

Clovis Unified School District

REQUEST FOR PRELIMINARY COMMENT New District Facilities Project

To:

Responsible, Trustee and Interested Agencies
Interested Persons

From:

Clovis Unified School District
Denver Stairs
Assistant Superintendent, Facility Services
1450 Herndon Avenue
Clovis, CA 93611
Telephone: (559) 327-9260
Email: denverstairs@cusd.com

Date: November 21, 2022

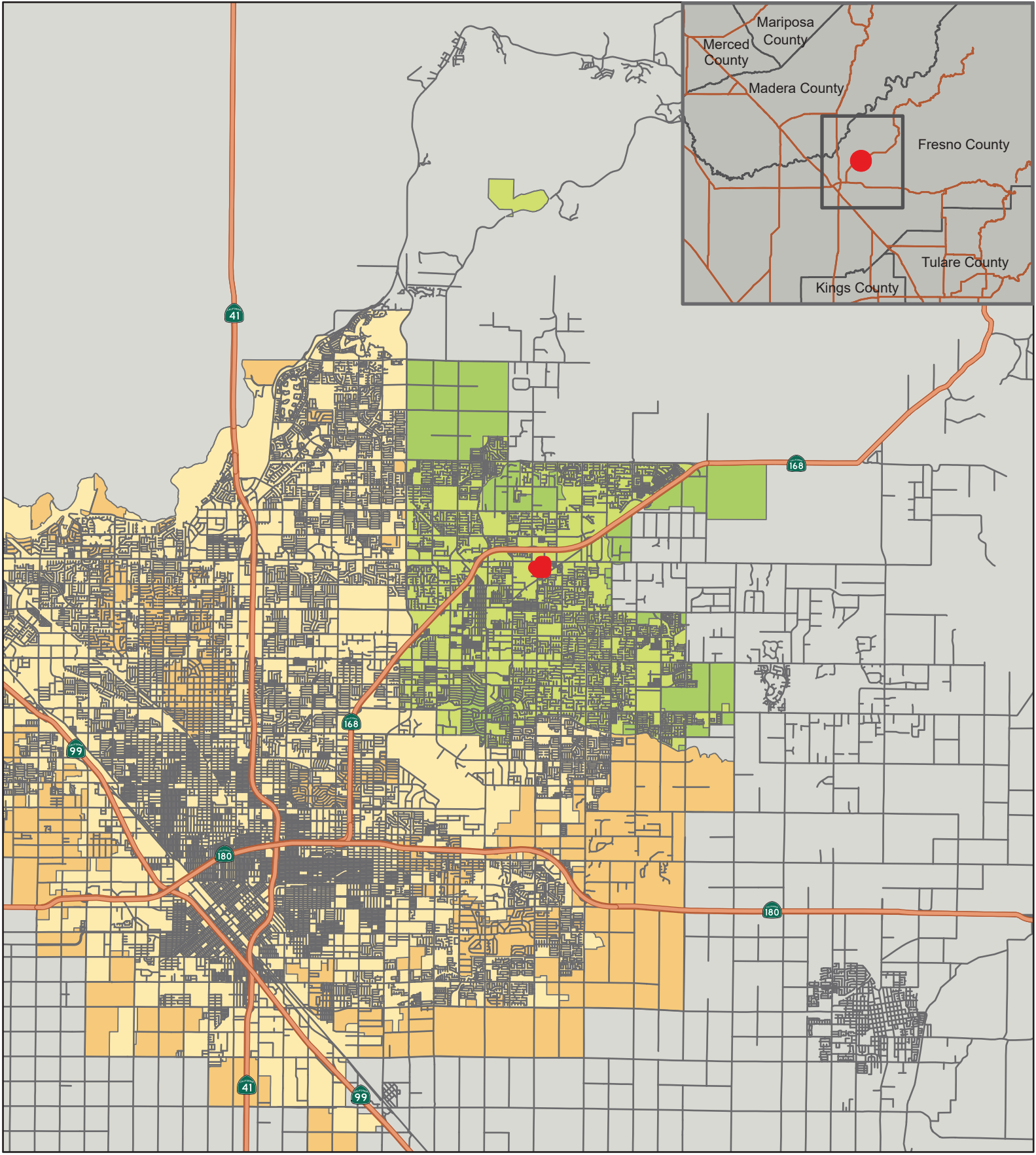
Purpose: The Clovis Unified School District (District) is proposing to undertake the New District Facilities Project (project). The purpose of this Request for Preliminary Comment is to invite responsible, trustee and interested agencies, as well as interested persons, to submit written comments on any concerns they may have on the environmental effects of the project. The District will consider the comments in preparing a California Environmental Quality Act Initial Study for the project and in determining whether to prepare an Environmental Impact Report for the project or to adopt a Negative Declaration or Mitigated Negative Declaration. You will have the opportunity to comment again after you have reviewed the completed environmental documents.

Comments: Please send any comments in response to this Request for Preliminary Comment to Denver Stairs, Assistant Superintendent, Facility Services (contact information provided above). **The deadline for submission of comments is December 14, 2022.**

Project Location and Description: The project site is located on 16.61 acres southeast of the intersection of North Fowler and East Herndon Avenues in the City of Clovis, Fresno County, California (APN: 491-050-74ST, 550-020-45T, and 550-020-47T). The location of the project site is displayed on Figures 1 and 2, and a preliminary site plan is included as Figure 3.

The District proposes to construct and operate a Special Education Administration building (24,167 square feet) and an Online School building (27,399 square feet) on the site and construct associated site improvements under Phase 1 of the project. A future phase would consist of the construction and operation of District administrative offices in several buildings totaling approximately 90,000 square feet. The new Special Education Administration facility will include a reception/lobby area; offices for administration, operations and school services; meeting, conference and break rooms; and will house the Clovis Infant Toddler Intervention (CITI) Kids program. The new Online School facility will include a reception/lobby area, administrative offices, flex rooms, teacher offices, STEM (Science, Technology, Engineering, and Math) lab, computer lab, nurse station and conference room.

Construction of Phase 1 of the project will begin in July 2023 and is anticipated to be completed and operational by August 2024. The timing for the future administrative office phase is uncertain at this time.



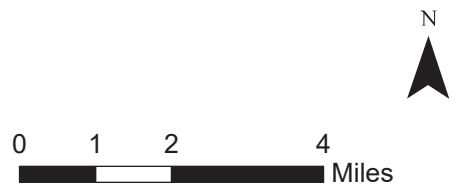
Project Location

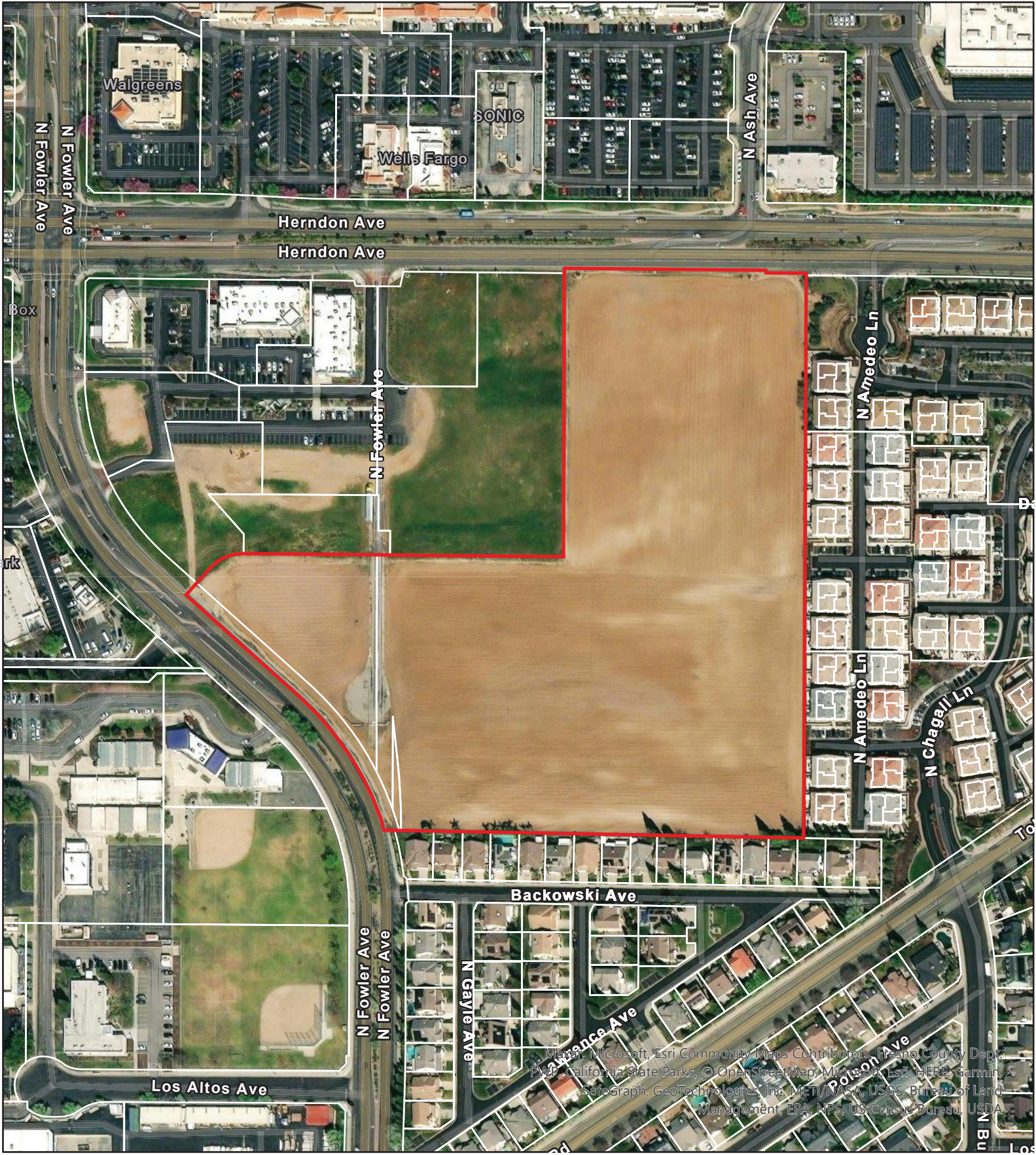
Figure 1

Clovis Unified District Facilities Project
 Clovis Unified School District

ODELL Planning & Research, Inc.
 Environmental Planning • School Facility Planning • Demographics

- Project Site
- Clovis City Limits
- Clovis Sphere of Influence
- Fresno City Limits
- Fresno Sphere of Influence





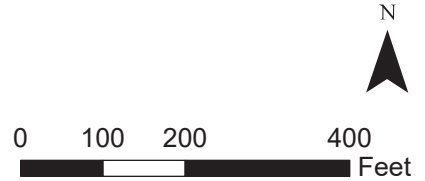
Project Site

Figure 2

Clovis Unified District Facilities Project
 Clovis Unified School District

ODELL Planning & Research, Inc.
 Environmental Planning • School Facility Planning • Demographics

Project Site
 Parcels



PARKING ANALYSIS

VEHICLE PARKING:
2019 CBC 118-208.2, WHERE MORE THAN ONE PARKING FACILITY IS PROVIDED ON A SITE, THE NUMBER OF ACCESSIBLE SPACES SHALL BE CALCULATED FOR EACH PARKING FACILITY.

PARKING A 2019 CBC 118 502.1
STANDARD SPACES 73
ACCESSIBLE SPACES 2 2 ACCESSIBLE, 1 VAN
TOTAL PARKING 75

PARKING B 2019 CBC 118 502.1
STANDARD SPACES 41
ACCESSIBLE SPACES 2 1 ACCESSIBLE, 1 VAN
TOTAL PARKING 43

PARKING C 2019 CBC 118 502.1
STANDARD SPACES 17
ACCESSIBLE SPACES 1 1 VAN
TOTAL PARKING 18

PARKING D 2019 CBC 118 502.1
STANDARD SPACES 77
ACCESSIBLE SPACES 4 3 ACCESSIBLE, 1 VAN
TOTAL PARKING 81

OVERALL TOTAL PARKING PROVIDED 220
OVERALL TOTAL PARKING REQUIRED 195

BUILDING A - ONLINE SCHOOL (PARKING C AND D)
TOTAL BUILDING AREA: 27,399 SQ. FT.
CALCULATED OFFICE AREA: 21,296 SQ. FT.
OFFICE AREA/PARKING RATIO: 1 SPACE/259 SQ. FT.
CALCULATED EDUCATION AREA: 6,103 SQ. FT.
EDUCATION AREA/PARKING RATIO: 1 PER 8 STUDENTS
TOTAL PARKING REQUIRED PER CITY OF CLOVIS ZONING ORDINANCE: 21,296 SF / 250 + 85 STALLS
100 STUDENTS / 8 + 13 STALLS
TOTAL: 88 STALLS

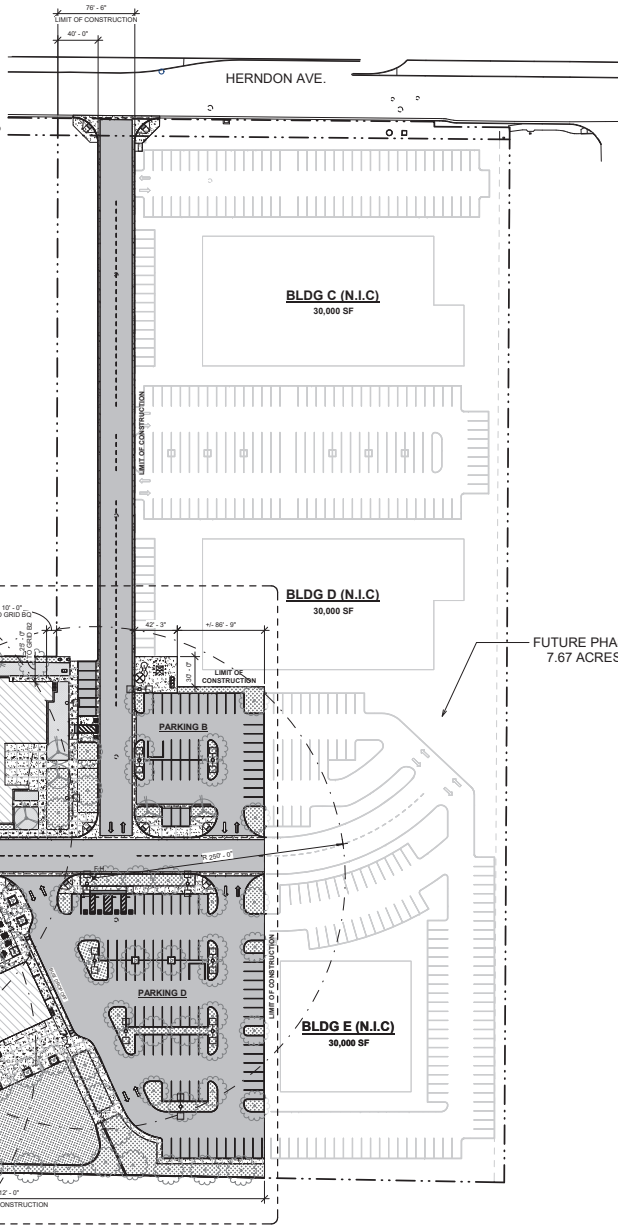
BUILDING B - SPECIAL EDUCATION ADMINISTRATION (PARKING A AND B)
TOTAL BUILDING AREA: 24,167 SQ. FT.
OFFICE AREA/PARKING RATIO: 1 SPACE/250 SQ. FT.
TOTAL PARKING REQUIRED (PER CITY OF CLOVIS ZONING ORDINANCE): 24,167 SF / 250 + 87 STALLS

CLEAN AIR/VAN POOL/VEV PARKING:
PER CAL GREEN 5.106.1.2
STUDENT BICYCLE PARKING PROVIDED AT ONLINE SCHOOL BUILDING:
8 PERMANENTLY ANCHORED
STAFF BICYCLE PARKING PROVIDED AT BOTH BUILDINGS:
2 PERMANENTLY ANCHORED AT EACH BUILDING

EV CHARGING ACCESSIBLE SPACES REQUIRED (2019 CBC-118-228.3.2.1):
2 SPACES
1- STANDARD ACCESSIBLE PARKING SPACE PROVIDED
1- VAN ACCESSIBLE PARKING SPACE PROVIDED

EV CHARGING STATIONS REQUIRED (2019 CAL GREEN TABLE 6.106.5.3.3):
14 SPACES (8% OF TOTAL PARKING)

EV CHARGING FUTURE SPACES PROVIDED:
REQUIRED: 18-14 4 EV CHARGING FUTURE SPACES PROVIDED



KEYNOTES

LEGEND

- [Symbol] FUTURE BUILDING NOT INCLUDED IN SCOPE OF WORK
- [Symbol] PROPOSED BUILDINGS IN THIS APPLICATION
- [Symbol] FIRE ACCESS LANE W/ UNOBSTRUCTED WIDTH OF 20'-0" MIN AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13'-0" MIN.
- [Symbol] ASPHALT PAVING 150,016 SF - SEE CIVIL DRAWINGS
- [Symbol] LOW WATER USE PLANTER AREAS 78,075 SF. SEE LANDSCAPE DRAWINGS
- [Symbol] MODERATE WATER USE PLANTER AREAS 5,086 SF. SEE LANDSCAPE DRAWINGS
- [Symbol] MODERATE WATER USE - 100% BERBERA GRASS 503 12.68 SF. SEE LANDSCAPE DRAWINGS
- [Symbol] RETENTION BASIN PLANTED AREAS - LOW WATER USE 1,981 SF. SEE LANDSCAPE DRAWINGS
- [Symbol] RETENTION BASIN COBBLE MULCH AREA 2,711 SF. SEE LANDSCAPE DRAWINGS
- [Symbol] CONCRETE PAVING 49,082 SF. SEE CIVIL DRAWINGS. SEE AXI AND XXX FOR CONCRETE FINISH AND LAYOUT INFORMATION
- [Symbol] ACCESSIBLE WOMEN'S/ GENDER NEUTRAL RESTROOMS
- [Symbol] ACCESSIBLE DRINKING FOUNTAIN/BOTTLE FILLER
- [Symbol] LANDSCAPE AREA, SEE LANDSCAPE
- [Symbol] LIGHT POLE, SEE ELECTRICAL
- [Symbol] PATHWAY LIGHT BOLLARD, SEE ELECTRICAL
- [Symbol] FIRE HYDRANT, SEE CIVIL
- [Symbol] FIRE DEPARTMENT CONNECTION, SEE CIVIL
- [Symbol] POSEF INDICATOR VALVE, SEE CIVIL
- [Symbol] ASSUMED PROPERTY LINE
- [Symbol] PROPERTY LINE
- [Symbol] ACCESSIBLE ROUTE (2019 CBC SECTION 118-209)

THE ACCESSIBLE ROUTE IS A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ACCESSIBLE ELEMENTS AND SPACES OF AN ACCESSIBLE SITE. BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A DISABILITY USING A WHEELCHAIR, AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS WITH OTHER DISABILITIES. ACCESSIBLE ROUTES SHALL COMPLY WITH CBC 118-209. IN GENERAL, EXTERIOR ACCESSIBLE ROUTES SHALL COMPLY WITH THE FOLLOWING: SHALL BE STABLE, FIRM, AND SLIP RESISTANT; HAVE A 1/20 MAXIMUM RUNNING SLOPE FOR WALKWAYS; CURBS, CURB CUTS, AND CURB RAMP RAMP SLOPE SHALL BE 1:4; 1/2" MAXIMUM CROSS SLOPE; HAVE A 48" MINIMUM WIDTH; HAVE NO VERTICAL OFFSETS GREATER THAN 1/4" OFFSETS BETWEEN 1/4" AND 1/2" SHALL BE BEVELLED WITH A SLOPE NOT EXCEEDING 1/2 IN. HORIZONTAL OFFSETS ALLOWING THE PASSAGE OF A 12" DIAMETER SPHERE; ELONGATED OPENINGS SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL; HAVE A MINIMUM WIDTH OF 48" GUARDRAIL AT EDGES WHERE THE DROP OFF EXCEEDS 4" EXCEPT WHERE ADJACENT TO VEHICLES;WAYS BE FREE OF ELEMENTS PROJECTING MORE THAN 4" FROM WALLS BETWEEN 27" AND 80" ABOVE THE WALKING SURFACE, AND HAVE A MINIMUM VERTICAL CLEARANCE.

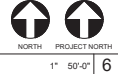
- DESIGN PROFESSIONAL IN CHARGE STATEMENT - (SEE DESIGN PROCEDURE DR-152)**
- 1. THE P.O.T. IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS MEETS THE REQUIREMENTS OF THE CURRENT APPLICABLE CALIFORNIA BUILDING CODE (CBC) FOR DESIGN PROFESSIONAL IN CHARGE WITH THE NECESSARY ALTERNATIONS, ADDITIONS AND STRUCTURAL REPAIRS.
 - 2. PART OF THE DESIGN PROFESSIONAL IN CHARGE HAS EXAMINED ANY ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WERE DEEMED TO BE NON-COMPLIANT WITH THE CBC. HE HAS IDENTIFIED AND THE CORRECTIVE WORK NECESSARY TO BRING THEM INTO COMPLIANCE HAS BEEN INCLUDED WITHIN THE SCOPE OF THIS PROJECT'S WORK THROUGH DETAILS, DRAWINGS, AND SPECIFICATIONS INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS.
 - 3. ANY NON-COMPLIANT ELEMENTS, COMPONENTS OR PORTIONS OF THE P.O.T. THAT WILL NOT BE CORRECTED BY THIS PROJECT BASED ON VALUATION, THRESHOLD LIMITATIONS OR A FINDING OF UNREASONABLE HARDSHIP ARE INDICATED IN THESE CONSTRUCTION DOCUMENTS.
 - 4. DURING CONSTRUCTION, IF P.O.T. ITEMS WITHIN THE SCOPE OF THE PROJECT REPRESENTED AS CBC COMPLIANT ARE FOUND TO BE NON-COMPLIANT BEYOND REASONABLE CONSTRUCTION TOLERANCES, THE ITEMS SHALL BE BROUGHT INTO COMPLIANCE WITH THE CBC AS A PART OF THIS PROJECT BY MEANS OF A CONSTRUCTION CHANGE DOCUMENT.

GENERAL NOTES

- A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION & DEMOLISH AND/OR REMOVE FROM THE AREA OF THE PROJECT ALL STRUCTURES, BOTH SURFACE & SUBSURFACE, TREES, BRUSH, ROOTS, DEBRIS, ORGANIC MATTER, & ALL OTHER MATTER DETERMINED BY THE INSPECTOR TO BE DELETERIOUS. SUCH MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- B. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED & SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE & SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE SHEETING WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SHEETWORK ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
- C. FINISH GRADE SHALL HAVE A 1% SLOPE AWAY FROM THE BLDG. FOR A DISTANCE NOT LESS THAN 8'-0" FROM THE BLDG.
- D. EXISTING UNDERGROUND UTILITIES & IMPROVEMENTS ARE SHOWN IN THEIR APPROX. LOCATIONS BASED UPON RECORD INFO AVAILABLE TO THE ARCHITECT AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD & NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE RECORD INFORMATION. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A. 1-800-642-2444).
- E. ALL SITE CONC. CURBS, GUTTERS, DRIVE APPROACHES & WALKS SHALL BE CLASS 'B' CONC. 8" MIN. THK. WITH A MAX. SLUMP OF 7" & A 28-DAY COMPRESSIVE STRENGTH OF 2000 PSI.
- F. PROPERTY DIMENSIONS AS SHOWN ARE BASED ON RECORD INFO, & SHOULD BE FIELD VERIFIED BY A PROPERTY SURVEY PRIOR TO CONSTRUCTION.
- G. EXTERIOR CONC. LANDINGS AT DOORS SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN DOORWAY THRESHOLD WITH 1/4 INCHES FOOT SLOPE MAX.
- H. SEE CIVIL FOR C & G CONC. PAVING SECTIONS AND CURB DETAILS. FOR ALL OFF-SITE IMPROVEMENTS (I.E. SIDEWALK ALONG AVENUE) REFER TO CITY OF CLOVIS STANDARD DETAIL STANDARD COMMERCIAL DRIVE APPROACH PER CITY OF CLOVIS STANDARD DETAILS ___ AND ___.
- I. REFER TO CIVIL, LANDSCAPE, PLUMBING & ELECTRICAL FOR UTILITY INFORMATION. CONTRACTOR TO COORDINATE ALL TRADES TO MAINTAIN PROPER CLEARANCES & AVOID CONFLICTS.

FIGURE 3

OVERALL SITE PLAN



1" = 50'-0"

6

MARK	DATE	DESCRIPTION
	11/10/22	50% CD SUBMISSION



TETER, LLP
FRESNO HEADQUARTERS | SAN JOSE OFFICE
ARCHITECTS ENGINEERS CONNECTED



ONLINE SCHOOL & SPECIAL EDUCATION ADMINISTRATION DISTRICT OFFICE EXPANSION
CLOVIS UNIFIED SCHOOL DISTRICT
CLOVIS, CA
DRAWING TITLE: OVERALL SITE PLAN
PROJECT NO.: 12242.00
DRAWING: G100