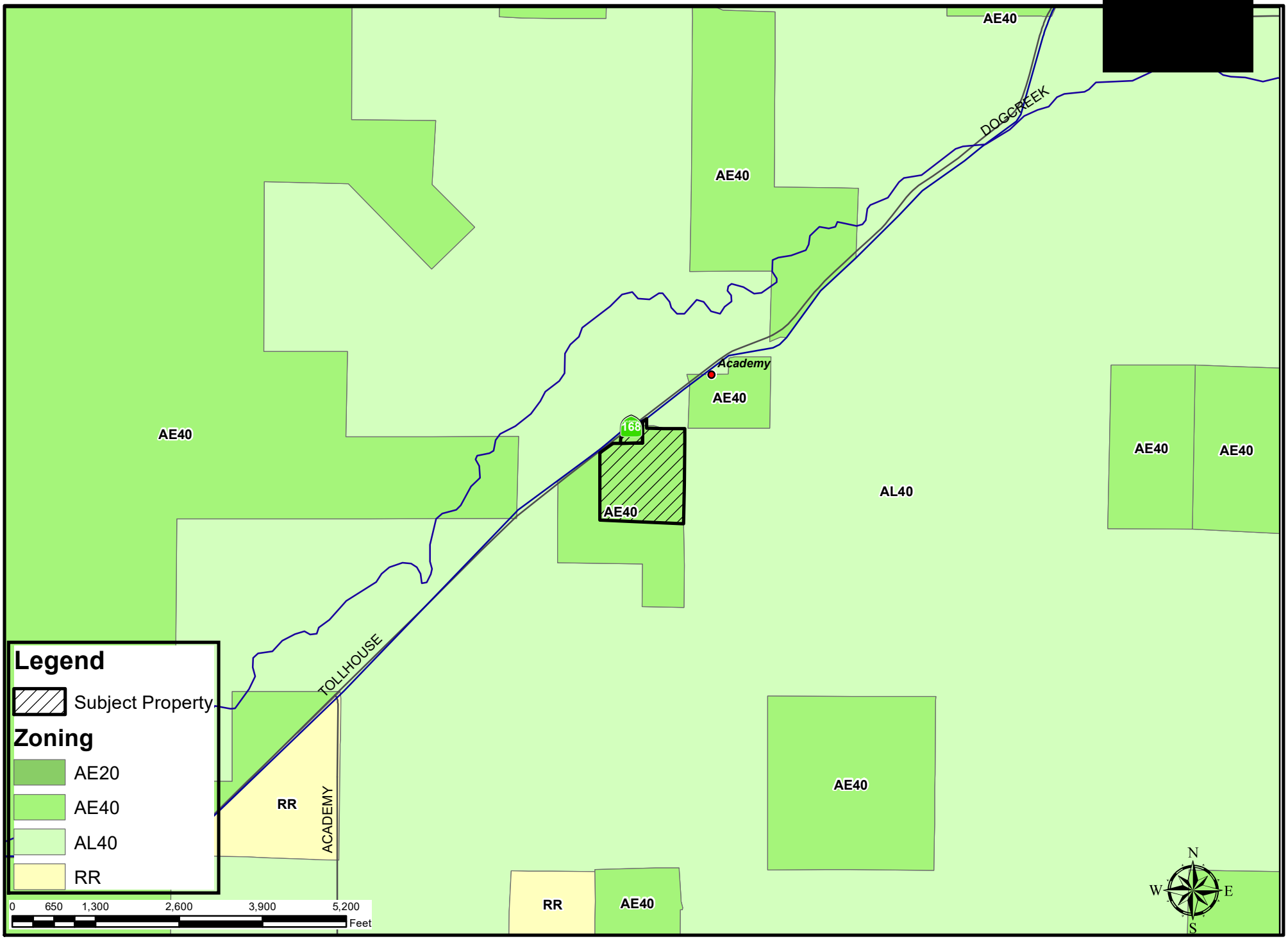


DM

Prepared by: County of Fresno Department of Public Works and Planning

CUP 3713
STR 14-12/22

EXISTING ZONING MAP



DM

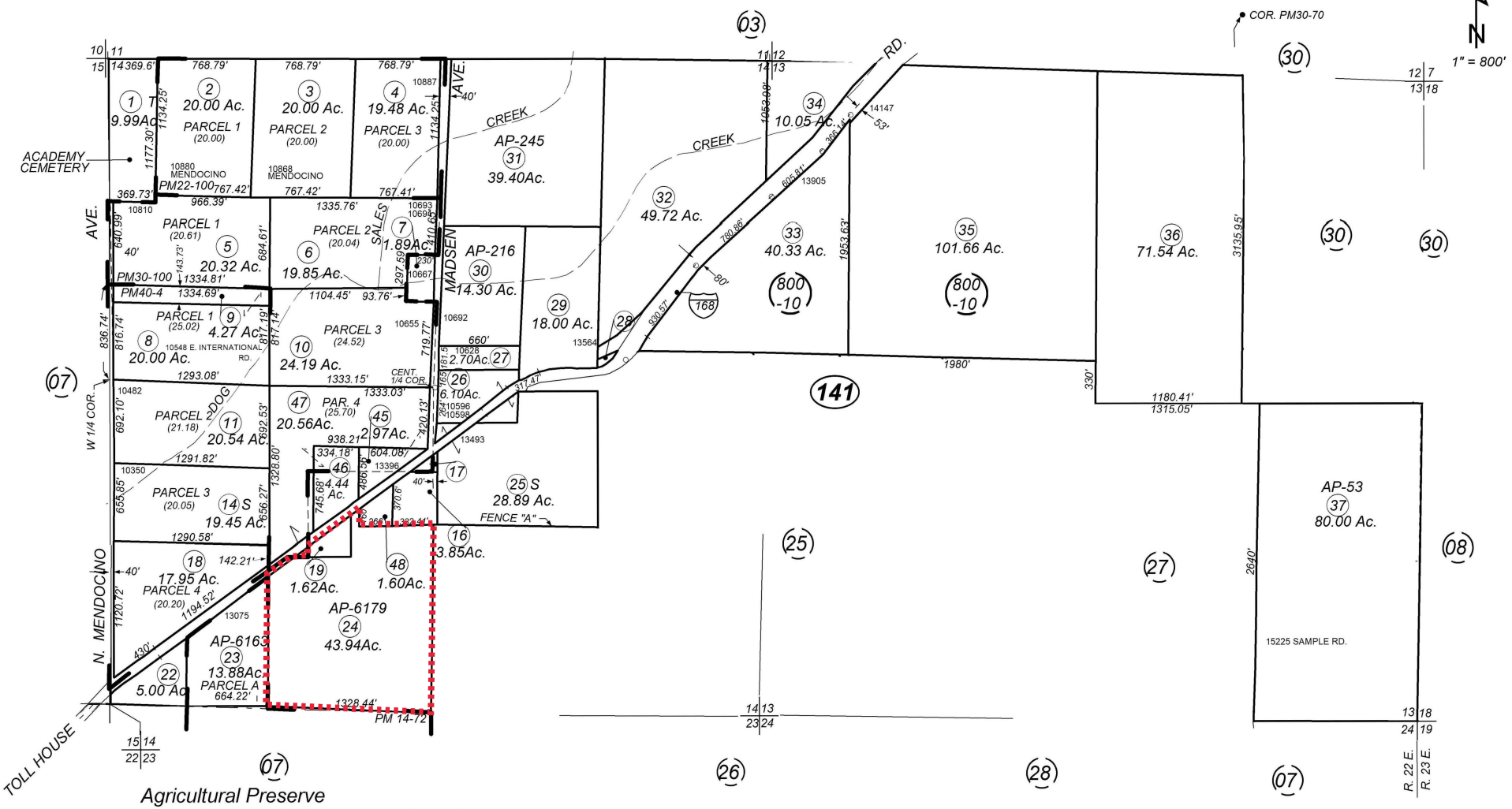
Prepared by: County of Fresno Department of Public Works and Planning

-NOTE-
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC'S. 13 & 14, T.12S., R.22E., M.D.B.& M.

Tax Rate Area
76-035

150-14



Agricultural Preserve
Parcel Map No. 2176 - Bk. 14, Pg. 72
Parcel Map No. 3351 - Bk. 22, Pg. 100
Parcel Map No. 4821 - Bk. 30, Pg. 100
Parcel Map No. 5918 - Bk. 40, Pgs. 4 & 5

Assessor's Map Bk. 150 - Pg. 14
County of Fresno, Calif.

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

5/29/2018

Operational Statement

Academy Homestead Ranch
13305 Tollhouse Road
Clovis, CA 93619

Last Updated: 05.13.21

Nature of the Operation:

Stephanie Say, of Paul Halajian Architects, on behalf of Jerry Cook, is requesting approval of a Conditional Use Permit (CUP) for the development and operation of a 10 acre "High Intensity Park" on 40.36 + 1.62 acre parcels called Academy Homestead Ranch (AHR) in Academy, California. The applicant also owns a total of 105 contiguous parcels in the immediate area, but they are not included in this scope of work. Full buildout includes an event center that will be used for weddings, fundraisers, corporate retreats and private parties, as well as a veterinary office and fruit stand/wine tasting room, which are ancillary uses to the proposed event center and are allowed by-right as outlined below. The latter uses will act as an eco-tourism destination, representing Fresno County's abundant agriculture for locals and tourists alike.

Operational time limits:

Events will be held year-round, both indoors and outdoors (weather permitting). The indoor space is designed for 300 guests, and outdoor space up to 500 guests. Events may take place from 10am to midnight, on weekends and 10am to 10pm on weeknights. Exterior amplified sound will comply with Municode requirements as indicated below.

Events will be limited to 40 per year, including weekdays and weekends. No more than 4 events per week shall occur. Events will be limited to 8 hour durations, within the hours outlined above.

Number of customers or visitors:

Events range in size, but will be limited to 300 guests when indoors, and 500 guests when outdoors. Average will likely be much less than that, around 150 guests for weddings and 10-20 for corporate retreats, catered dinners and the like. Weddings will primarily be on weekends (Friday, Saturday, Sunday) during the afternoon/evening hours. Weekday functions (Monday through Thursday) will be limited to smaller retreats and gatherings with a maximum of 50 guests.

On non-event days, there is very little visitor traffic anticipated.

Number of employees

For full buildout, up to (6) full time permanent employees of AHR will be necessary. Temporary event staff will be added as needed for catering, serving, photography, florals, etc. not to exceed (28) people. [Catering/serving (8), Photography (3), DJ (2), Florals (2), Coordinator (2), Videography (2), Bartending (5), Misc. (4)]

No live-in property caretaker is anticipated at any phase of the project.

Service and delivery vehicles?

Service vehicles will be limited to gator type riding vehicles. All AHR employees will provide their own transportation to and from the venue. During events, there will be catering trucks/trailers, food trucks, delivery vehicles for furniture and décor rentals, tables and chairs, luxury toilets, etc. They will be limited to (6) per event on-site at any given time.

Access to the site is provided currently via a single private unpaved driveway. The applicant is proposing to re-surface the existing drive with compacted and graded decomposed granite. Automatic security gates will be added to prevent uninvited visitors and a guard house will be staffed for large events.

CUP 3713
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COUNTY OF FRESNO
MAY 14 2021
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

On-site roads leading to the trash disposal area are sized to accommodate trash vehicle access and turnaround. Fire access, including width and turnaround will also be provided on site to existing and new buildings as required by the CalFire.

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

(28) employee parking stalls provided near the existing house. These will consist of permeable drive aisles and parking stalls to reduce stormwater runoff.

(74) guest stalls provided at parking area with permeable surfacing.

(42) overflow stalls provided at parking area with permeable surfacing.

(10) stalls provided at veterinary office with permeable surfacing.

(14) stalls provided at the fruit stand/tasting room with permeable surfacing.

(9) decomposed granite or mowed hay RV parking stalls provided near proposed bunk house.

Total = (168) stalls provided for (534) employees/guests.

County Municode requires (1) stall per (40) sf of assembly area, plus (1) stall for every (2) permanent employees. [FCMC 855-I.2.B] See the attached plans for further breakdown.

Loading zones are not required for the current zoning, but are anticipated to be used, so (3) are provided near the proposed bar, existing house, and veterinary office. A portion of the stalls listed above will be designated as ADA, clean-air vehicle and EV charging as required by code.

As a rural site, no visitor bicycle traffic is anticipated, but bicycle parking facilities will be provided for guests to use. Bicycle rental may be provided as a future amenity for guests.

Are any goods to be sold on-site?

As a part of the primary event center function, no goods are planned to be sold on-site. Services will be provided like facility rental, event planning, technical assistance, security and valet parking. All food, drinks, and products will be provided by outside vendors. Catering and outdoor kitchens are provided for vendors' use.

For the fruit stand/tasting room, products will be grown both on and off site. They will consist of fresh fruits, vegetables, dry goods and wine, with an emphasis on locally grown and manufactured agricultural products.

What equipment is used?

No additional equipment is required to service the proposed uses outside of standard property and yard maintenance tools.

What supplies or materials are used, how are they stored?

Since there are very few goods being produced on site, the supplies/materials are minimal. Fruit grown on site will be hand harvested due to the small quantity.

Does the use cause an unsightly appearance?

Operational Statement

Academy Homestead Ranch
13305 Tollhouse Road
Clovis, CA 93619

Last Updated: 05.13.21

All proposed structures are planned to be compatible with the existing architecture and character already on the site. They will be agrarian in nature, resembling barns or out-buildings to enhance the character of the site while providing modern amenities like energy efficiency.

As an event center, some gathering noise is expected to be generated. For this reason, several mitigation measures have been implemented such as a double row of evergreen trees along the east property line, orienting the barn to reflect sound into the site rather than towards adjacent properties and concentrating event areas in the center of the parcel, which is surrounded by a total of 105 acres owned by the Applicant. In addition, AHR staff will be present during all events to monitor noise with digital technology to enforce rules for guests as outlined in client rental agreements.

All exterior lighting will be shielded type, so that light pollution is kept to a minimum and safety is still achieved for guests and visitors. Exterior lighting will be zoned and monitored to minimize energy use and light pollution to neighboring properties. Daylight will be used wherever possible to light interior spaces, but will be supplemented with code-compliant lighting.

Dust will be mitigated with decomposed granite drives and parking areas, which can be re-wetted when necessary to control dust generated by vehicular travel. Landscaping is mainly to be left as natural vegetation. In minimal areas like planter beds and parking islands, it may include drought-tolerant and low-maintenance, native species.

No odors are anticipated to be generated within the proposed uses.

List any solid or liquid wastes to be produced.

Trash and recycling facilities are provided near the existing garage, within a CMU block enclosure.

All solid waste will be serviced by Granite Solid Waste. It will be collected after each event and at regular intervals as needed. It is estimated that the maximum quantity will be 2 cubic yards per week (8 cubic yards per month), of which at least half are expected to be recyclable. The proposed uses will not cause odor or hazardous waste.

All (5) existing restrooms are served by (2) septic tanks and leach fields on-site. As new restrooms are constructed, new engineered septic systems will also be included. All septic systems will be located 100 feet minimum from current or planned wells, and will conform to other regulatory requirements.

Estimated volume of water to be used – gallons per day?

There are two existing wells on the property. One 6" with variable frequency drive pump near the (E) tank house, and one 8" with standard pump near the east property line. Additional wells will be drilled as needed to provide water for the proposed uses. It is estimated that 150 gallons per event will be used maximum, and between 400 to 1,000 gallons per month. Test wells will be drilled prior to installation to confirm adequate water supply and well location.

Describe any proposed advertising including size, appearance and placement.

The only signage visible from off-site will be two directional signs at either side of the existing driveway. They will provide wayfinding for guests, along with a 30' restored historic windmill to mark the entry point along Tollhouse Road. Primary signage to the south (for guests arriving from Fresno and surrounding areas) will be lighted directional signage to guide visitors to the entry road. Signage to the north will be non-lighted secondary directional signage. All signage will comply with size and location requirements as set out in the County Municipal Code.

Operational Statement

Academy Homestead Ranch
13305 Tollhouse Road
Clovis, CA 93619

Last Updated: 05.13.21

Will existing buildings be used, or will new be constructed?

Existing buildings on the site include a 3,000 sf house, 600 sf garage, 700 sf shed, 1,650 sf barn, 500 sf stable, and 100 sf tank house. All structures appear to have been built between 1930 and 1950. Some have been tastefully renovated to update while preserving character.

Proposed structures include: (1) 6,000 sf Barn to be used as an event center, (1) 200 sf guard house, (1) 600 sf restroom building, (1) 3,000 sf bunk house, (1) 1,200 sf fruit stand/tasting room, and (1) 1,500 sf veterinary office.

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

For existing structures: The existing house will be used as an amenity for guests to get ready, stay overnight or host small gatherings/retreats. It is incidental use to the primary event center. The garage will be used for vehicle and tool storage as well as a bar service area during events. The shed will be used for vehicle and tool storage as well as a food service area during events. The existing barn will be used for storage and not accessible to guests. The stable will be used for horse-drawn carriage unloading. The tank house is already remodeled and will serve as a valet office during events.

The proposed barn event center will include an assembly area for 300 guests, restrooms, an outdoor catering kitchen, bar and storage areas as needed. It will also include a small office for the full time site manager, and will function as a place for potential clients to come and view the site, plan events with the coordinator, and sign documents.

The guard house will be constructed in a similar character to the existing remodeled tank house and will be manned only during events to monitor and guide visitors to the venue. The restroom building will be above and beyond the code minimum restroom facilities, but will be provided as a convenience for outdoor gatherings. It will include a small janitor closet and storage for maintenance and tools. The bunk house will be of similar size and character to the existing guest house and will serve a similar purpose.

The veterinary office and fruit stand/tasting room will also be constructed in a farmhouse, agrarian style to match other existing and proposed structures. They will both be independently operated from the event center. The veterinary office will be open 5 days a week, from 7am-5pm. This use is permitted with Director Review and Approval for the existing AE zone designation. [FCMC 816.2, Item K].

The fruit stand/tasting room will be open 7 days a week, from 10am-6pm. These uses (agricultural eco-tourism and minor winery) are permitted by right for the existing AE zone designation. [FCMC 816.1, Item Z]. All of the proposed uses are "clearly secondary and incidental" to the working agricultural operation of oat hay farming. These uses will comply with all requirements as listed in the Municipal Code, including but not limited to: 100 trips per day, access from a county road within ¼ mile, adequate parking, 10,000 gallons maximum annual production, 25% min of the grapes used to be grown on site, and 75 max public tasting days per year. See FCMC 855-N-2 and 855-N-38-C for more information.

Will any outdoor lighting or outdoor sound amplification be used?

Outdoor lighting will be used as needed to provide safety and egress for visitors and to accent landscape and structures. All fixtures will be shielded type and directed downward to prevent light pollution towards neighboring properties.

Sound amplification may be used during outdoor wedding ceremonies, receptions and events. It will be controlled to end or move indoors before 10pm to comply with Municode requirements.

In addition, the barn event center and immediate adjacent outdoor grass area has been oriented to reflect sound back into the site rather than towards other neighbors. This use has been concentrated to the middle of the site, at least 500 feet away from the closest property line.

Landscaping or fencing proposed?

The existing site has a variety of natural features that will be retained and preserved to the maximum extent feasible. Development will be concentrated and those immediate areas will be landscaped with drought tolerant, native species. Minimal fencing will be provided at various areas to screen equipment from public view. This property is a part of the Williamson Act, and will comply with any requirements to maintain that status, including the preservation of existing oat hay farming where possible.

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

Academy Homestead Ranch (AHR) will be differentiated from other event centers because of the pursuit of a Conditional Use Permit (CUP) prior to starting the event center. Visitors will be encouraged to stay in the area and will be provided with hotels, restaurants and activities to contribute to local economic development.

Academy Homestead Ranch (AHR) is dedicated to giving back to the community. Three events annually will be hosted pro-bono to local non-profit organizations to facilitate fundraising for their charities. The design team will also include a local team of architects, engineers and contractors, and priority will be given to employ Veterans in the private sector. This will provide opportunities for Veterans to enter the service industry with potential for full time employment.

Identify owners, office and/or board members on a separate cover letter.

See attached Narrative/Cover Letter from Owner Jerry Cook, dated 03.16.21.

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. 8081

Project No(s). CUP 3713

Application Rec'd.: 05/14/21

GENERAL INFORMATION

1. *Property Owner :* Cook Family By-pass + Bottfee, LLC *Phone/Fax* _____
   Mailing Address: 2780 N Miami #101 (*Street*) Fresno (*City*) CA 93727 (*State/Zip*)

2. *Applicant :* Jerry Cook *Phone/Fax:* _____
   Mailing Address: 2780 N Miami #101 (*Street*) Fresno (*City*) CA 93727 (*State/Zip*)

3. *Representative:* Stephanie Say, Architect, PHA *Phone/Fax:* 297-7900
   Mailing Address: 389 Clovis Ave, Suite 100 (*Street*) Clovis (*City*) CA 93612 (*State/Zip*)

4. *Proposed Project:* Development of a "High-Intensity Park" on a portion of a parcel. The remainder is to be kept as oat hay farming and agricultural eco-tourism.

5. *Project Location:* 13305 Tollhouse Road, Clovis, CA 93619
   S of Tollhouse between Mendocino and N Madsen Ave.

6. *Project Address:* 13305 Tollhouse Road, Clovis, CA 93619

7. *Section/Township/Range:* 14 / 12S / 22E 8. *Parcel Size:* 40.36 + 1.62 acres

9. *Assessor's Parcel No.* 150-141-24, 150-141-19

OVER.....

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

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

____	*LAFCo (annexation or extension of services)*	✓	*SJVUAPCD (Air Pollution Control District)*
✓	*CALTRANS*	____	*Reclamation Board*
____	*Division of Aeronautics*	____	*Department of Energy*
✓	*Water Quality Control Board*	____	*Airport Land Use Commission*
____	*Other* ____		

12. *Will the project utilize Federal funds or require other Federal authorization subject to the provisions of the National Environmental Policy Act (NEPA) of 1969?* ____ *Yes* 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 District[1]:* AE-40

14. *Existing General Plan Land Use Designation[1]:* AE-40

ENVIRONMENTAL INFORMATION

15. *Present land use:* Farming + livestock grazing
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
One house, four structures, two wells, two septic systems, and one livestock stable.
Describe the major vegetative cover: oathay + natural vegetation
Any perennial or intermittent water courses? If so, show on map: Dry Swale, see site plan.

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
East: AG / residential on 20-acre parcels
West: AG

17. *What land use(s) in the area may be impacted by your Project?:* Adjacent residential to east.

18. *What land use(s) in the area may impact your project?:* N/A

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*	Ø
	Lot Size	40.36 + 1.62 acres.
	Single Family	Ø
	Apartments	Ø
II.	*Commercial - Number of Employees*	6
	Number of Salesmen	Ø
	Number of Delivery Trucks	6
	Total Square Footage of Building	19,150 sf.

III. *Describe and quantify other traffic generation activities:* visitor traffic during events, (168) parking stalls proposed for (500) guests maximum.

20. *Describe any source(s) of noise from your project that may affect the surrounding area:* indoor and outdoor gatherings with amplified sound. See mitigation measures as outlined in operational statement.

21. *Describe any source(s) of noise in the area that may affect your project:* Highway traffic on Tollhouse Road to be mitigated w/ tree vegetation.

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

23. *Proposed source of water:*
(X) *private well*
( ) *community system[3]--name:* _____ *OVER.....*

24. *Anticipated volume of water to be used (gallons per day)[2]:* 13-33 gal/day estimated

25. *Proposed method of liquid waste disposal:*
(X) septic system/individual
( ) community system[3]–name see site plans for location

26. *Estimated volume of liquid waste (gallons per day)[2]:* TBD, 500 guests max/day, but average is <50 guests/day.

27. *Anticipated type(s) of liquid waste:* plumbing waste

28. *Anticipated type(s) of hazardous wastes[2]:* N/A

29. *Anticipated volume of hazardous wastes[2]:* N/A

30. *Proposed method of hazardous waste disposal[2]:* N/A

31. *Anticipated type(s) of solid waste:* Packaging, disposable tableware, food scraps.

32. *Anticipated amount of solid waste (tons or cubic yards per day):* 8 cu. yds./month (including recycling)

33. *Anticipated amount of waste that will be recycled (tons or cubic yards per day):* 4 cu. yds/month

34. *Proposed method of solid waste disposal:* trash/recycling dumpsters serviced by Granite Solid Waste.

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

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

37. *Do you have any underground storage tanks (except septic tanks)? Yes_____ No* X

38. *If yes, are they currently in use? Yes_____ No_____* N/A

TO THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE.

Stephanie Say
SIGNATURE

5/13/21
DATE

[1]*Refer to Development Services and Capital Projects Conference Checklist*
[2]*For assistance, contact Environmental Health System, (559) 600-3357*
[3]*For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259*

(Revised 12/14/18)

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

March 17, 2024
Date

PAUL HALAJIAN
ARCHITECTS

SITE PHOTOS



CAPTION:

(E) Property - Looking West



CAPTION:

(E) Property - Looking East

389 Clovis Ave, Suite 100, Clovis, CA, 93612
T: 559.297.7900



CAPTION:

Site of Future Wedding Ceremony Area - Looking East



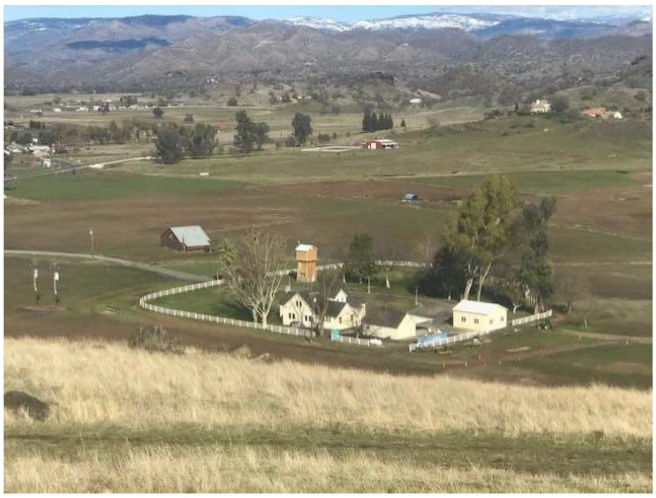
CAPTION:

(E) Buildings on Site



CAPTION:

(E) Property - Looking Southwest



CAPTION:

(E) Property - Aerial View from Hilltop



CAPTION:

(E) Barn - Looking East

PAUL HALAJIAN ARCHITECTS

SITE PHOTOS



CAPTION:

(E) Driveway - Looking North towards Tollhouse Road



CAPTION:

(E) Renovated Tank House



CAPTION:

(E) Lawn Area - Site of Future Barn



CAPTION:

(E) House and Garage to Remain

389 Clovis Ave, Suite 100, Clovis, CA, 93612
T: 559.297.7900

PAUL HALAJIAN ARCHITECTS

SITE PHOTOS



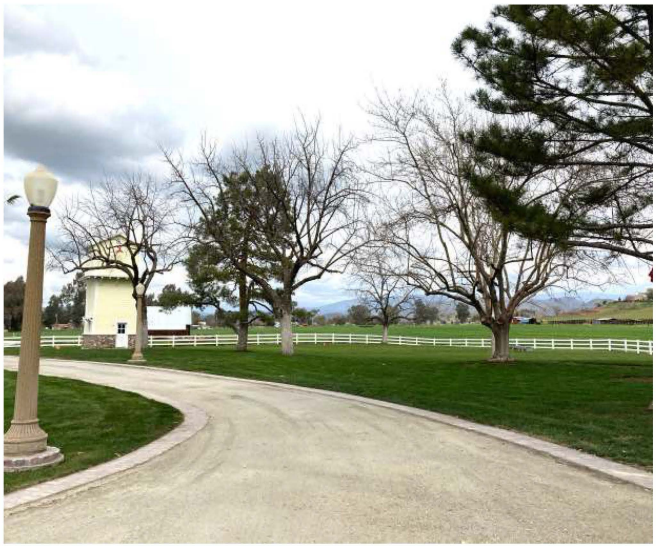
CAPTION:

(E) Renovated Tank House and Tree Stump carving



CAPTION:

(E) Lawn area and Driveway - Looking North towards Tollhouse Road



CAPTION:

(E) Driveway to remain - Looking Northeast



CAPTION:

(E) Garage to Remain - Looking West

389 Clovis Ave, Suite 100, Clovis, CA, 93612
T: 559.297.7900

CODE ANALYSIS

Per FCMC (Fresno County Municipal Code) and CBC (California Building Code).

BUILDING SEPARATION [FCMC 816.5.F]
40 feet min separation between animal and non-animal buildings required.

84 feet provided between Bunk House and (E) stables, OK.

PARKING REQUIREMENTS [FCMC 855-I.2.B-H]

For Barn/Event Center
1 parking space for every 40 sf of meeting hall/auditorium, or 1 space per 5 attendees, whichever is greater; plus one space for every 2 permanent employees.

4,500 sf indoor event space (300 occupants) = 113 parking spaces required
-or- (non-simultaneous use)
500 occupants at outdoor event space = 100 parking spaces required

6 permanent employees = 3 parking spaces required, 3 provided

28 temporary vendors during events only = no parking spaces required, 28 stalls provided for convenience.

Total:
116 parking spaces required
168 parking spaces provided, OK.

For Fruit Stand/Tasting Room
1 parking space for every 100 sf of food and beverage buildings (Fruit Stand and Tasting Room)

1,300 sf tasting room + fruit stand = 13 stalls required, 14 provided, OK.

For Vet Office
2 sf of parking per 1 sf of retail sales area [FCMC 816.5.I.1]

1,500 sf veterinary office = 3,000 sf (10 stalls) required, 10 provided, OK.

ACCESSIBLE PARKING
For 101-150 parking spaces, 5 accessible parking spaces shall be provided [CBC 11B-208.2]
1 of every 6 accessible parking spaces shall be van-accessible [CBC 11B-208.2.4]

5 accessible parking spaces required
10 accessible parking spaces provided, 4 of which are van-accessible. See site plan for locations, OK

ROAD SIGNAGE [FCMC 816.5.K]
Two directional signs allowed on roadways. Limited to 32 sf per sign, and 8' maximum height.
2 colors max, non-lighted and 8' min. setback from property lines.
One lighted sign allowed, 40 sf maximum size.

One lighted sign provided, complying with requirements as outlined above, see site plan, OK.

One non-lighted sign provided, complying with requirements as outlined above, see site plan, OK.

LOADING ZONE [FCMC 855.L.5]
12' min width, 40' min length, 14' clear height
Loading not allowed on roadways

Loading zones not required for this zone, but anticipated to be used, so 3 are provided to comply with requirements above. See site plan for locations, OK.

PLUMBING FIXTURE CALCULATIONS [CPC, California Plumbing Code 422.1]
Required facilities shall be within 500' travel distance [CPC 422.4]

For proposed event center (A-2 occupancy):
300 occupants = 150 men, 150 women
Men: 3 water closets, 2 urinals, 3 lavatories
Women: 6 water closets, 4 lavs

6 water closets and 4 lavatories provided for each gender, OK. See floor plan for location. 72' max travel distance from event center to restrooms, OK.

For outdoor event space (A-5 occupancy):
500 occupants = 250 men, 250 women
Men: 3 water closets, 3 urinals, 2 lavatories
Women: 6 water closets, 4 lavatories

6 water closets and 4 lavatories provided for each gender within proposed event center, OK. See floor plan for location. 241' max travel distance from outdoor event space to restrooms in proposed event center, OK.

Additional restrooms added in restroom building for convenience only.
3 water closets, 2 lavatories provided in excess of code minimum, OK.

ALLOWABLE AREA/HEIGHT/STORIES [CBC 504 and 506]
For A-2 occupancy (P) Barn:
24,000 sf allowed for single story
6,000 sf provided, OK.

60 feet maximum height
29 feet provided, OK.
(Note: County Municipal Code maximum height of 35' is more stringent)

2 stories allowed
1 story provided, OK.

For B occupancy (P) Vet, (P) Fruit Stand/Tasting Room:
36,000 sf allowed for single story
580 sf max provided, OK.

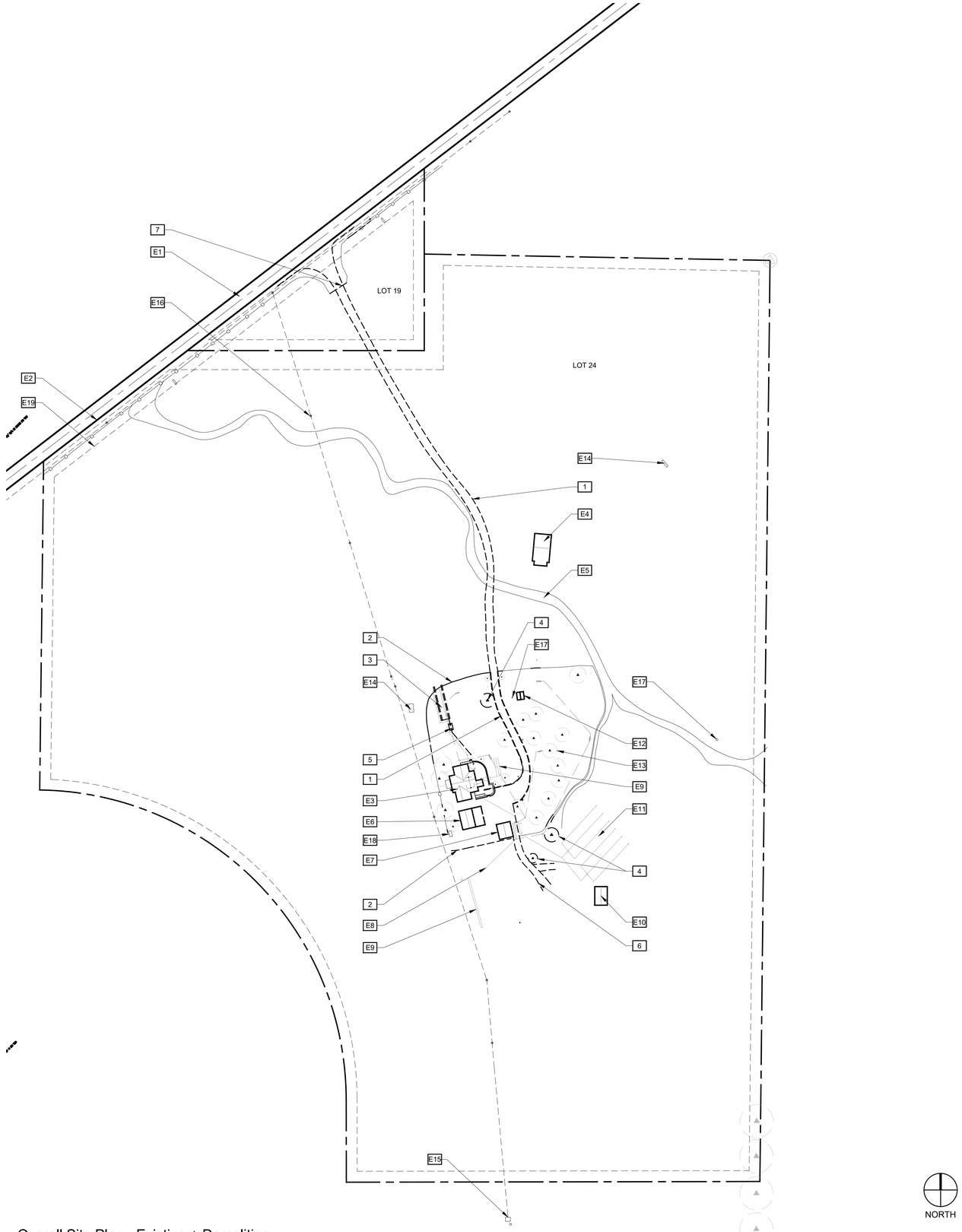
60 feet maximum height
15'-6" max provided, OK.
(Note: County Municipal Code maximum height of 35' is more stringent)

3 stories allowed
1 story provided, OK.

For R-1 occupancy (P) Bunk House, (E) Guest House:
21,000 sf allowed per story
2,100 max provided per story, OK.

60 feet maximum height
22 feet provided, OK.
(Note: County Municipal Code maximum height of 35' is more stringent)

3 stories allowed
2 stories provided, OK.



1 Overall Site Plan - Existing + Demolition
Scale: 1" = 100'-0"

SITE INFORMATION

Address:	13305 Tollhouse Road, Clovis, CA, 93619
APN:	140-141-24, 150-141-19
Parcel Size:	40.36 acres (Lot 24) 1.62 acres (Lot 19)
Zone:	AE-40
Max Height:	35 feet
Setbacks:	35 feet (front), 20 feet (side and rear)

PROJECT INFORMATION

Scope of work includes obtaining a CUP (conditional use permit) for the expansion of a property with a single family home and accessory structures to include a new barn event center for weddings, fundraisers, etc.

Other proposed uses include a veterinary office and fruit stand/wine tasting room, which are permitted either by-right or under DRA review.

See attached operational statement for more information.

GENERAL NOTES

1) All elements shown, but not noted are to be considered (E) to remain, u.n.o.
2) See enlarged plans for more information.
3) All drive aisles and parking areas will have shielded pole lights for safety.
4) All pedestrian circulation paths will have shielded bollards and/or step lights as needed for safety.
5) All drive aisles shall be 28' wide, u.n.o.
6) All parking stalls shall be 10' x 20', u.n.o.
7) All pedestrian walkways shall be 6' wide, u.n.o.

KEYNOTES

Items listed below are existing, u.n.o.:

E1 (E) Tollhouse Road to remain
E2 (E) property line to remain, typ.
E3 (E) 3,000 sf house to remain; to be used as an amenity for guests
E4 (E) 1,650 sf barn to remain; to be used as storage
E5 (E) dry swale to remain
E6 (E) 600 sf garage to remain; to be used as storage and bar prep/service area
E7 (E) 700 sf shed to remain; to be used as storage and bar prep/service area
E8 (E) RV dump to remain
E9 (E) leach field to be abandoned
E10 (E) 700 sf stables to remain; to be used as horse carriage prep area
E11 (E) leach field to remain
E12 (E) 200 sf tank house to remain; to be used as valet staging area
E13 (E) tree to remain
E14 (E) water trough to remain
E15 (E) termination of electrical service and well to remain
E16 (E) overhead power poles/lines to remain
E17 (E) well to remain
E18 (E) underground propane tank to remain
E19 (E) setback line

Items listed below are proposed, u.n.o.:

1 Prepare (E) driveway for resurfacing and widening per proposed plans.
2 Remove (E) ranch style fence as needed for new construction, typ.
3 (E) leach field to be relocated, see proposed plans for new location.
4 Remove (E) tree, typ.
5 (E) septic tank to be relocated, see proposed plans for new location.
6 Remove (E) unpaved driveway as needed for new construction
7 Remove (E) gate at drive entry as needed for new construction

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Ren. 4/30/19
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PROJECT:
Jerry Cook
Academy Homestead Ranch
13305 Tollhouse Road, Clovis, CA, 93619

SHEET: OVERALL SITE PLAN - EXISTING + DEMOLITION

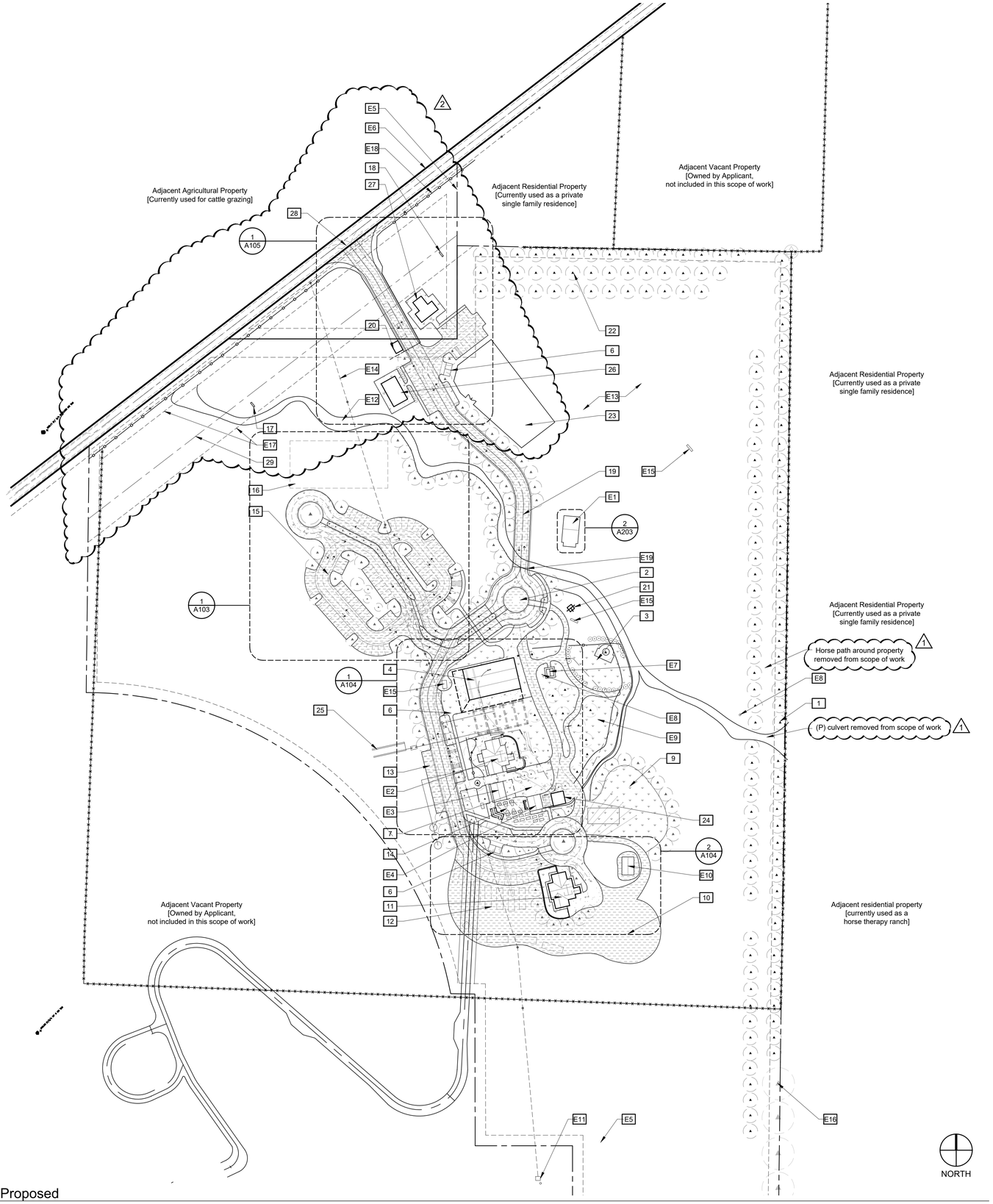
DRAWING SET INFORMATION:

05.13.21	CUP Submittal Package

REVISIONS:

PROJECT NUMBER:
2020-49

SHEET NUMBER:
A100



1 Overall Site Plan - Proposed
Scale: 1" = 100'-0"

GENERAL NOTES

1) All elements shown, but not noted are to be considered (E) to remain, u.n.o.
2) See enlarged plans for more information.
3) All drive aisles and parking areas will have shielded pole lights for safety.
4) All pedestrian circulation paths will have shielded bollards and/or step lights as needed for safety.
5) All drive aisles shall be 28' wide, u.n.o.
6) All parking stalls shall be 10' x 20', u.n.o.
7) All pedestrian walkways shall be 6' wide, u.n.o.

KEYNOTES

Items listed below are existing, u.n.o.:

E1 (E) 1,650 sf barn to remain; to be used as storage
E2 (E) 3,000 sf house to remain; to be used as a guest house for clients
E3 (E) 600 sf garage to remain; to be used as storage and bar prep/service area
E4 (E) 700 sf shed to remain; to be used as storage and food prep/service area
E5 (E) property line to remain
E6 (E) Tollhouse Road to remain
E7 (E) 100 sf renovated tank house to remain; to be used as a valet staging area
E8 (E) well to remain
E9 (E) grassy area to remain
E10 (E) 500 sf stables to remain; to be used as a horse prep area for horse-drawn carriages
E11 (E) termination of electrical service and well to remain
E12 (E) dry swale to remain; no additional runoff will enter this stream it will be handled separately. 2
E13 (E) oat hay farm land to remain
E14 (E) overhead power to remain
E15 (E) water trough to remain
E16 (E) tree to remain, typ.
E17 Setback line
E18 (E) 4' composite ranch style fence on property line to remain
E19 (E) culvert over dry creek to remain

Items listed below are proposed, u.n.o.:

1 (P) double row of evergreen trees for noise mitigation
2 (P) traffic circle; sized for fire and trash turnaround
3 (E) grass area for wedding ceremonies; with shielded pole lighting (20' height)
4 (P) 6,000 sf barn; to be used as an event center for 300 guests.
5 (P) steel trellis with retractable shades over grass area for outdoor events/dining (16' height)
6 (P) CMU block trash enclosure per County Standards
7 (E) concrete driveway/plaza to be used for outdoor receptions and dining with shielded lights on adjacent buildings
8 NOT USED
9 (P) grass area over (E) leach field to remain; un-lit
10 (P) horse carriage staging with shielded pole lights (20' height)
11 (P) 3,000 sf bunk house to be used as an amenity for guests
12 (P) RV parking with decomposed granite finish to be used as an amenity for guests (9 stalls); un-lit
13 (P) employee + guest parking (28 stalls)
14 (E) outdoor dining area with raised garden beds and low-voltage string lights above
15 (P) decomposed granite parking area (74 stalls) with shielded pole lighting (20' height)
16 (P) permeable overflow parking with mowed grass finish (42 stalls); un-lit
17 (P) lighted directional sign, 40 sf max, 8' min setback from property lines per Code Analysis on A100
18 (P) non-lighted directional sign, 32 sf max, 8' max height, and 8' min setback from property lines per Code Analysis on A100.
19 Re-surface (E) driveway with decomposed granite (compacted and graded), expand to 22' min width for fire and trash access, and provide pole lights for safety (20' height).
20 (P) 200 sf guard house, set back from street to allow for car qeueing.
21 (P) restored historic windmill to mark entry to property (30' height).
22 (P) orchard/row crops
23 (P) pasture for vet office, un-lit
24 (P) 600 sf restroom building; to be used as an amenity for guests.
25 (P) Relocation of (E) septic tank and leach field prior to barn construction.
26 (P) 1,500 sf veterinary office; to be used by visitors, separate from event center
27 (P) 1,200 sf fruit stand and wine tasting room; to be used by visitors, separate from event center
28 Off-site improvements (TBD) to Tollhouse entry drive as required by AHJ (authorities having jurisdiction)
29 Future CalTrans right-of-way (123' from centerline)

LEGEND

Concrete, typ.
Decomposed granite, typ.
Grass, typ.

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PROJECT:
Jerry Cook
Academy Homestead Ranch
13305 Tollhouse Road, Clovis, CA, 93619

SHEET: OVERALL SITE PLAN - PROPOSED

DRAWING SET INFORMATION:

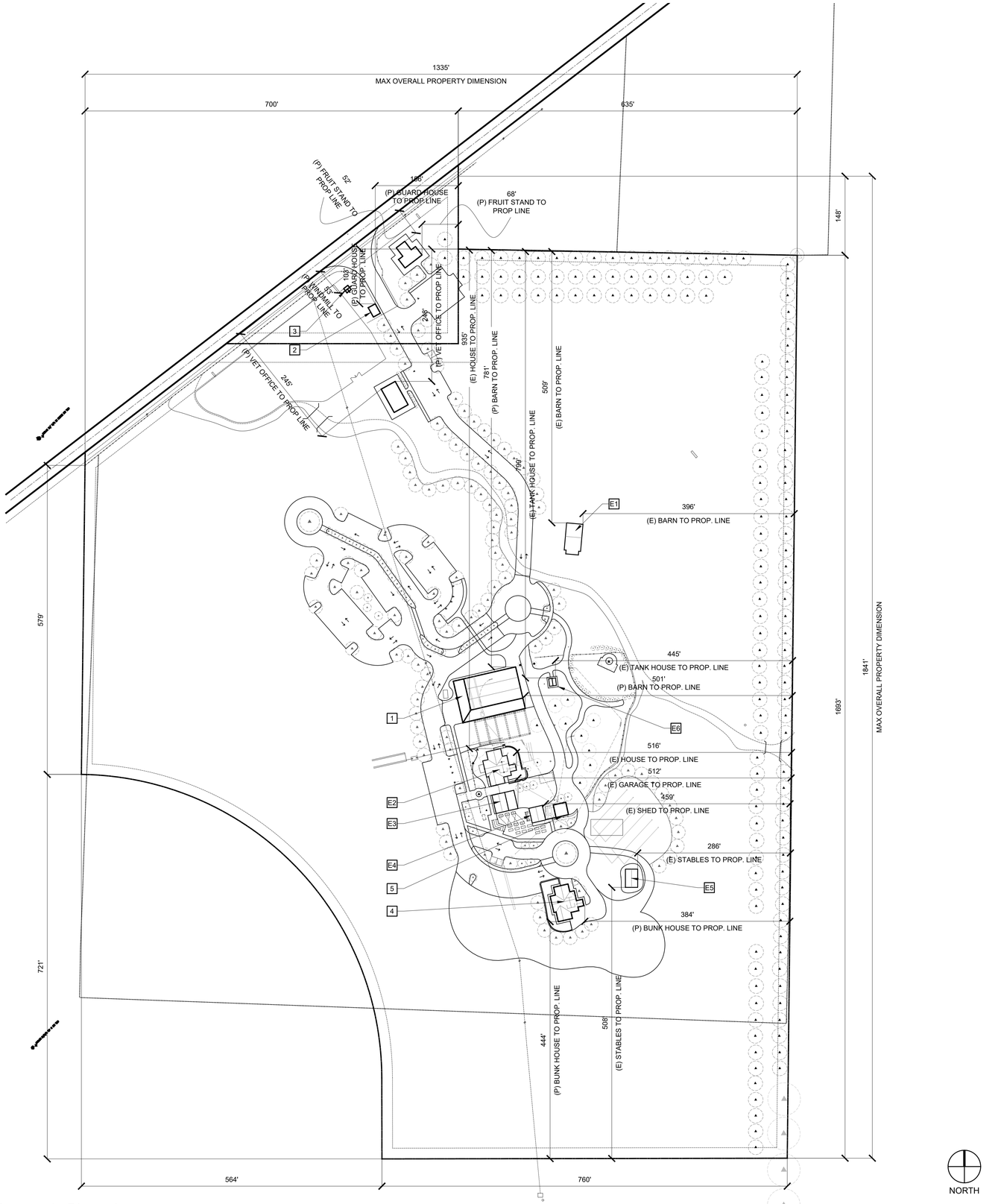
05.13.21	CUP Submittal Package

REVISIONS:

1	06.06.2022	Biological Study Modifications
2	06.20.2022	CalTrans Modifications

PROJECT NUMBER:
2020-49

SHEET NUMBER:
A101



1 Overall Site Plan - Proposed - Dimension
Scale: 1" = 100'-0"

GENERAL NOTES

1) All elements shown, but not noted are to be considered (E) to remain, u.n.o.
2) See enlarged plans for more information, including dimensions between buildings where relevant.
3) All drive aisles and parking areas will have shielded pole lights for safety.
4) All pedestrian circulation paths will have shielded bollards and/or step lights as needed for safety.
5) All drive aisles shall be 28' wide, u.n.o.
6) All parking stalls shall be 10' x 20', u.n.o.
7) All pedestrian walkways shall be 6' wide, u.n.o.

KEYNOTES

Items listed below are existing, u.n.o.:

- E1 (E) 1,650 sf barn to remain; to be used as storage
- E2 (E) 3,000 sf house to remain; to be used as an amenity for guests
- E3 (E) 600 sf garage to remain; to be used as storage and bar prep/service area
- E4 (E) 700 sf shed to remain; to be used as storage and food prep/service area
- E5 (E) 500 sf stables to remain; to be used as horse carriage prep area
- E6 (E) 100 sf tank house to remain; to be used as valet staging area

Items listed below are proposed, u.n.o.:

- 1 (P) 6,000 sf barn; to be used as an event center
- 2 (P) 200 sf guard house; only to be used during events
- 3 (P) restored historic windmill to mark entry to property (30' height).
- 4 (P) 3,000 sf bunk house; to be used as an amenity for guests
- 5 (P) 600 sf restroom building; to be used as an amenity for guests

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PROJECT:
Jerry Cook
Academy Homestead Ranch
13305 Tollhouse Road, Clovis, CA, 93619

SHEET: OVERALL SITE PLAN - PROPOSED (DIMENSION)

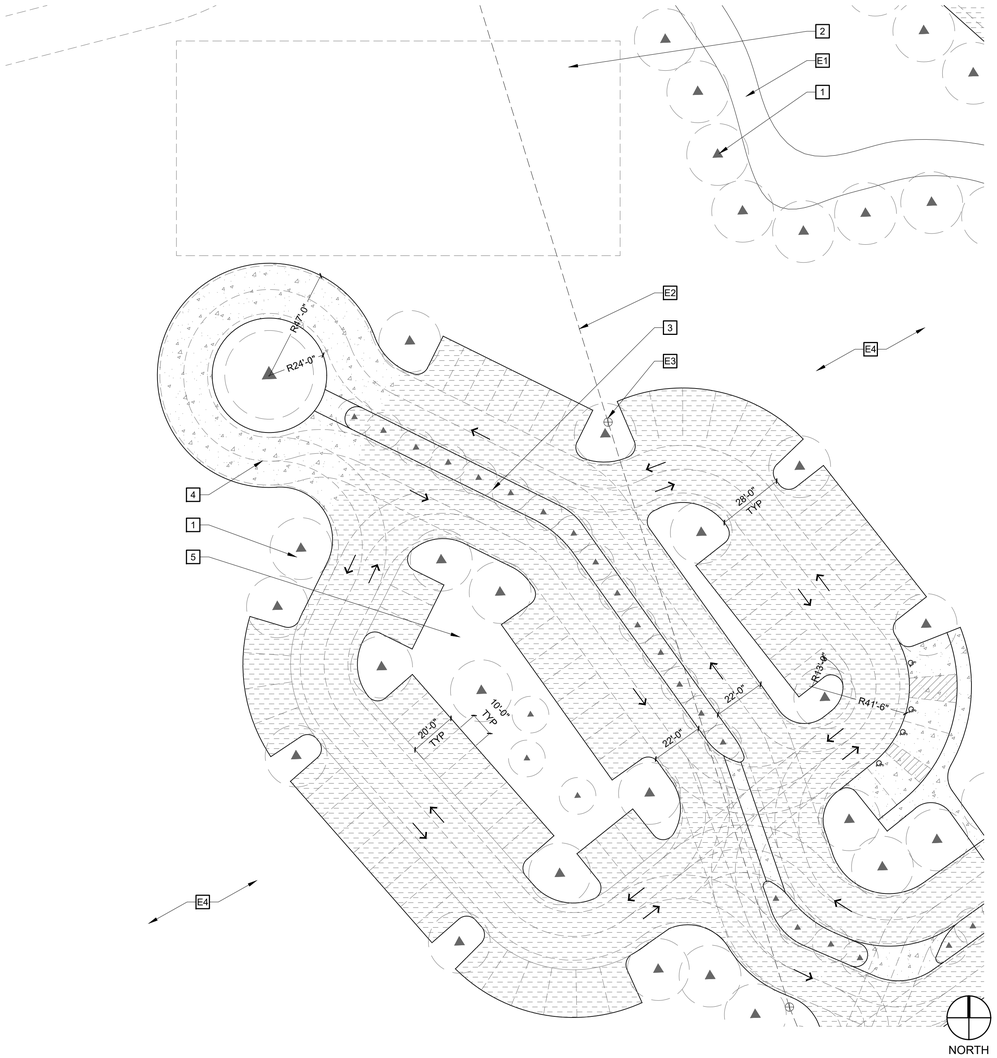
DRAWING SET INFORMATION:

05.13.21	CUP Submittal Package

REVISIONS:

PROJECT NUMBER:
2020-49

SHEET NUMBER:
A102



1 Enlarged Site Plan - Parking Area
Scale: 1" = 30'-0"

GENERAL NOTES

1) All elements shown, but not noted are to be considered (E) to remain, u.n.o.
2) See enlarged plans for more information.
3) All drive aisles and parking areas will have shielded pole lights for safety.
4) All pedestrian circulation paths will have shielded bollards and/or step lights as needed for safety.
5) All drive aisles shall be 28' wide, u.n.o.
6) All parking stalls shall be 10' x 20', u.n.o.
7) All pedestrian walkways shall be 6' wide, u.n.o.

KEYNOTES

Items listed below are existing, u.n.o.:

- E1 (E) dry swale to remain
- E2 (E) overhead power lines to remain, typ.
- E3 (E) power pole to remain, typ.
- E4 (E) natural vegetation to remain, typ.

Items listed below are proposed, u.n.o.:

- 1 Tree, typ.
- 2 Mowed grass overflow parking area
- 3 Center median with concrete curb and raised decomposed granite walkpath
- 4 Concrete finish on traffic circle with 47' radius for fire and trash access, typ.
- 5 Planted vegetation - drought tolerant, native species

LEGEND

Concrete finish, typ.

Decomposed granite finish, typ.

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PROJECT:
Jerry Cook
Academy Homestead Ranch
13305 Tollhouse Road, Clovis, CA, 93619

SHEET: ENLARGED SITE PLAN - PARKING AREA

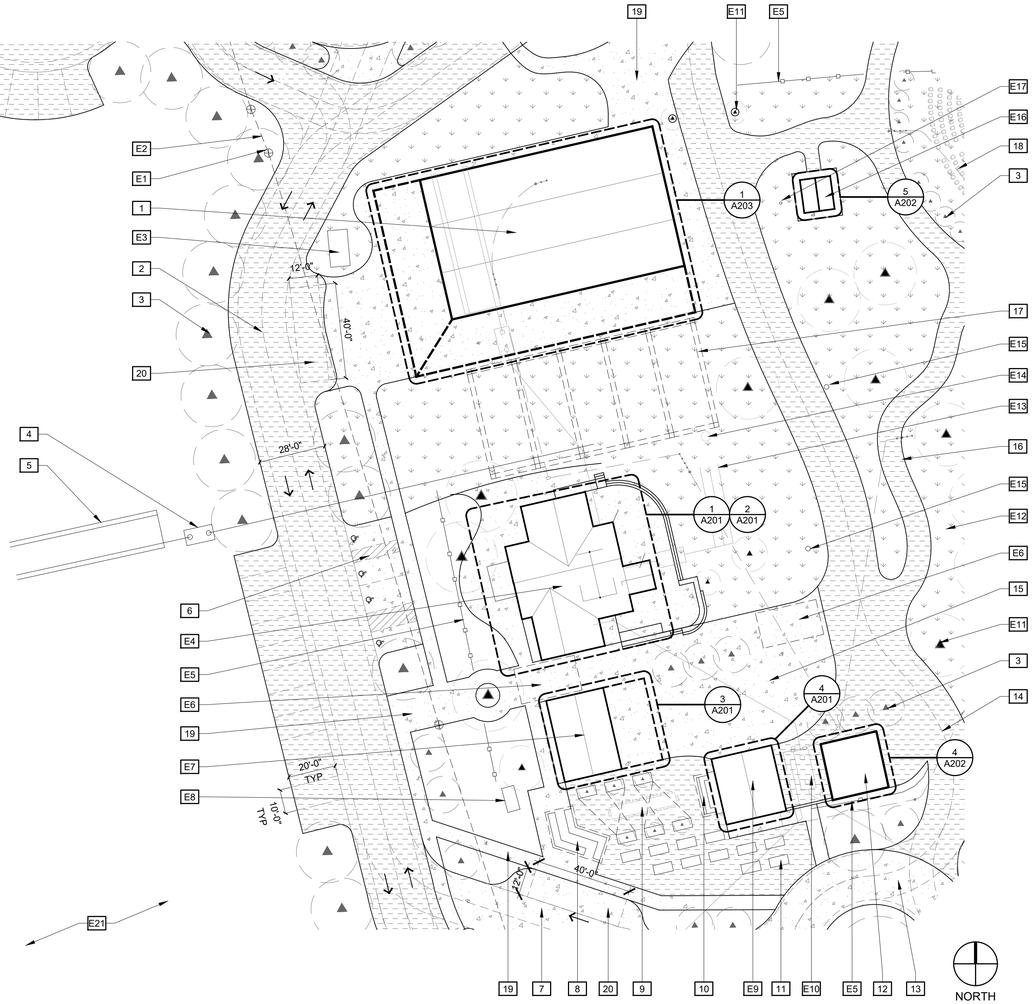
DRAWING SET INFORMATION:

05.13.21	CUP Submittal Package

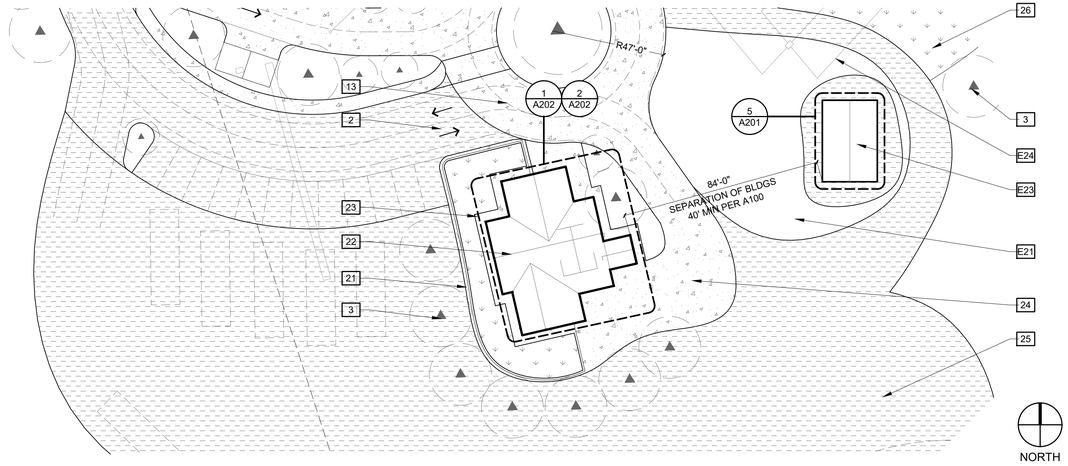
REVISIONS:

PROJECT NUMBER:
2020-49

SHEET NUMBER:
A103



1 Enlarged Site Plan - House, Garage, Shed and Barn
Scale: 1" = 30'-0"



2 Enlarged Site Plan - Bunk House + Stables
Scale: 1" = 30'-0"

GENERAL NOTES

1) All elements shown, but not noted are to be considered (E) to remain, u.n.o.
2) See enlarged plans for more information.
3) All drive aisles and parking areas will have shielded pole lights for safety.
4) All pedestrian circulation paths will have shielded bollards and/or step lights as needed for safety.
5) All drive aisles shall be 28' wide, u.n.o.
6) All parking stalls shall be 10' x 20', u.n.o.
7) All pedestrian walkways shall be 6' wide, u.n.o.

KEYNOTES

Items listed below are existing, u.n.o.:

- E1 (E) power pole to remain, typ.
- E2 (E) power lines overhead to remain, typ.
- E3 (E) water trough to remain
- E4 (E) 3,000 sf house to remain; to be used as an amenity for guests
- E5 (E) 4' composite ranch style fence to remain, typ.
- E6 (E) wood trellis to remain
- E7 (E) 600 sf garage to remain; to be used as storage/bar prep area
- E8 (E) underground propane tank to remain
- E9 (E) 700 sf shed to remain; to be used as storage/food prep area
- E10 (E) underground septic tank to remain
- E11 (E) tree to remain, typ.
- E12 (E) grass area to remain, typ.
- E13 (E) abandoned leach field to remain, typ.
- E14 (E) tree carving sculpture to remain, typ.
- E15 (E) decorative pole light to remain, typ.
- E16 (E) 100 sf tank house to remain; to be used as a valet staging area
- E17 (E) well to remain
- E18 NOT USED
- E19 NOT USED
- E20 NOT USED
- E21 (E) natural vegetation/seasonal oat hay to remain
- E22 NOT USED
- E23 (E) 500 sf stables to remain; to be used as horse carriage prep area
- E24 (E) leach field to remain

Items listed below are proposed, u.n.o.:

- 1 (P) 6,000 sf barn; to be used for events
- 2 (P) decomposed granite finish on all roads, typ. u.n.o.
- 3 (P) tree, typ.
- 4 Relocated septic tank, see demo plan for old location
- 5 Relocated leach field, see demo plan for old location
- 6 (P) concrete finish on ADA parking, typ.
- 7 (P) concrete finish on trash/vendor parking, typ.
- 8 (P) built in BBQ/outdoor kitchen with trellis overhead
- 9 (P) alfresco dining area with decomposed granite finish and string lights above
- 10 (P) built in bar with trellis overhead
- 11 (P) raised garden bed, typ.
- 12 (P) 600 sf restroom building; to be used as convenience for outdoor events
- 13 (P) concrete finish on traffic circle with 46' radius for fire and trash access, typ.
- 14 (P) decomposed granite finish on driveway, typ.
- 15 (P) concrete driveway/plaza for outdoor events
- 16 (P) decomposed granite finish on pedestrian path, compacted and graded to meet ADA requirements.
- 17 (P) steel trellis with retractable shade covering, over (E) grassy area
- 18 (P) wedding ceremony area on (E) lawn, with moveable furniture
- 19 (P) concrete sidewalk
- 20 (P) loading area, per Municode requirements, see A100
- 21 (P) concrete mowstrip and 6' wooden fence
- 22 (P) 3,000 sf bunk house; to be used as an amenity for guests
- 23 (P) grass area in bunk house backyard
- 24 (P) concrete driveway to bunk house
- 25 (P) decomposed granite finish for horse carriage loading area
- 26 (P) grass area for outdoor events over (E) leach field

LEGEND

- Concrete, typ.
- Decomposed granite, typ.
- Grass, typ.

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Ren: 4/30/19
STATE OF CALIFORNIA

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PROJECT:
Jerry Cook
Academy Homestead Ranch
13305 Tollhouse Road, Clovis, CA, 93619

SHEET: ENLARGED SITE PLANS - BARN + BUNK HOUSE

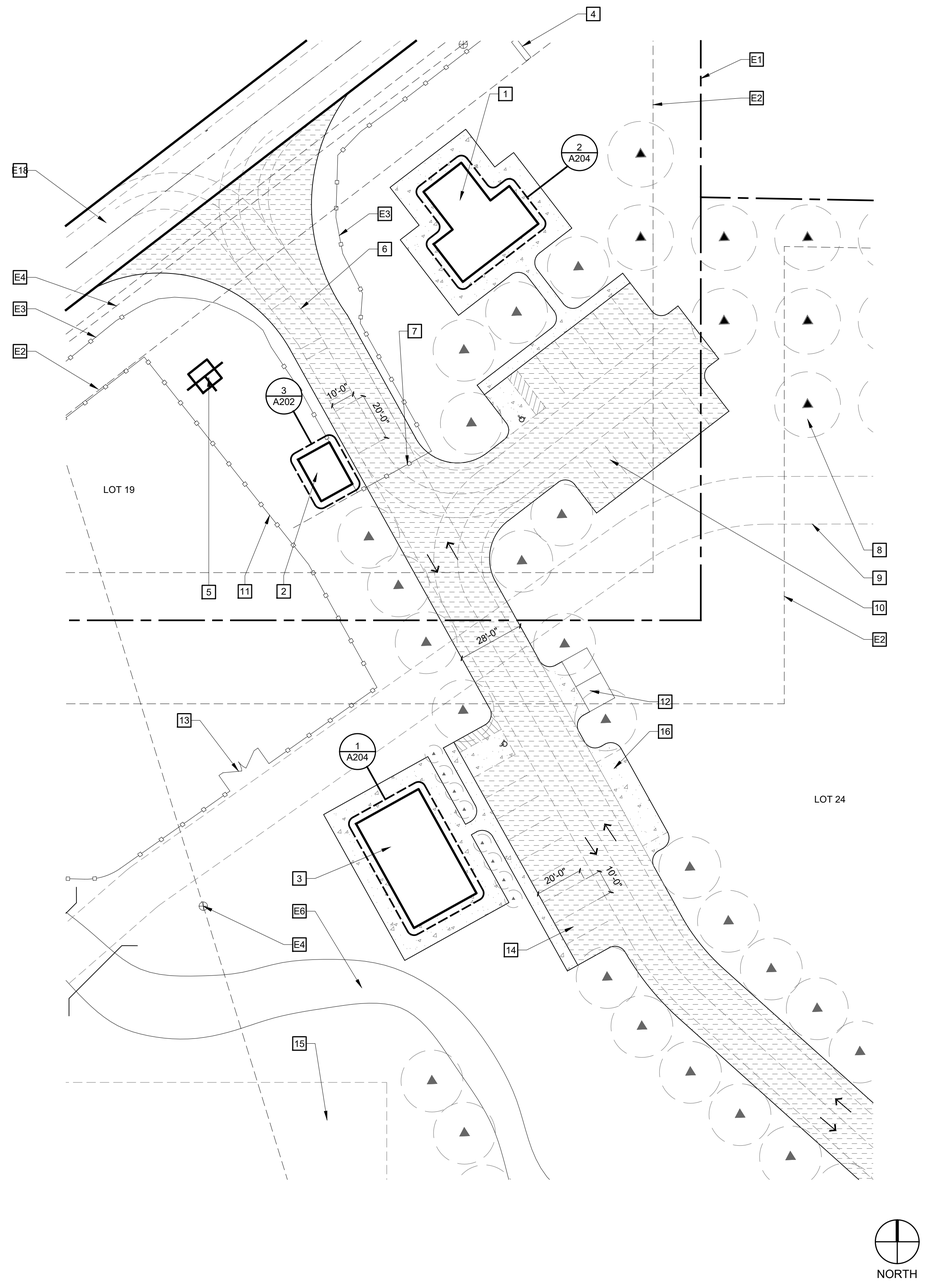
DRAWING SET INFORMATION:

05.13.21	CUP Submittal Package

REVISIONS:

PROJECT NUMBER:
2020-49

SHEET NUMBER:
A104



1 Enlarged Site Plan - Entry
Scale: 1" = 30'-0"

GENERAL NOTES

1) All elements shown, but not noted are to be considered (E) to remain, u.n.o.
2) See enlarged plans for more information.
3) All drive aisles and parking areas will have shielded pole lights for safety.
4) All pedestrian circulation paths will have shielded bollards and/or step lights as needed for safety.
5) All drive aisles shall be 28' wide, u.n.o.
6) All parking stalls shall be 10' x 20', u.n.o.
7) All pedestrian walkways shall be 6' wide, u.n.o.

KEYNOTES

Items listed below are existing, u.n.o.:

E1 (E) property line to remain, typ.
E2 Setback line, typ.
E3 (E) 4' composite ranch style fence to remain
E4 (E) power pole and lines overhead to remain.
E5 NOT USED
E6 (E) dry swale to remain
E7 (E) Tollhouse Road to remain

Items listed below are proposed, u.n.o.:

1 (P) 1,200 sf fruit stand and wine tasting building; to be used by visitors; separate from event center
2 (P) 200 sf guard house; to be used as security booth for large events. To be set back from road to allow for qeueing for (4) vehicles minimum.
3 (P) 1,500 sf veterinary office; to be used by visitors; separate from event center
4 (P) non-lighted directional sign, to comply with Municode requirements as outlined on sheet A100.
5 (P) restored historic windmill to mark entry to property (30' height).
6 Qeueing space for (4) vehicles in front of guard house and gate
7 Relocate gate to allow for vehicular qeueing and extend 4' composite ranch style fence for security
8 Orchard/row crops
9 Path for horse-drawn carriage, mowed hay finish
10 Parking for fruit stand/wine tasting room, decomposed granite finish, see A100 for Code Analysis
11 Fenced area for animal holding, with 4' composite ranch style fence
12 CMU block trash enclosure
13 8' wide x 4' tall ranch gate into animal holding area
14 Parking area for vet office, with decomposed granite finish
15 Overflow parking area, with mowed grass finish; only to be used for large events
16 Loading area for large animal drop off

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PROJECT:
Jerry Cook
Academy Homestead Ranch
13305 Tollhouse Road, Clovis, CA, 93619

SHEET: ENLARGED SITE PLANS - ENTRY

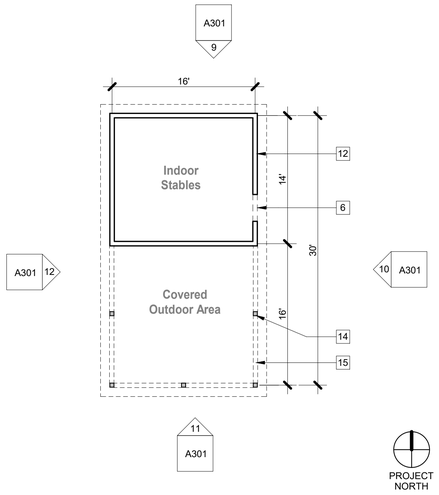
DRAWING SET INFORMATION:

05.13.21	CUP Submittal Package

REVISIONS:

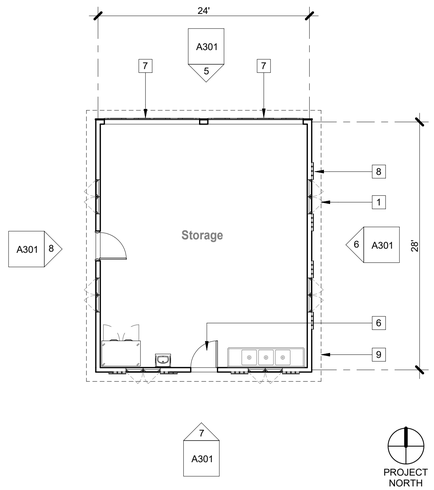
PROJECT NUMBER:
2020-49

SHEET NUMBER:
A105



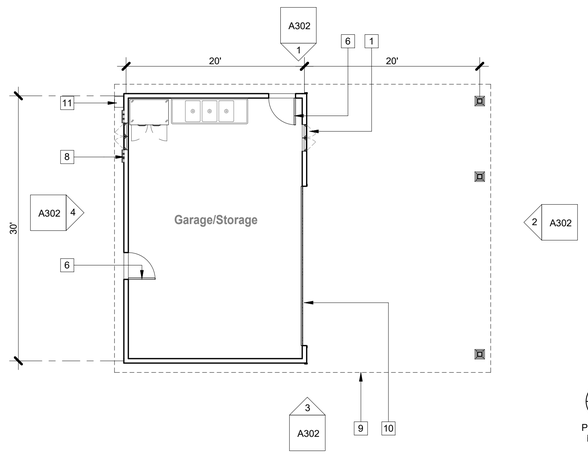
5 Floor Plan - (E) Stables
1/8" = 1'-0"

Approx. 500 sf



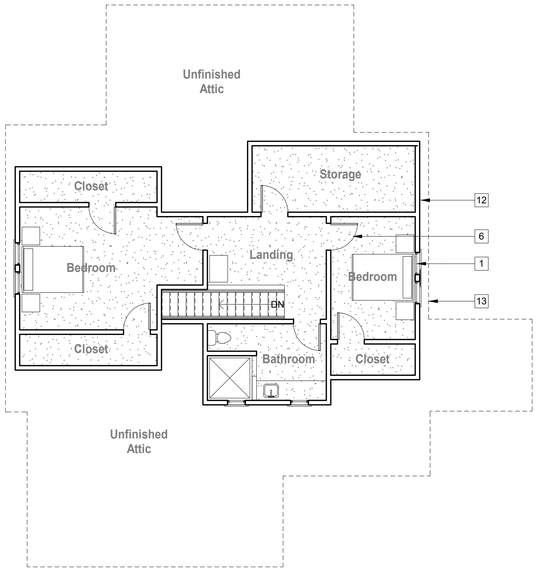
4 Floor Plan - (E) Shed
1/8" = 1'-0"

Approx. 700 sf

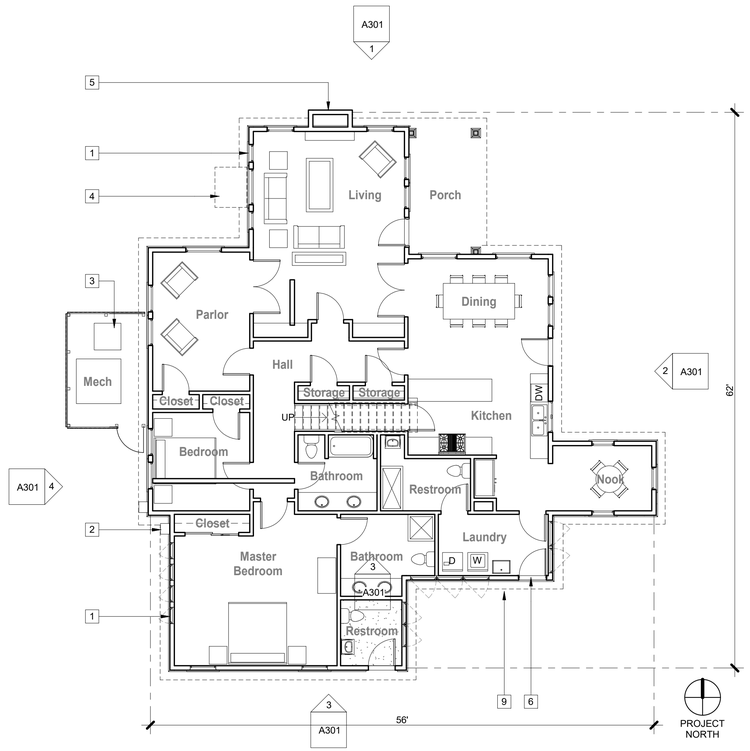


3 Floor Plan - (E) Garage
1/8" = 1'-0"

Approx. 600 sf



2 Second Floor Plan - (E) House
1/8" = 1'-0"



1 First Floor Plan - (E) House
1/8" = 1'-0"

Approx. 3,000 sf over two levels w/ 2,100 sf footprint

General Notes

1) Floor plans are shown for reference only; not to be used for construction.

2) Separate permits will be obtained for future modifications/new construction as required by the AHJ.

3) Keynotes apply to this sheet only.

Keynotes

1 (E) window to remain, typ.
2 (E) electrical panel, tankless water heater, propane gas POC and shut off valves to remain
3 (E) mechanical equipment in fenced yard to remain
4 (E) crawlspace access to remain
5 (E) chimney to remain
6 (E) door to remain, typ.
7 (E) sliding barn door to remain, typ.
8 (E) decorative shutter to remain, typ.
9 Dashed line indicates roofline above to remain
10 (E) garage door to remain, typ.
11 (E) electrical panel to remain
12 (E) wall to remain, typ.
13 Dashed line indicates roofline below to remain
14 (E) column to remain, typ.
15 (E) wall above to remain, typ.

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PROJECT:
Jerry Cook
Academy Homestead Ranch
13305 Tollhouse Road, Clovis, CA, 93619

SHEET: Floor Plans

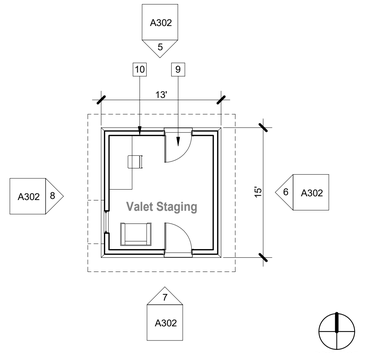
DRAWING SET INFORMATION:

05.13.21	CUP Submittal Package

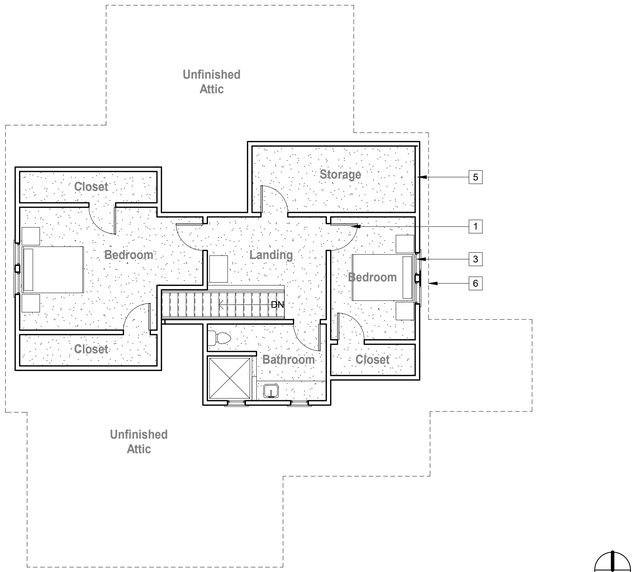
REVISIONS:

PROJECT NUMBER:
2020-49

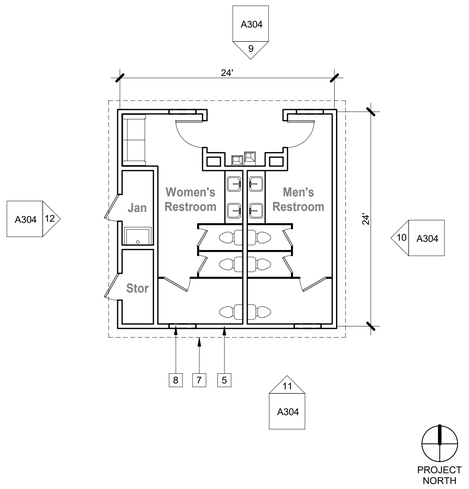
SHEET NUMBER:
A201



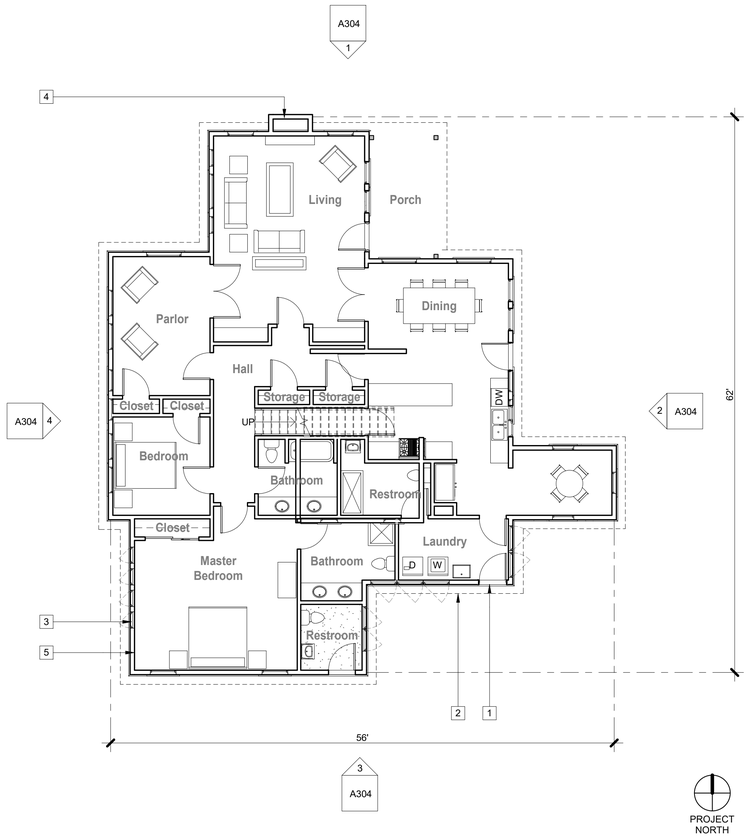
5 Floor Plan - (E) Tank House
1/8" = 1'-0"
Approx. 200 sf



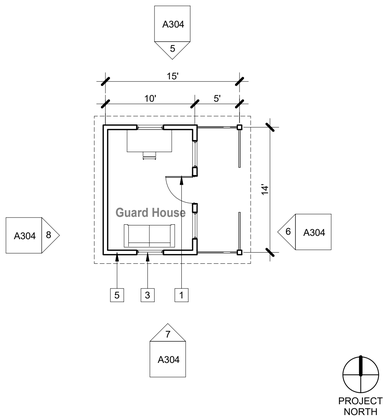
2 Second Floor Plan - (P) Bunk House
1/8" = 1'-0"



4 Floor Plan - (P) Restroom Building
1/8" = 1'-0"
Approx. 600 sf



1 First Floor Plan - (P) Bunk House
1/8" = 1'-0"
Approx. 3,000 sf over two levels w/ 2,100 sf footprint



3 Floor Plan - (P) Guard House
1/8" = 1'-0"
Approx. 200 sf

General Notes

1) Floor plans are shown for reference only; not to be used for construction.

2) Separate permits will be obtained for future modifications/new construction as required by the AHJ.

3) Keynotes apply to this sheet only.

Keynotes

1 New door, typ.
2 Dashed line indicates roofline above, typ.
3 New window, typ.
4 New chimney
5 New wall, typ.
6 Dashed line indicates roofline below, typ.
7 Dashed line indicates roofline above to remain
8 Window above, see elevation
9 (E) door to remain, typ.
10 (E) wall to remain, typ.

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PROJECT:
Jerry Cook
Academy Homestead Ranch
13305 Tollhouse Road, Clovis, CA, 93619

SHEET: Floor Plans

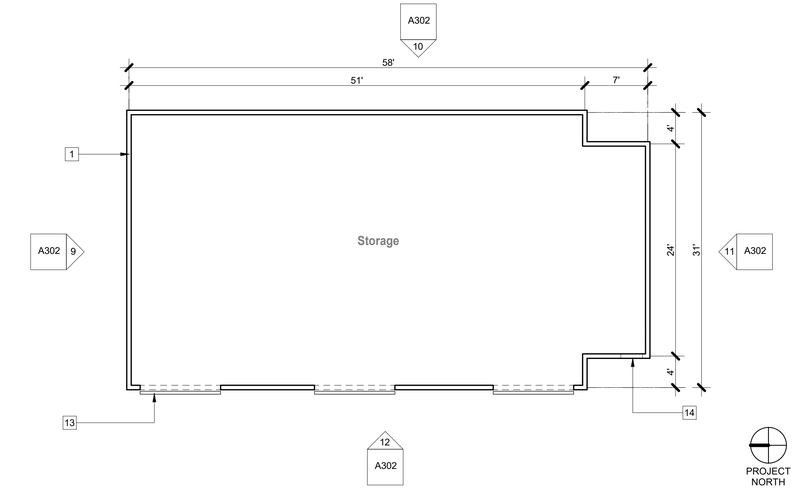
DRAWING SET INFORMATION:

05.13.21	CUP Submittal Package

REVISIONS:

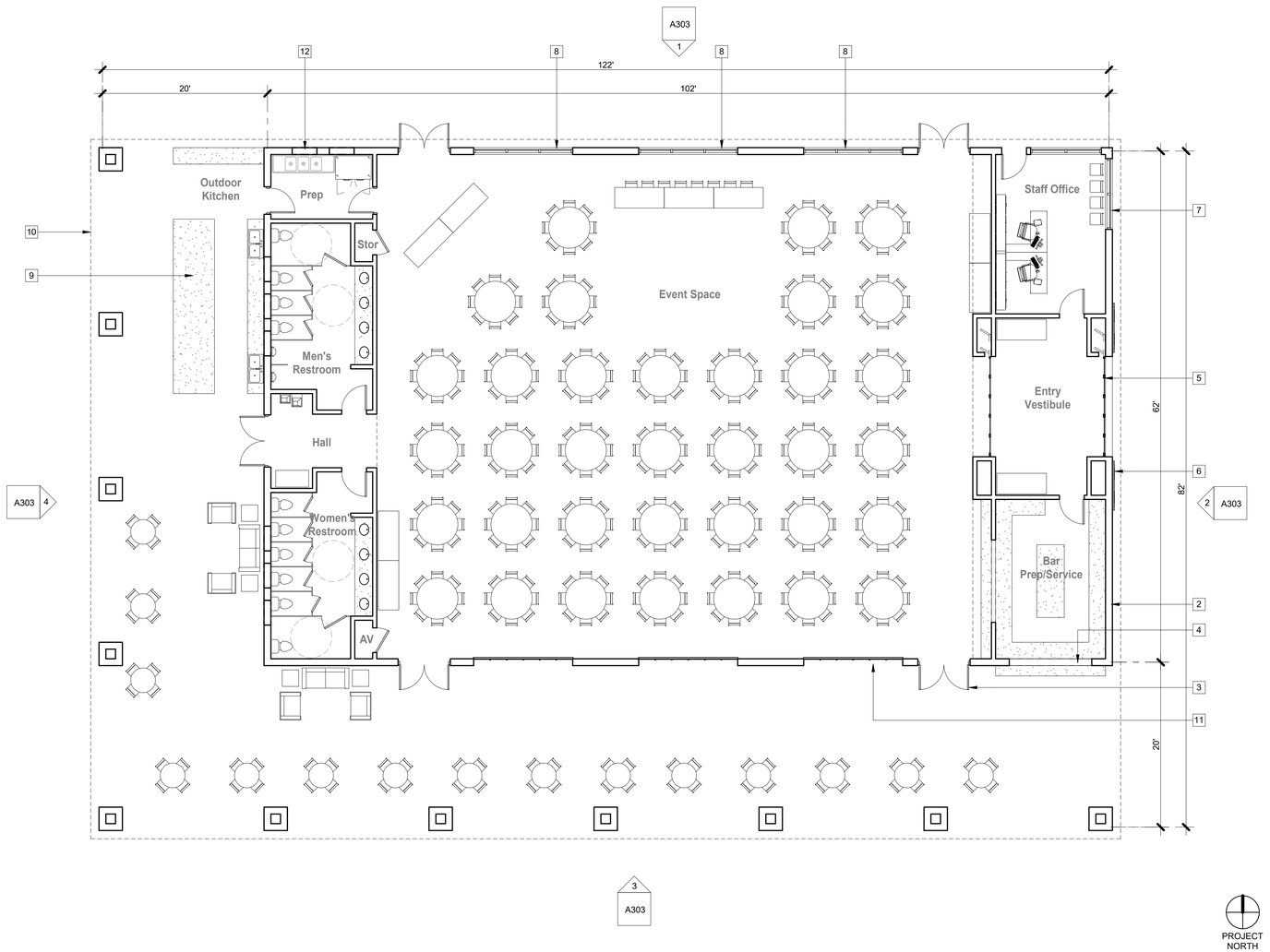
PROJECT NUMBER:
2020-49

SHEET NUMBER:
A202



2 Floor Plan - (E) Barn
1/8" = 1'-0"

Approx 1,650 sf



1 Floor Plan - (P) Barn
1/8" = 1'-0"

Approx 6,000 sf

General Notes

1) Floor plans are shown for reference only; not to be used for construction.

2) Separate permits will be obtained for future modifications/new construction as required by the AHJ.

3) Keynotes apply to this sheet only.

Keynotes

1 (E) wall to remain, typ.
2 New wall, typ.
3 New door, typ.
4 New coiling countertop door for bar service, typ.
5 New sliding glass wall, typ.
6 New sliding barn door, typ.
7 New storefront glazing, typ.
8 New storefront glazing above, typ.
9 Built in countertop area with storage underneath
10 Dashed line indicates roofline above to remain
11 New rollup door, typ.
12 Window above, see elevation
13 (E) sliding barn door to remain, typ.
14 (E) window above to remain

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PROJECT:
Jerry Cook
Academy Homestead Ranch
13305 Tollhouse Road, Clovis, CA, 93619

SHEET: Floor Plans

DRAWING SET INFORMATION:

05.13.21	CUP Submittal Package

REVISIONS:

PROJECT NUMBER:
2020-49

SHEET NUMBER:
A203

General Notes

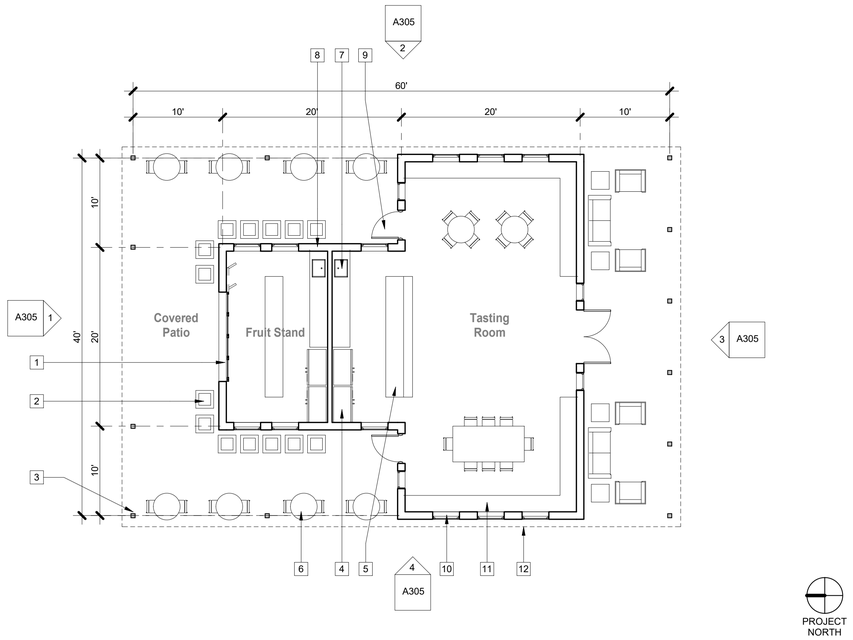
1) Floor plans are shown for reference only; not to be used for construction.

2) Separate permits will be obtained for future modifications/new construction as required by the AHJ.

3) Keynotes apply to this sheet only.

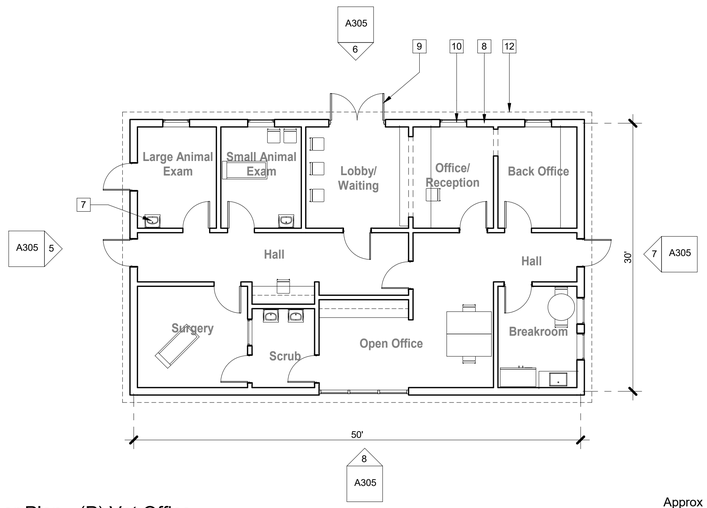
Keynotes

1 New sliding glass wall, typ.
2 Fruit box/display, by Owner, typ.
3 New column, typ.
4 New refrigerator, typ.
5 New wine bar
6 Furniture by Owner, typ.
7 New sink, typ.
8 New wall, typ.
9 New door, typ.
10 New window, typ.
11 Built in shelving, typ.
12 Dashed line indicates roofline above, typ.



Approx 1,200 sf

2 Floor Plan - (P) Fruit Stand + Tasting Room
1/8" = 1'-0"



Approx 1,500 sf

1 Floor Plan - (P) Vet Office
1/8" = 1'-0"

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PROJECT:
Jerry Cook
Academy Homestead Ranch
13305 Tollhouse Road, Clovis, CA, 93619

SHEET: Floor Plans

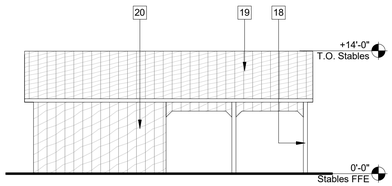
DRAWING SET INFORMATION:

05.13.21	CUP Submittal Package

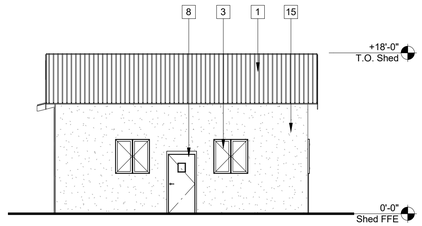
REVISIONS:

PROJECT NUMBER:
2020-49

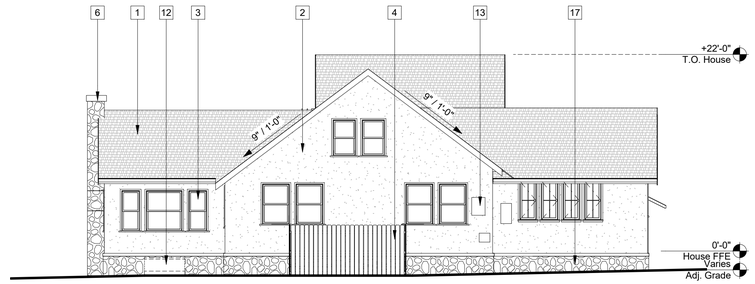
SHEET NUMBER:
A204



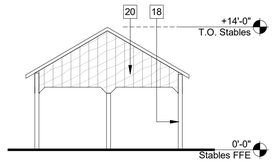
12 (E) Stables - West
1/8" = 1'-0"



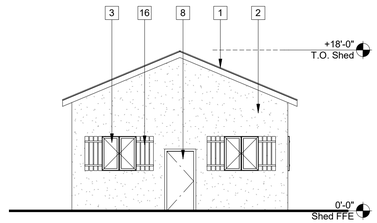
8 (E) Shed - West
1/8" = 1'-0"



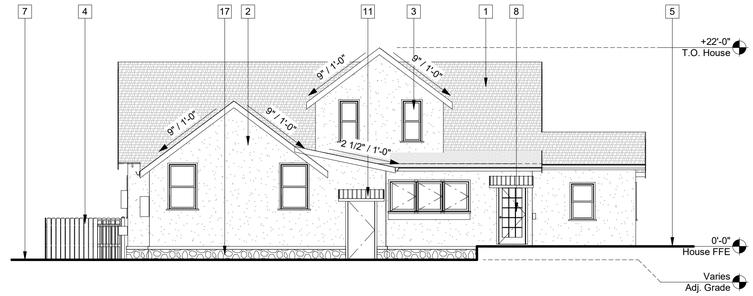
4 (E) House - West
1/8" = 1'-0"



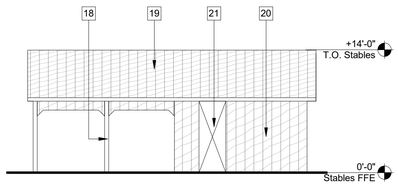
11 (E) Stables - South
1/8" = 1'-0"



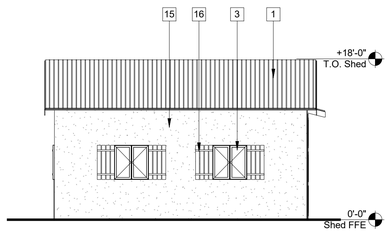
7 (E) Shed - South
1/8" = 1'-0"



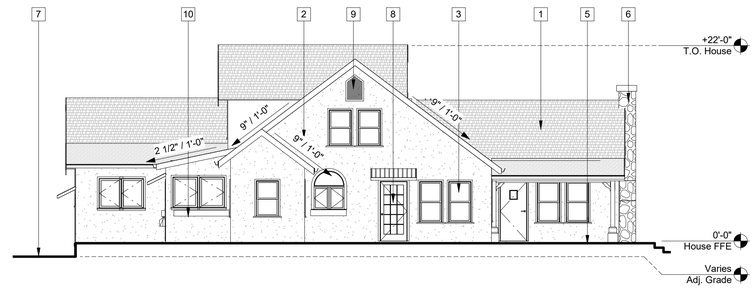
3 (E) House - South
1/8" = 1'-0"



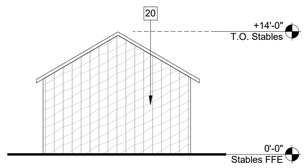
10 (E) Stables - East
1/8" = 1'-0"



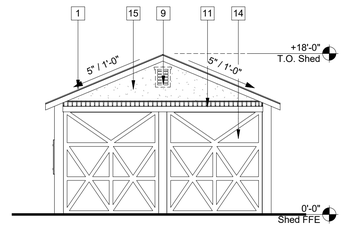
6 (E) Shed - East
1/8" = 1'-0"



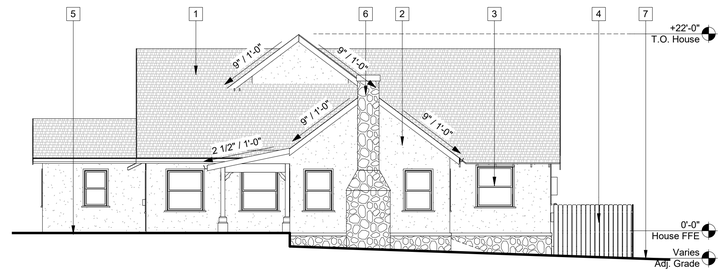
2 (E) House - East
1/8" = 1'-0"



9 (E) Stables - North
1/8" = 1'-0"



5 (E) Shed - North
1/8" = 1'-0"



1 (E) House - North
1/8" = 1'-0"

General Notes

1) Keynotes apply to this sheet only.

Keynotes

1 (E) composition roof to remain
2 (E) painted stucco finish to remain, typ.
3 (E) window to remain, typ.
4 (E) mechanical equipment in fenced yard to remain
5 (E) raised porch to remain
6 (E) chimney to remain
7 (E) grade to remain
8 (E) door to remain, typ.
9 (E) attic vent to remain, typ.
10 (E) wood window planter box to remain, typ.
11 (E) overhang to remain, typ.
12 (E) crawlspace access to remain
13 (E) electrical panel, tankless water heater, propane gas POC and shut off valves to remain
14 (E) sliding barn door to remain, typ.
15 (E) wall to remain, typ.
16 (E) decorative shutter to remain, typ.
17 (E) cobblestone finish to remain, typ.
18 (E) column to remain, typ.
19 (E) wood roof to remain
20 (E) barn wood vertical siding to remain, typ.
21 New door, typ.

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LICENSED ARCHITECT
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No. 2-04-2-17
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PROJECT:
Jerry Cook
Academy Homestead Ranch
13305 Tollhouse Road, Clovis, CA, 93619

SHEET: Elevations

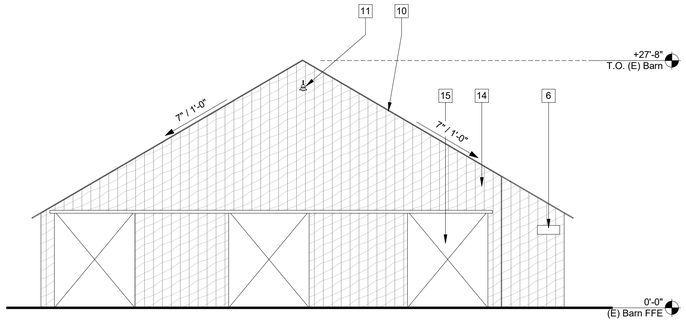
DRAWING SET INFORMATION:

05.13.21	CUP Submittal Package

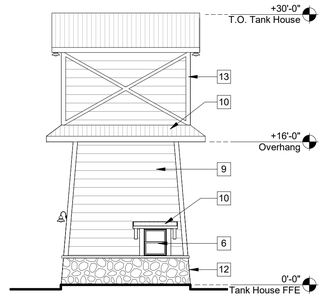
REVISIONS:

PROJECT NUMBER:
2020-49

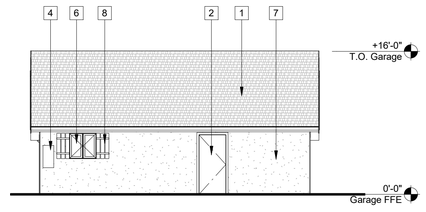
SHEET NUMBER:
A301



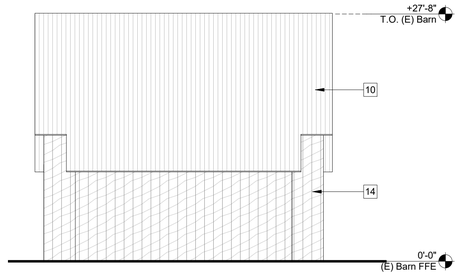
12 (E) Barn - West
1/8" = 1'-0"



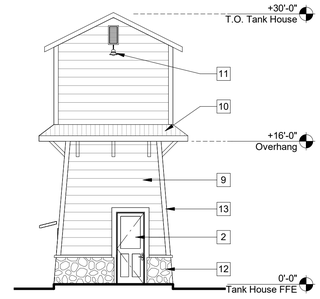
8 (E) Tank House - West
1/8" = 1'-0"



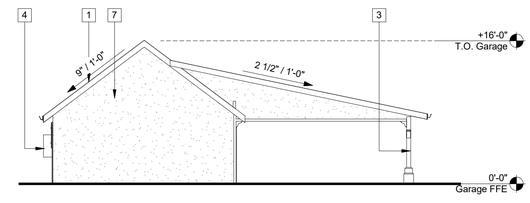
4 (E) Garage - West
1/8" = 1'-0"



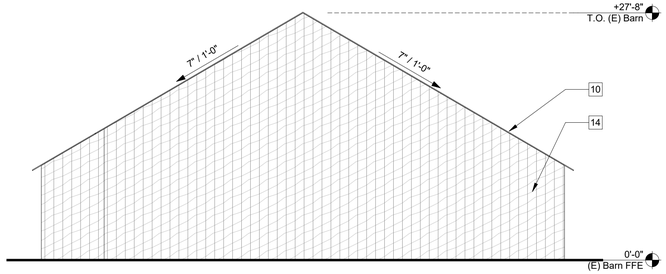
11 (E) Barn - South
1/8" = 1'-0"



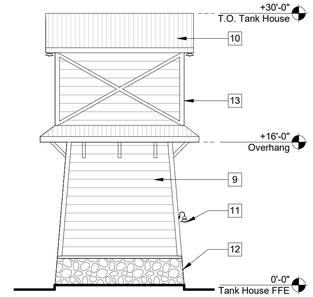
7 (E) Tank House - South
1/8" = 1'-0"



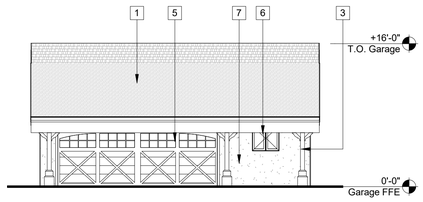
3 (E) Garage - South
1/8" = 1'-0"



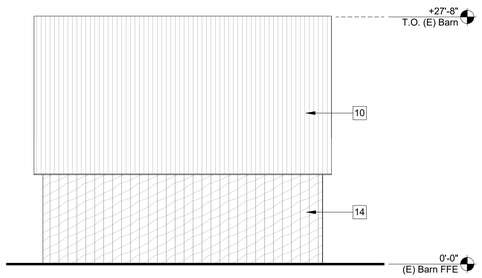
10 (E) Barn - East
1/8" = 1'-0"



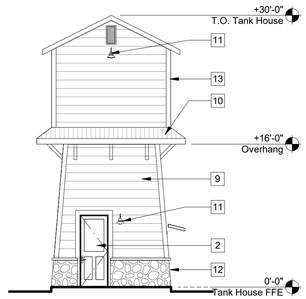
6 (E) Tank House - East
1/8" = 1'-0"



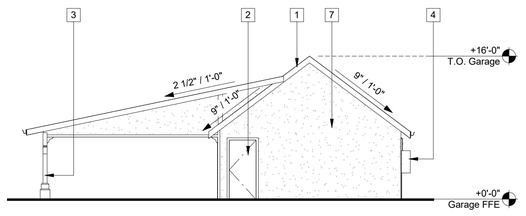
2 (E) Garage - East
1/8" = 1'-0"



9 (E) Barn - North
1/8" = 1'-0"



5 (E) Tank House - North
1/8" = 1'-0"



1 (E) Garage - North
1/8" = 1'-0"

General Notes

1) Keynotes apply to this sheet only.

Keynotes

1 (E) composition roof to remain
2 (E) door to remain, typ.
3 (E) column to remain, typ.
4 (E) electrical panel to remain
5 (E) garage door to remain, typ.
6 (E) window to remain, typ.
7 Stucco finish, typ.
8 (E) decorative shutter to remain, typ.
9 (E) painted lap siding finish to remain, typ.
10 (E) metal roof to remain, typ.
11 (E) light fixture to remain, typ.
12 (E) cobblestone finish to remain, typ.
13 (E) painted siding trim to remain, typ.
14 (E) barn wood vertical siding to remain, typ.
15 (E) barn door to remain, typ.

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PROJECT:
Jerry Cook
Academy Homestead Ranch
13305 Tollhouse Road, Clovis, CA, 93619

SHEET: Elevations

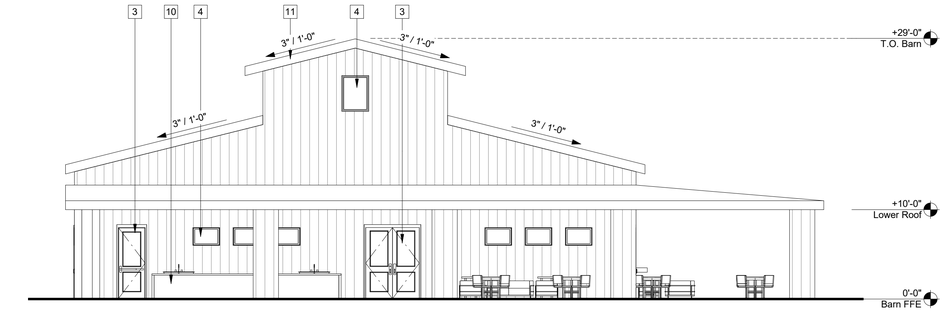
DRAWING SET INFORMATION:

05.13.21	CUP Submittal Package

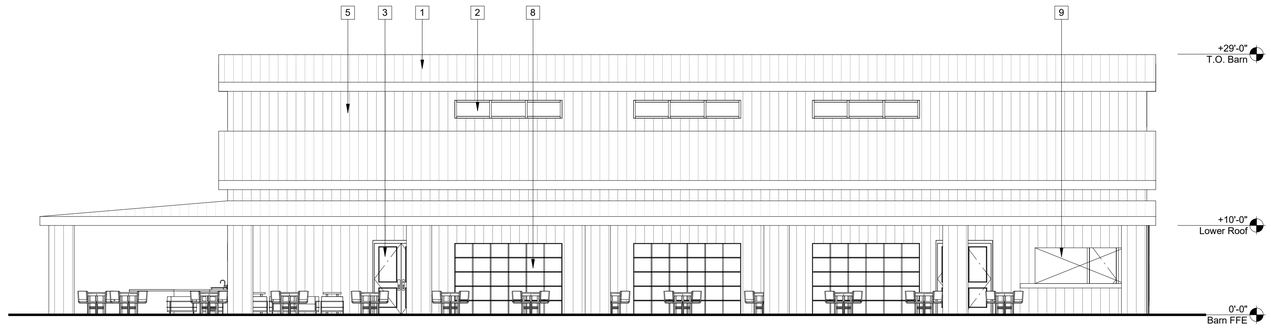
REVISIONS:

PROJECT NUMBER:
2020-49

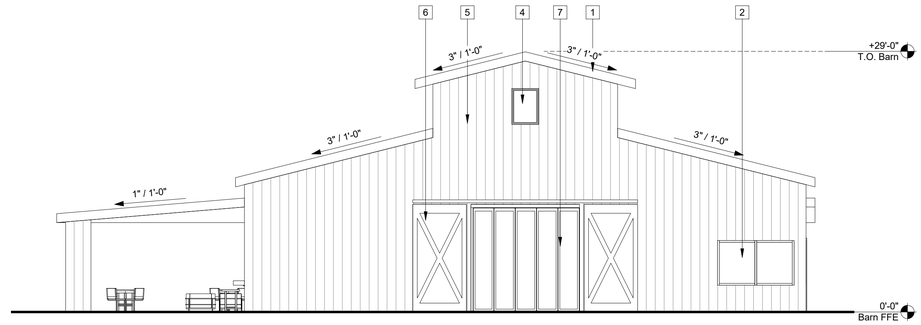
SHEET NUMBER:
A302



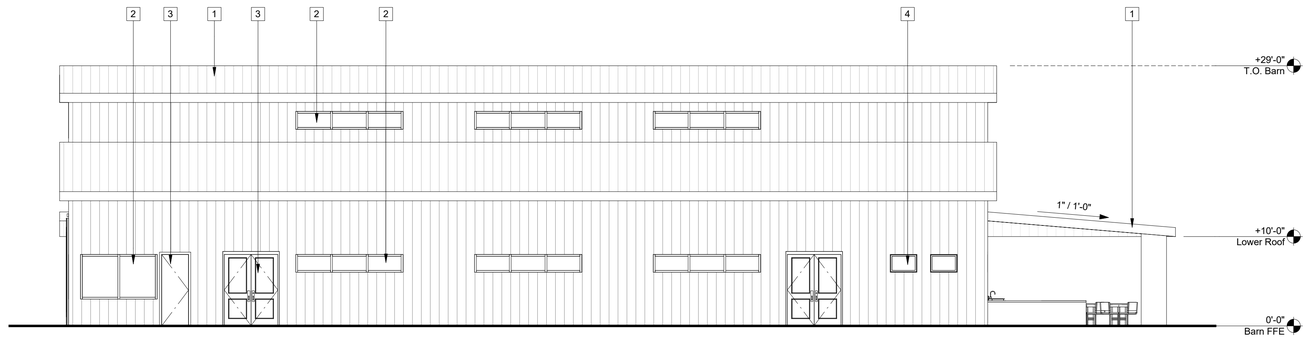
4 (P) Barn - West
1/8" = 1'-0"



3 (P) Barn - South
1/8" = 1'-0"



2 (P) Barn - East
1/8" = 1'-0"



1 (P) Barn - North
1/8" = 1'-0"

General Notes

1) Keynotes apply to this sheet only.

Keynotes

1. New composition shingle roof
2. New storefront glazing, typ.
3. New door, typ.
4. New window, typ.
5. Vertical wood siding, typ.
6. New sliding barn door, typ.
7. New sliding glass wall, typ.
8. New rollup door, typ.
9. New coiling countertop door for bar service, typ.
10. Built in countertop area with storage underneath
11. Standing seam metal roof, typ.

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PROJECT:
Jerry Cook
Academy Homestead Ranch
13305 Tollhouse Road, Clovis, CA, 93619

SHEET: Elevations

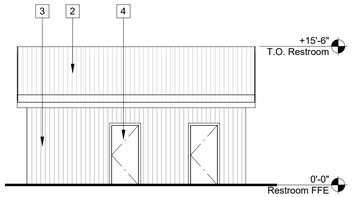
DRAWING SET INFORMATION:

05.13.21	CUP Submittal Package

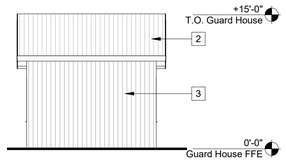
REVISIONS:

PROJECT NUMBER:
2020-49

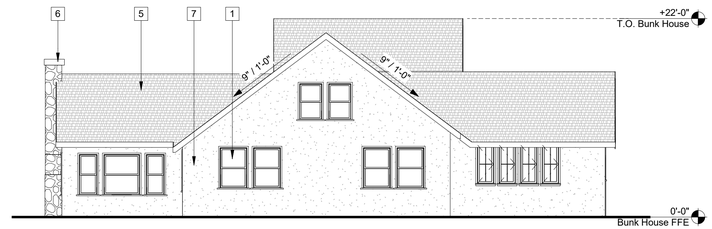
SHEET NUMBER:
A303



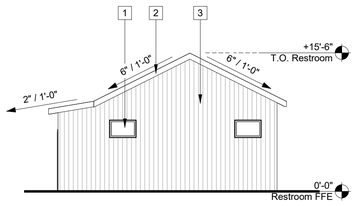
12 (P) Restroom Building - West
1/8" = 1'-0"



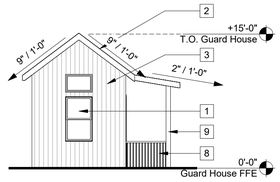
8 (P) Guard House - West
1/8" = 1'-0"



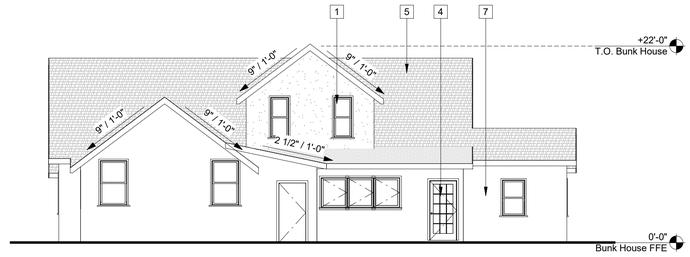
4 (P) Bunk House - West
1/8" = 1'-0"



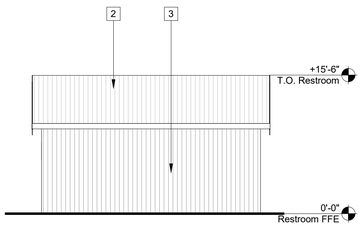
11 (P) Restroom Building - South
1/8" = 1'-0"



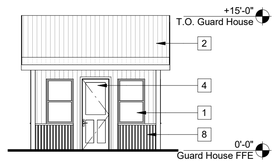
7 (P) Guard House - South
1/8" = 1'-0"



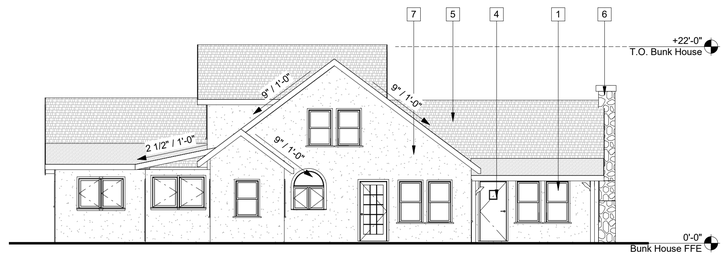
3 (P) Bunk House - South
1/8" = 1'-0"



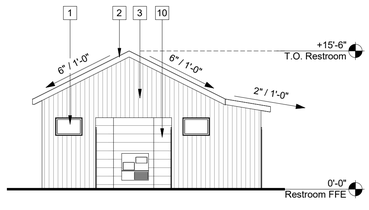
10 (P) Restroom Building - East
1/8" = 1'-0"



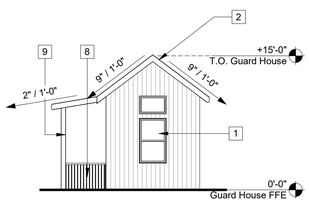
6 (P) Guard House - East
1/8" = 1'-0"



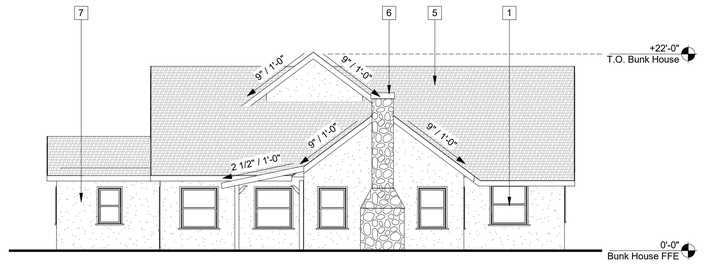
2 (P) Bunk House - East
1/8" = 1'-0"



9 (P) Restroom Building - North
1/8" = 1'-0"



5 (P) Guard House - North
1/8" = 1'-0"



1 (P) Bunk House - North
1/8" = 1'-0"

General Notes

1) Keynotes apply to this sheet only.

Keynotes

1 New window, typ.
2 Standing seam metal roof, typ.
3 Vertical wood siding, typ.
4 New door, typ.
5 New composition shingle roof
6 New chimney
7 Stucco finish, typ.
8 Railing, typ.
9 Column, typ.
10 Horizontal wood siding, typ.

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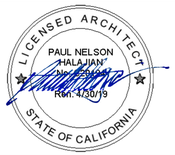

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PROJECT:
Jerry Cook
Academy Homestead Ranch
13305 Tollhouse Road, Clovis, CA, 93619

SHEET: Elevations

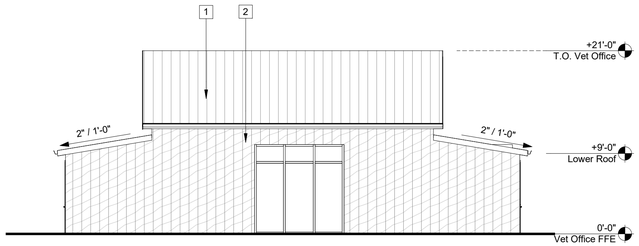
DRAWING SET INFORMATION:

05.13.21	CUP Submittal Package

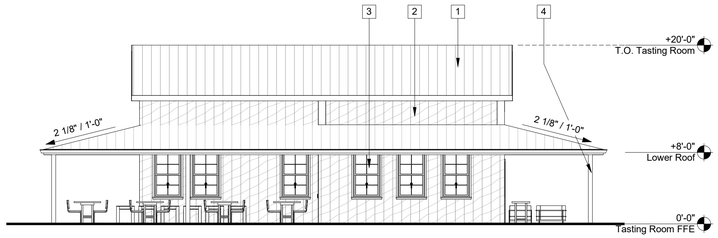
REVISIONS:

PROJECT NUMBER:
2020-49

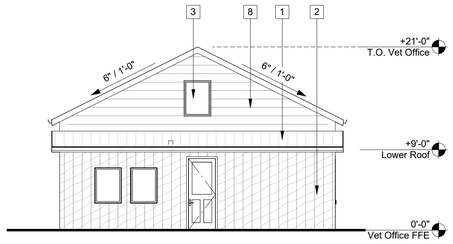
SHEET NUMBER:
A304



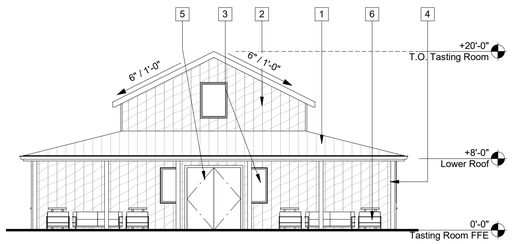
8 (P) Vet Office - West
1/8" = 1'-0"



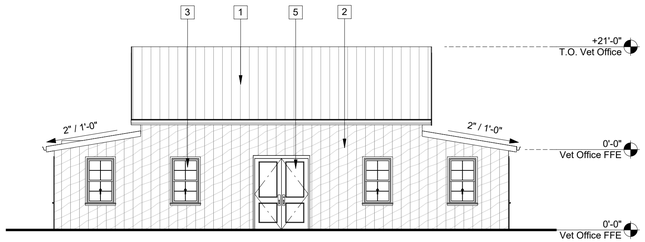
4 (P) Fruit Stand + Tasting Room - West
1/8" = 1'-0"



7 (P) Vet Office - South
1/8" = 1'-0"



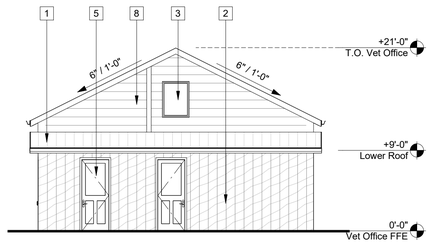
3 (P) Fruit Stand + Tasting Room - South
1/8" = 1'-0"



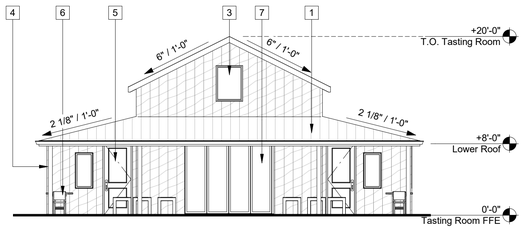
6 (P) Vet Office - East
1/8" = 1'-0"



2 (P) Fruit Stand + Tasting Room - East
1/8" = 1'-0"



5 (P) Vet Office - North
1/8" = 1'-0"



1 (P) Fruit Standing + Tasting Room - North
1/8" = 1'-0"

General Notes

1) Keynotes apply to this sheet only.

Keynotes

1. Standing seam metal roof, typ.
2. Vertical wood siding, typ.
3. New window, typ.
4. New column, typ.
5. New door, typ.
6. Furniture by Owner, typ.
7. New sliding glass wall, typ.
8. Horizontal wood siding, typ.

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No. 22042
Ren: 4/30/19
STATE OF CALIFORNIA

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PROJECT:
Jerry Cook
Academy Homestead Ranch
13305 Tollhouse Road, Clovis, CA, 93619

SHEET: Elevations

DRAWING SET INFORMATION:

05.13.21	CUP Submittal Package

REVISIONS:

PROJECT NUMBER:
2020-49

SHEET NUMBER:
A305