




County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR

DATE: January 25, 2016

TO: Department of Public Works and Planning, Director, Attn: Alan Weaver
Development Services, Division Manager, Attn: William M. Kettler
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Senior Planner, Attn: Eric VonBerg
Development Services, Policy Planning, ALCC, Attn: Mohammad Khorsand
Development Services, Water/Geology/Natural Resource, Attn: Augustine Ramirez/Jennifer Parks
Development Services, Zoning & Permit Review, Attn: Tom Navarro
Development Services, Site Plan Review, Attn: Hector Luna
Development Services, Building & Safety/Plan Check, Attn: Jeff Janes
Development Engineering, Attn: Augustine Ramirez/Jennifer Parks
Road Maintenance and Operations, Attn: Frank Daniele/Nadia Lopez
Design Division, Attn: Mohammad Alimi/ Harpreet Kooner
Department of Public Health, Environmental Health Division, Attn: Janet Gardner
Fresno County Department of Agriculture, Attn: Les Wright
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Div.), PIC Supervisor
Regional Water Quality Control Board, Central Valley Region, Attn:
centralvalleyfresno@waterboards.ca.gov
Fresno Metropolitan Flood Control District, Attn:
developmentreview@fresnofloodcontrol.org
Local Agency Formation Commission (LAFCO), Attn: David Fey
City of Clovis, Attn: Dwight Kroll/Bryan Araki
Table Mountain Rancheria, Tribal Cultural Resources Director, Attn: Robert Pennell
CA Department of Fish and Wildlife, Attn: Steve Hulbert
U.S. Dept. of Interior, F&W Service Endangered Species Div., Attn: Thomas Leeman/
Dana Herman
Fresno County Fire Protection District, Attn: Eric Watkins

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Classified Conditional Use Permit (CUP) Application No. 3526, Initial Study
Application No. 7085

APPLICANT: Wesclo, LP

DUE DATE: February 8, 2016

The Department of Public Works and Planning, Development Services Division is reviewing the subject applications proposing to allow a mini-storage facility in the AL-20 (Limited Agricultural, 20-acre minimum parcel size) Zone District.

The Department is also reviewing for environmental effects as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **February 8, 2016**. Any comments received after this date may not be used.

NOTE - If you do not have comments, please provide a “no comment” response to our office by the above deadline (e-mail is also acceptable)

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Current Planning Unit, Development Services 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@co.fresno.ca.us.

Activity Code (Internal Review): 2381

EA:

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Enclosures



Fresno County Department of Public Works and Planning

Received: 01-22-16

CUP 3526

(Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
Development Services Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:

Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497
Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Classified Conditional Use Permit
for a Derrel's Mini Storage facility

CEQA DOCUMENTATION: ☐ Initial Study ☐ PER ☒ N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. **Attach Copy of Deed, including Legal Description.**

LOCATION OF PROPERTY: North side of East Shepherd Ave

between North Temperance Ave and North Locan Ave

Street address: TBD

APN: 557-031-29 & 42 Parcel size: 19.85 & 19.06 acres

Section(s)-Twp/Rg: S 22 - T 12 S/R 21 E

ADDITIONAL APN(s): None

Bill Robinson (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.

WESCLO, LP	3265 West Ashlan Ave, Fresno, 93722	559-224-9900
Owner (Print or Type)	Address City Zip	Phone
WESCLO, LP	3265 West Ashlan Ave, Fresno, 93722	559-224-9900
Applicant (Print or Type)	Address City Zip	Phone
Bill Robinson	Sol Development Assoc., 906 N Street, Ste 100, Fresno, 93721	559-497-1900
Representative (Print or Type)	Address City Zip	Phone

CONTACT EMAIL: bill@soldevelopment.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.:	CONDITIONAL	Fee: \$ 4,569. ⁰⁰
Application Type / No.:	USE PERMIT (CUP)	Fee: \$
Application Type / No.:	NO. 3526	Fee: \$
Application Type / No.:		Fee: \$
PER/Initial Study No.:	IS 7085	Fee: \$ 3,901. ⁰⁰
Ag Department Review:		Fee: \$ 93. ⁰⁰
Health Department Review:		Fee: \$ 992. ⁰⁰
Received By: EJAZ	Invoice No.:	TOTAL: \$ 9,555. ⁰⁰

UTILITIES AVAILABLE:

WATER: Yes ☐ / No ☒

Agency: Well

SEWER: Yes ☐ / No ☒

Agency: Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Related Application(s): N/A

Zone District: AL-20

Parcel Size: 38.91 ACRES

Sect-Twp/Rg: - T - S/R E

APN # - - -

APN # - - -

APN # - - -

APN # - - -



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR

Date January 15, 2016

Name Derrel's Mini Storage, WESCLO LP
Address 3265 West Ashlan Ave
City/State Fresno, CA 93722

Subject: Pre-Application Review Disclosure/Disclaimer

Dear : Mr. Ridenour

CUP3526

RECEIVED
COUNTY OF FRESNO

JAN 22, 2016

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Completion of a Pre-Application Review is not a mandatory step necessary in order to submit a land use or mapping application to the Development Service Division for processing. The purpose of the Pre-application Review is to allow the customer and staff to exchange information and confirm the necessary application process, required fees, and submittal material prior to the customer paying the actual application fees. Specifically, during the Pre-Application Review process, Staff provides the following information: If the proposed use is allowed based on the zoning of the subject property; What type(s) of application(s) are required to permit the proposal; If the subject site is a legal parcel; The anticipated level of environmental review; If the proposed use is permitted under Williamson Act Contract; If the site is located within a special district; Application Filing Fees and filing requirements. While the Pre-Application Review will remain an option for any prospective applicant, in those cases where an applicant opts not to file for completion of a Pre-Application Review, the information and research noted above that typically results from the Pre-Application Review process may not be realized until after the application fees have been accepted and the project has been routed for comment. This being the case, unexpected issues may arise that could impact the processing timeline and cost of the application and/or impact the determination as to whether the application can continue to be processed as originally submitted. Please note that if the application submitted cannot be processed as submitted, the processing fees expended thus far will not be refunded.

By opting out of the Pre-Application Review process, I hereby acknowledge the potential for additional application processing delays and costs.

Paul Ridenour, Derrel's Mini Storage

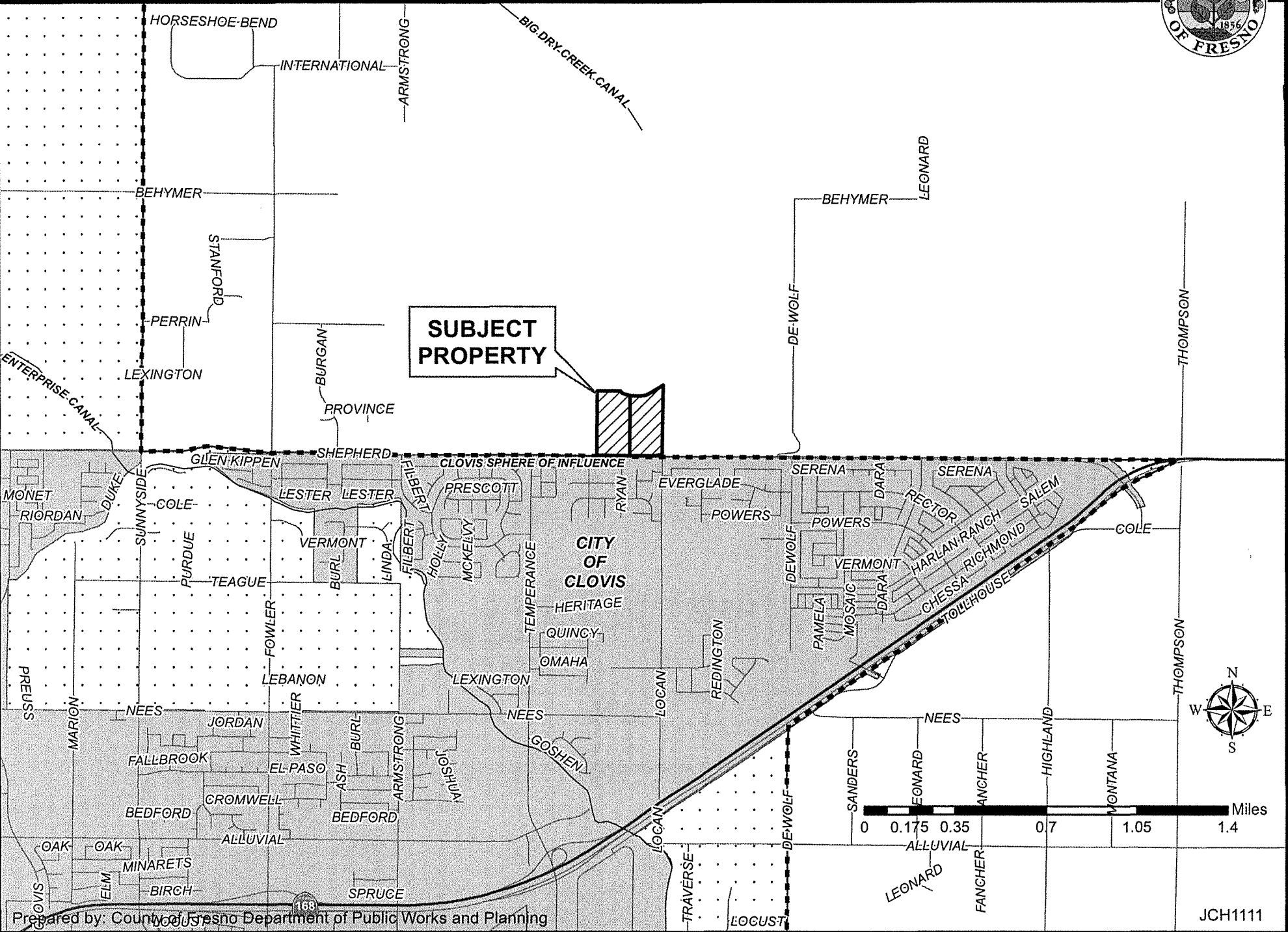
Print Name(s)

Signature William Robinson, representative Date January 15, 2016
Sol Development Associates, LLC

Signature

Date

LOCATION MAP

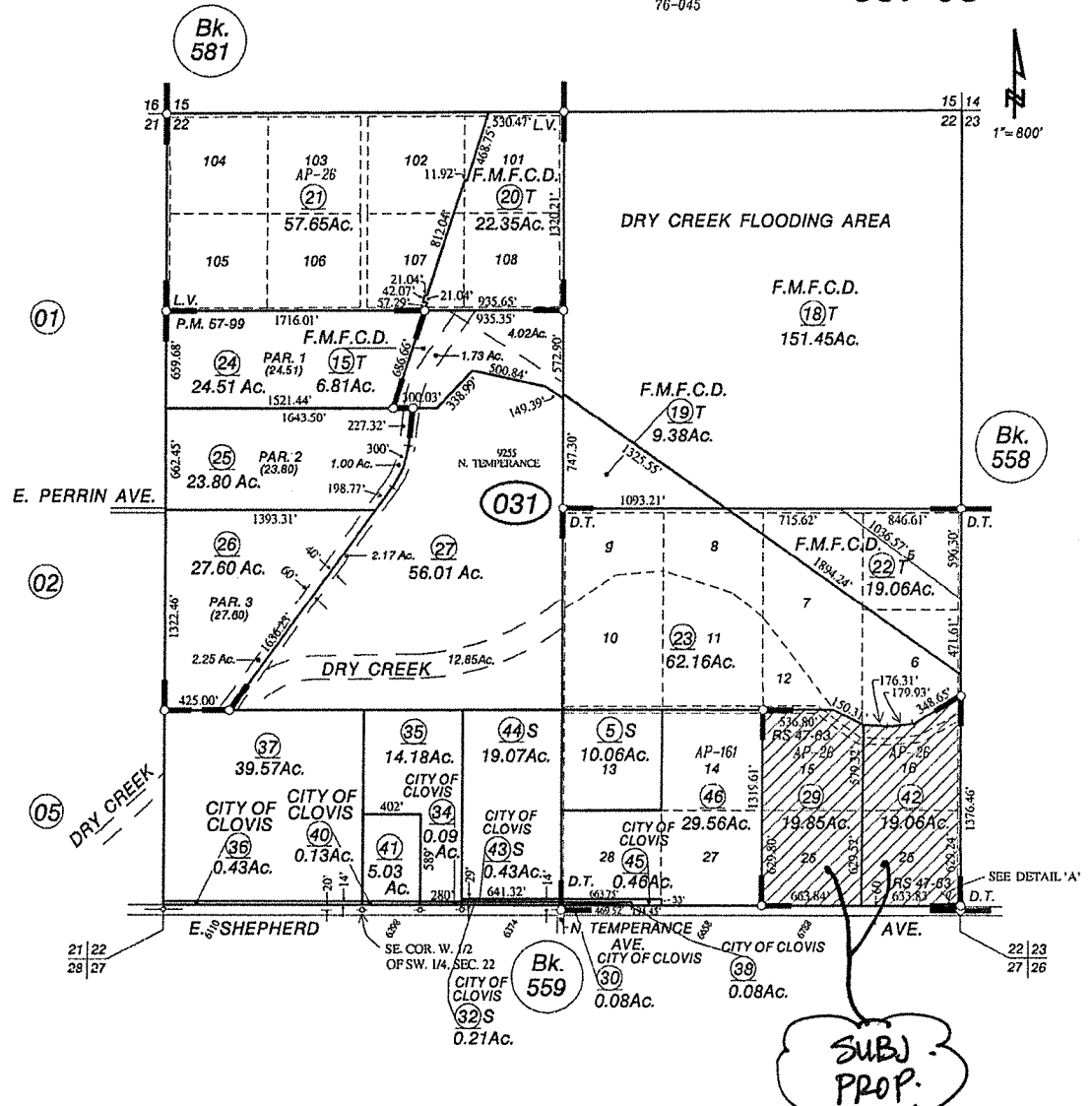


--- NOTE ---
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

SEC. 22, T.12S., R.21E., M.D.B.&M.

Tax Rate Area
76-045

557-03



Agricultural Preserve
Devonshire Tract - R.S. Bk. 5, Pg. 42
Loma Vista - R.S. Bk. 5, Pg. 13
Parcel Map No. 7598 - Bk. 57, Pgs. 99 & 100
Record of Survey - Bk. 47, Pg. 63

Assessor's Map Bk. 557 - Pg. 03
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

CUP 3526

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JAN 22 2016

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

County of Fresno

Classified Conditional Use Permit Application

DERREL'S MINI STORAGE FACILITY NWC Shepherd and Locan Avenues

1. Nature of the operation--what do you propose to do? Describe in detail.

The proposed project is a Derrel's Mini Storage facility on two adjacent parcels totaling approximately 37.58 acres. The planned facility is typical of other Derrel's facilities in that it will contain separate storage units along with open and covered spaces for the storage of recreational vehicles for lease by the general public. The facility will include a caretaker's residence and office building adjacent to the gated entrance.

The facility will be accessed by the public during operating hours from Locan Ave near the northwest corner of its intersection with Shepherd Ave. A secondary emergency fire access gate will be located on Shepherd Ave at the southwest corner of the facility.

The facility is planned to contain approximately 319,925 of enclosed storage buildings, approximately 2,522 sf caretaker's residence and office building including a garage for the residents. The total building square footage will be 322,447. Additionally, there will approximately 222,281 sf of covered or enclosed carport spaces for recreational vehicles.

No products will be produced by the facility. As is standard at Derrel's facilities, there will be two on-site resident managers residing in the residence/office building near the entrance. They typically operate the office and the controlled entrance to the facility during business hours and provide 24 hour on-site security.

The materials stored in the units are controlled by lease restrictions and monitored by the on-site managers. The vehicles that frequent the facility are typical of personal and light hauling vehicles utilized for the transportation of personal property by lessees of storage units. Recreational vehicles will be either self-propelled or towed to parking spaces. Service vehicles are limited to the facility owner's vehicles used for repair and maintenance.

Personal Storage use is allowed in the A-L Zone District through the approval of Text Amendment Ordinance T-089-370.

2. Operational time limits:

Months: *Twelve months/year*

Days per week: *Seven*

Hours: *(from 7:00 AM to 7:00 PM)*

Total hours per day: *12*

Special activities: *None* Frequency: *N/A*

Hours: *N/A* Are these indoors or outdoors: *N/A*

3. Number of customers or visitors:

Average number per day: *10* Maximum no. per day: *30*

Hours (when they will be there): *Varies throughout operating hours.*

4. Number of employees:

Current: *none* Future: *2*

Hours they work: *8 hours per day*

Do any live on-site as a caretaker? *Yes*

5. **Service and delivery vehicles:**
 Number: 10 Type: P/U to box vans Frequency: Daily trips

Delivery vehicles will be those used by customers. Service vehicles will be those typically required for repair and maintenance of the facility and equipment.
6. **Access to the site:**
 Public Road: Yes-to be constructed. Surface: Paved

Access to the site will be from North Locan Ave.
7. **Number of parking spaces for employees, customers, and service/delivery vehicles.**
 Type of surfacing on parking area: Paved

*There will be 6 stalls for the public adjacent to the office building.
 There will be 2 stalls for employees at the rear of the office/building.*

Delivery vehicles will stop at the office in front of the office building and proceed to the storage area for unloading.

*Recreational vehicles will park in designated areas or in assigned carports.
 Service vehicles will temporarily park closest to the building they are servicing.*
8. **Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location? Supplies for packing and storage not produced on-site.**
9. **What equipment is used? Golf cart.**
10. **What supplies or materials are used and how are they stored?**
All supplies and materials will be stored in storage units.
11. **Does the use cause an unsightly appearance? No**
 Noise? Very minor Glare? No Dust? No Odor? No.
 If so, explain how this will be reduced or eliminated? N/A
12. **List any solid or liquid wastes to be produced.**
 Estimated volume of wastes: How and where is it stored? How is it hauled, and where is it disposed? How often?

*Solid waste will be that which is produced by the caretakers and packaging materials left by customers. Liquid waste will be limited to domestic waste water from the residence and a public restroom.
 Domestic solid waste will be removed by contracted carrier from on-site bin.
 Domestic liquid waste will go to an on-site septic system.*
13. **Estimated volume of water to be used (gallons per day). Source of water?**

Daily water usage is anticipated to be approximately 400 gallons per day.

The source of water is TBD and may be from an on-site well or connection to municipal water system.

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

Signage will be minimal and consist of a +/- 4 foot high monument sign as shown on the Site Plan.

On-site directional sign will be as required for compliance and operations.

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

Describe type of construction materials, height, color, etc.

Provide floor plan & elevations, if appropriate.

All buildings will be new. Floor Plans are included in the submitted exhibits.

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

All buildings will be used for lease storage space except for the caretaker's residence/office.

17. Will any outdoor lighting or an outdoor sound amplification system be used? Describe and indicate when used.

Outdoor hooded security lighting will be installed per the Site Plan and there will be no outdoor sound amplification.

18. Landscaping or fencing proposed? Describe type and location.

The storage buildings will enclose the entire site except for decorative fencing at the entrance to the site. Landscaping will be installed along the street frontages as required by development code and at the caretaker/office building as shown on the Site Plan.

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

The proposed facility will not have any known adverse effect(s) upon the environment including unusual odor, lighting, noise, traffic, soot, gas emissions, dust or vibration to any degree which might be obnoxious or offensive to persons residing or conducting business in this area.

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

General Partner: Ridenour Corporation

President: Derrel A. Ridenour

Vice President: Stephen J. Dalich

Secretary & Treasurer: Dianne J. Dalich



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COUNTY OF FRESNO

JAN 22 2016

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

CUP3526

DEPARTMENT OF PUBLIC WORKS AND PLANNING

County of Fresno

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. _____

Project _____

No(s). _____

Application Rec'd.: _____

GENERAL INFORMATION

1. **Property Owner :** WESCLO, LP **Phone/Fax:** 559-224-9900
Mailing Address: 3265 West Ashlan Ave, Fresno, CA 93722

Street	City	State/Zip
--------	------	-----------
2. **Applicant :** WESCLO, LP **Phone/Fax:** 559-224-9900
Mailing Address: 3265 West Ashlan Ave, Fresno, CA 93722

Street	City	State/Zip
--------	------	-----------
3. **Representative:** Bill Robinson, Sol Development Assoc. **Phone/Fax:** 559-497-1900
Mailing Address: 906 N Street, Ste 100, Fresno, CA 93721

Street	City	State/Zip
--------	------	-----------
4. **Proposed Project:** Classified Conditional Use Permit
for a Derrel's Mini Storage facility
5. **Project Location:** North side of East Shepherd Ave and west side of North
Locan on the NWC
6. **Project Address:** TBD
7. **Section/Township/Range:** 22 / 12S / 21E
8. **Parcel Size:** 19.85 & 19.06 acres
9. **Assessors Parcel No.** 557-031-29 & 42

DEVELOPMENT SERVICES DIVISION

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

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

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

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

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

13. Existing Zone District¹: AL-20

14. Existing General Plan Land Use Designation¹: Agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Rural Residential, Agriculture

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

Residence, Misc. Ag Buildings, well, septic

Describe the major vegetative cover: grass

Any perennial or intermittent water courses? If so, show on map: None

Is property in a flood prone area? Describe: No

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

North: Agriculture

South: Medium Density Residential Subdivisions

East: Agriculture

West: Agriculture

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

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

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?
 X Yes No

B. Daily traffic generation:

I. Residential - Number of Units	<u>1</u>
Lot Size	<u>On facility site</u>
Single Family	<u>1</u>
Apartments	<u>0</u>

II. Commercial - Number of Employees	<u>2</u>
Number of Salesmen	<u>00</u>
Number of Delivery Trucks	<u>Mostly small vehicles</u>
Total Square Footage of Building	<u>322,447</u>

III. Describe and quantify other traffic generation activities: Delivery vehicles
usually small private pickups and vans, occasional small
box trucks are used to move household items, Some
recreational vehicles are self propelled, some are towed in.

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

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

22. Describe the probable source(s) of air pollution from your project: Limited to vehicles

23. Proposed source of water:

(X) private well

(X) community system³--name: City of Clovis if approved

24. Anticipated volume of water to be used (gallons per day)²: 400 gallons per day
25. Proposed method of liquid waste disposal:
(X) septic system/individual
(X) community system³-name City of Clovis if approved
26. Estimated volume of liquid waste (gallons per day)²: domestic sewer from residence
27. Anticipated type(s) of liquid waste: sewer from residence
28. Anticipated type(s) of hazardous wastes²: Rodent bait
29. Anticipated volume of hazardous wastes²: TBD
30. Proposed method of hazardous waste disposal²: Approved disposal vendor
31. Anticipated type(s) of solid waste: households trash from residence and packing mat'ls
32. Anticipated amount of solid waste (tons or cubic yards per day): TBD
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): < 1 ton
34. Proposed method of solid waste disposal: Commercial hauler
Fresno County
35. Fire protection district(s) serving this area: _____
36. Has a previous application been processed on this site? If so, list title and date: Text Amendment Ordinance T-089-370, Amendment Application No. 3804 Resolution No. 12493
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No X
38. If yes, are they currently in use? Yes _____ No X

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

Carl Robinson, rep.

SIGNATURE

January 15, 2016

DATE

¹Refer to Development Services Conference Checklist

²For assistance, contact Environmental Health System, (559) 445-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND GAME FEE

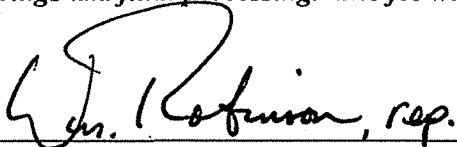
State law requires that specified fees (\$2,839.25 for an EIR; \$2,044.00 for a Negative Declaration) be paid to the California Department of Fish and Game (DFG) for projects, which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of the DFG. 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 DFG for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from DFG to the County at the request of the applicant. You may wish to call the local office of the DFG at (559) 222-3761, if you need more information.

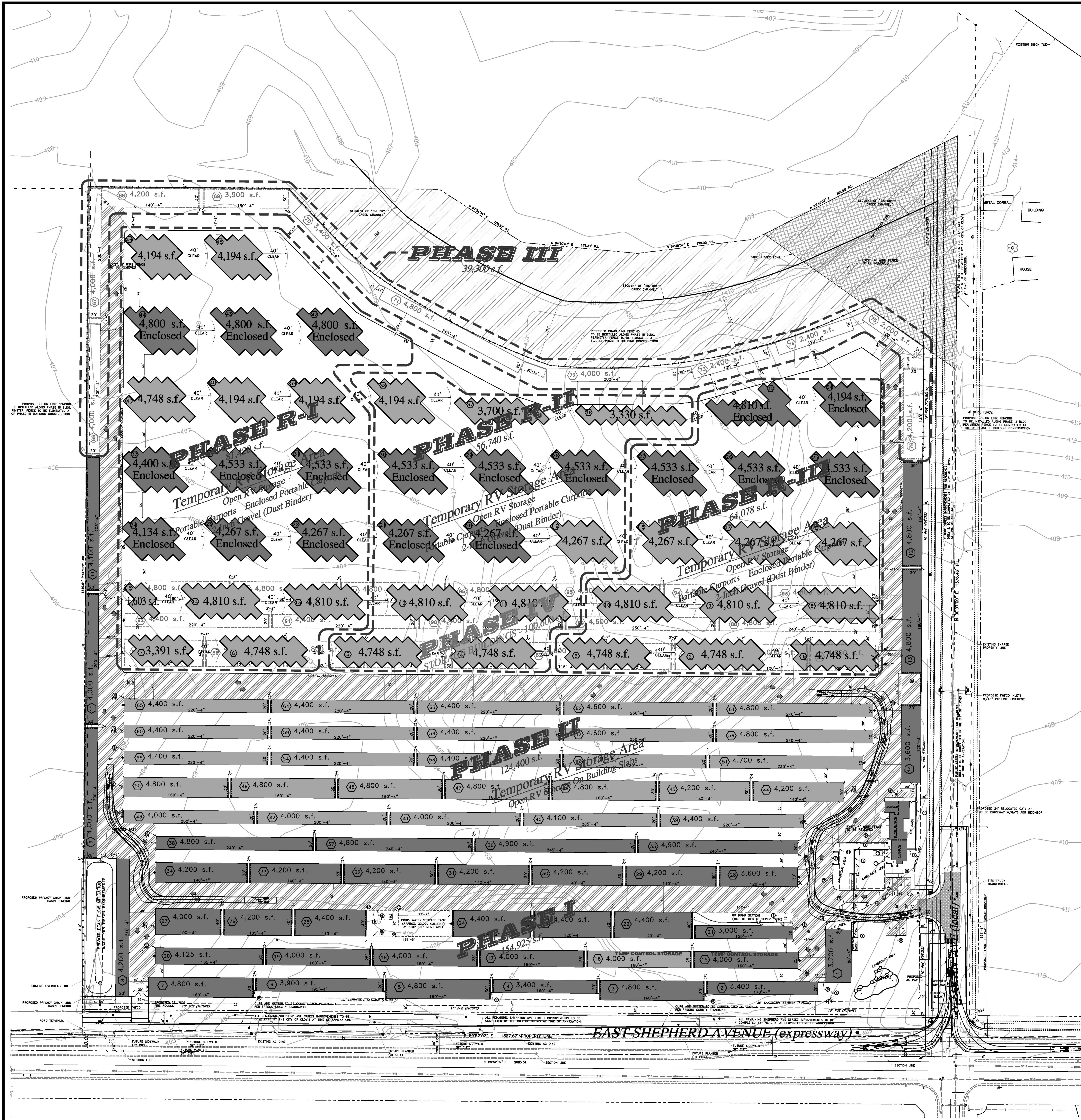
Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.



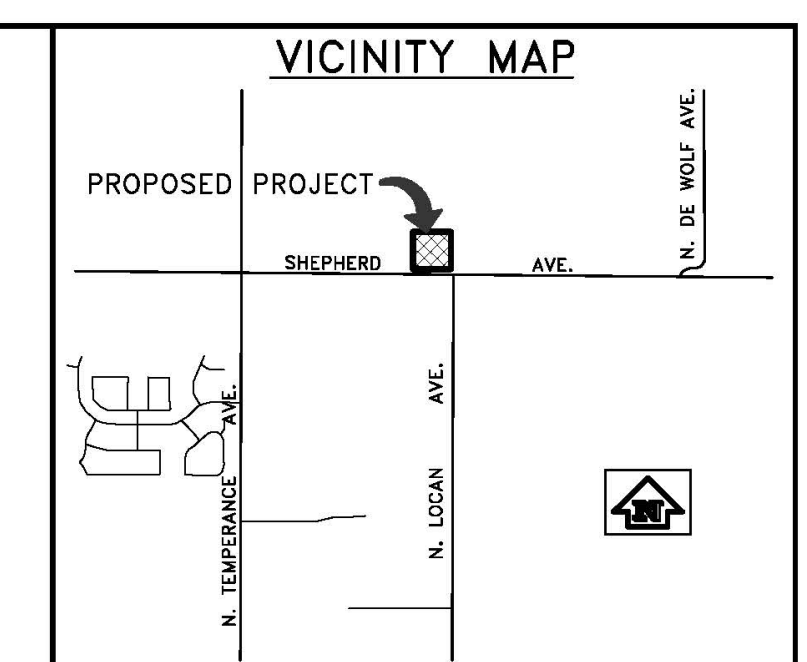
Applicant's Signature

January 15, 2016

Date



- LEGEND**
- 1 ACCESSIBLE PARKING SPACE w/SIGN - SEE DETAIL ON SHEET D-2
 - 2 BUILDING NUMBER
 - 3 2A 10BC FIRE EXTINGUISHER IN CABINET AS REQUIRED
 - 4 150 WATT HIGH PRESSURE SODIUM LIGHT AT 4'-7" - 6"
 - 5 STANDARD DECORATIVE LIGHT FIXTURE
 - 6 COUNTY OF FRESNO APPROVED FIRE HYDRANT
 - 7 6'-0" HIGH CONCRETE BLOCK FENCE
 - 8 3'-0" HIGH CONCRETE BLOCK FENCE
 - 9 6" HIGH CONCRETE CURB
 - 10 PROPOSED MONUMENT SIGN - (NOT PART OF THIS REVIEW)
 - 11 2A 10BC FIRE EXTINGUISHER IN CABINET AS REQUIRED
 - 12 BUILDING HEIGHT WALL BTWN. BUILDINGS ALONG PERIMETER (TYPICAL)
 - 13 36"W. CONCRETE WHEEL STOPS (TYP. BTWN. BLDGS.)
 - 14 PROPOSED LOCATION OF SEPTIC TANK
 - 15 PROPOSED SEPTIC LEACH AREA
 - 16 EXIST. WATER WELL TO BE UTILIZED FOR WATER SERVICE TO THE PROPOSED OFFICE/RESIDENCE & LANDSCAPE IRRIGATION
 - 17 EXIST. WATER WELL TO BE UTILIZED FOR WATER SERVICE
 - 18 INDICATES ONE-HOUR FIRE WALL
 - 19 INDICATES TWO-HOUR FIRE WALL
 - 20 5" CONCRETE DRIVES o/e 6" COMPACT NATIVE SOIL
 - 21 4" CONCRETE DRIVES o/e 6" COMPACT NATIVE SOIL
 - 22 PHASE I BUILDING CONSTRUCTION
 - 23 PHASE II BUILDING CONSTRUCTION
 - 24 PHASE III BUILDING CONSTRUCTION
 - 25 PHASE IV BUILDING CONSTRUCTION
 - 26 PROPOSED OPEN CARPORTS
 - 27 PROPOSED ENCLOSED CARPORTS
 - 28 PROPOSED CHAIN LINK FENCING
 - 29 EXIST. FENCING TO BE REMOVED
 - 30 EXIST. BLDG. OR STRUCTURE TO BE REMOVED
 - 31 INDICATES 100' SETBACK FROM BANK OF BIG DRY CREEK (APPROX. 3.86 ACRES)
 - 32 INDICATES 500' DAMN FACE SETBACK (APPROX 1.20 ACRES)



ALLOWABLE SQUARE FOOTAGE

STORAGE:	5,000 S.F.
OFFICE:	5,000 S.F.
RESIDENCE:	UNLIMITED S.F.

OCCUPANCY

STORAGE:	S-1
OFFICE:	B-2
RESIDENCE:	R-3

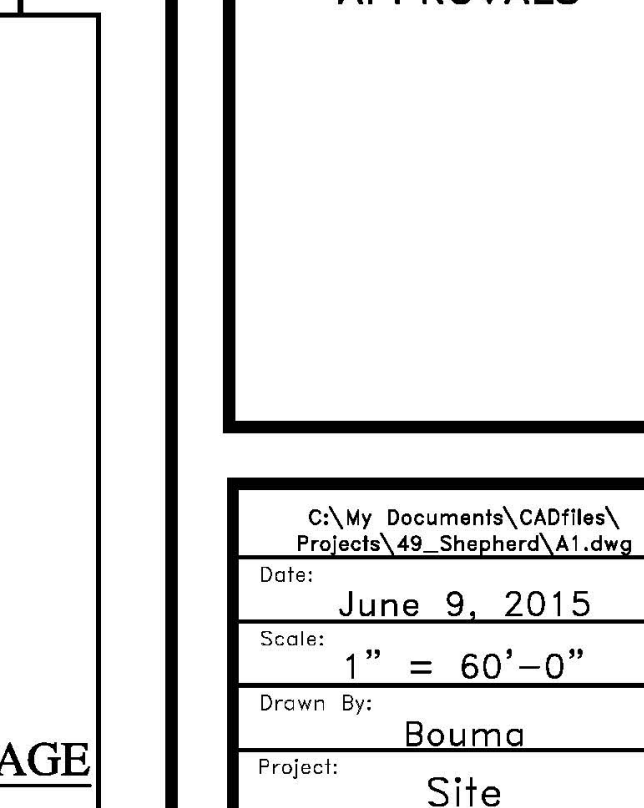
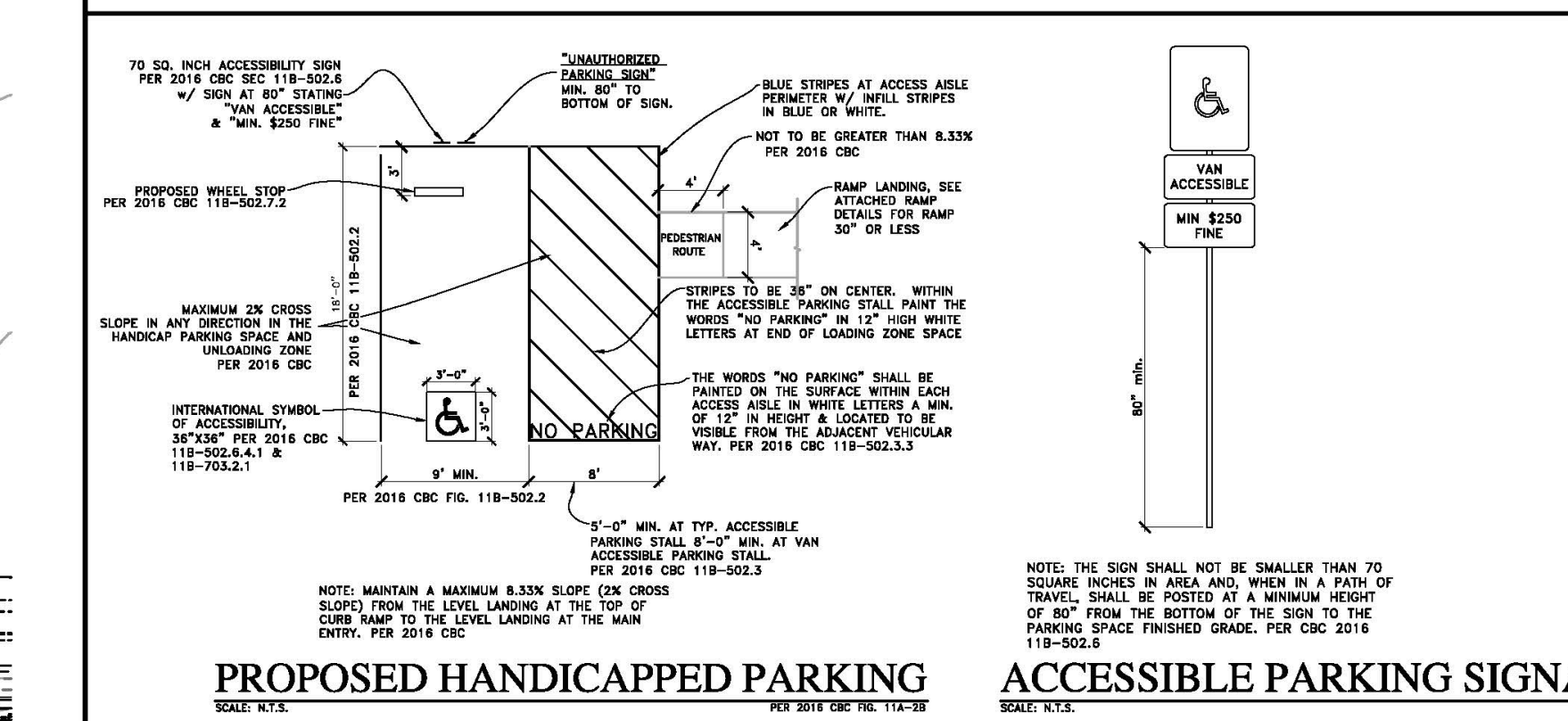
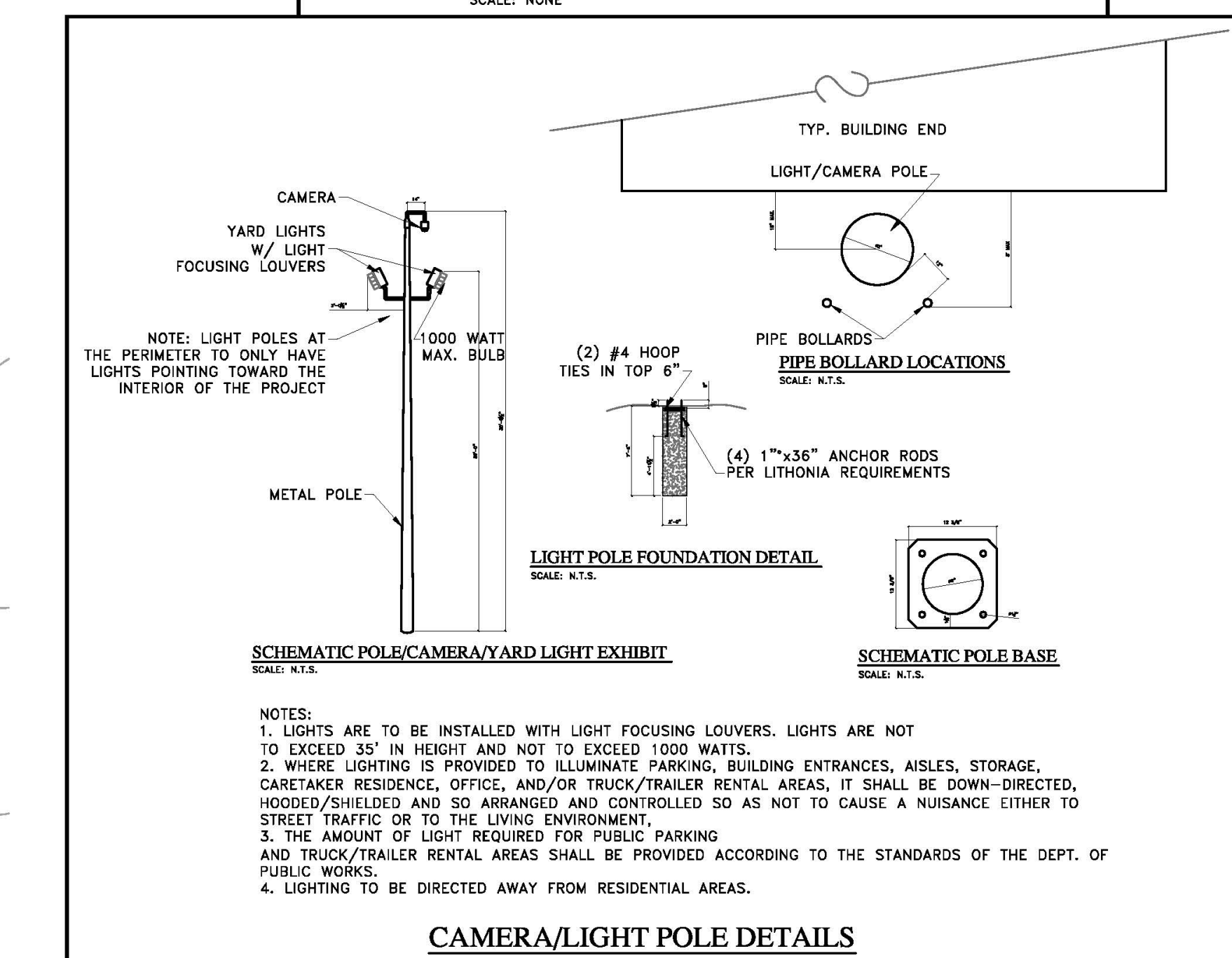
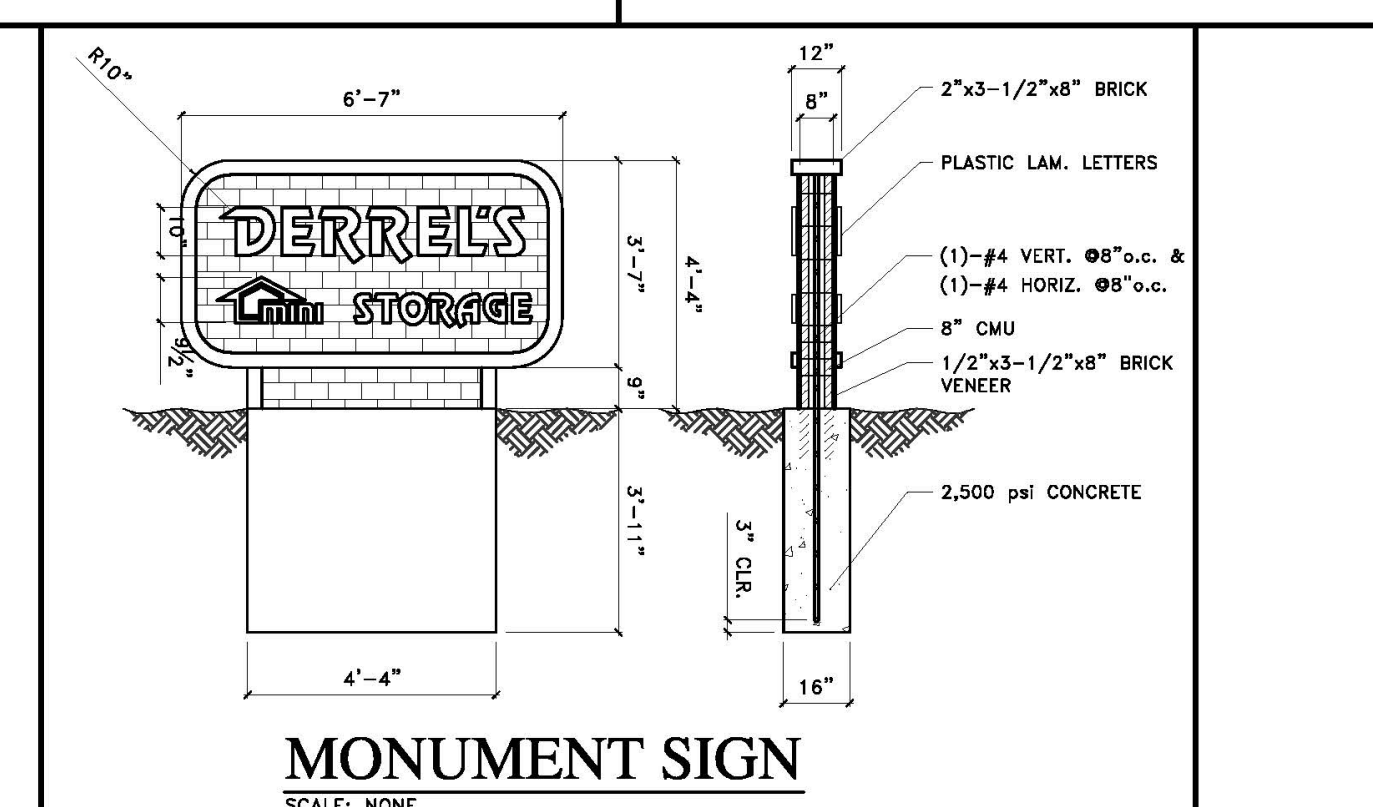
TYPE OF CONSTRUCTION

STORAGE:	V-B
OFFICE:	V-B
RESIDENCE:	V-B

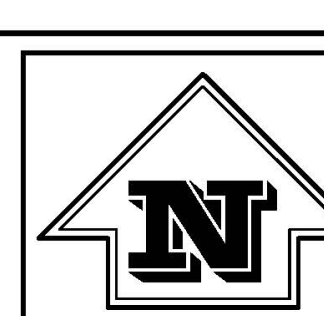
SITE DATA

PROPERTY OWNER DERREL'S MINI STORAGE 3265 W. ASHLAN AVE. FRESNO, CA 93722 (559) 224-9900	BUILDING SQUARE FOOTAGE CONSTRUCTION PHASES I: 154,925 S.F. II: 124,400 S.F. III: 39,300 S.F. IV: 100,600 S.F. TOTAL: 419,225 S.F.
PROPERTY ADDRESS 6785 E. SHEPHERD AVE A.P.N. 557-031-42 557-031-29	STORAGE: OFFICE: 804 S.F. RESIDENCE: 1,327 S.F. GARAGES: 391 S.F. TOTAL: 421,747 S.F.
LAND ACREAGE GROSS: 437.58 AC. NET: 437.58 AC.	RV SQUARE FOOTAGE OPEN RV: 111,840 S.F. CARPORTS: 113,840 S.F. ENCLOSED: 83,120 S.F. TOTAL: 308,800 S.F.
	RV PHASING PHASE I-II: 81,420 S.F. PHASE III: 56,740 S.F. PHASE IV: 64,078 S.F.

NOTE: RV BLOCKS SHOWN OVER TOP OF "GHOSTED" BUILDINGS WILL BE CONSTRUCTED FIRST AS SHOWN IN RV PHASING. IF/WHEN THE DEMAND ARISES PHASE IV BUILDINGS WILL BE CONSTRUCTED AND CONFLICTING RV BLOCKS WILL BE REMOVED AS NECESSARY.



SITE PLAN



REVISIONS:

January 25, 2018
February 13, 2018
March 2, 2018
March 5, 2018
April 3, 2018
April 18, 2018
April 25, 2018

DERREL'S Mini STORAGE
3265 W ASHLAN AVE FRESNO CA 93722 (559) 224-9900

APPROVALS

C:\My Documents\CADfiles\Projects\49_Shepherd\A1.dwg
Date: June 9, 2015
Scale: 1" = 60'-0"
Drawn By: Bouma
Project: Site Plan
Fresno Co
Shepherd/Locan
Sheet:

A-1

GENERAL NOTES:

1. ALL DOOR HARDWARE (CLOSURES, HINGES, ETC...) FOR RATED ASSEMBLIES SHALL HAVE AN APPROVED LISTING NUMBER.
2. PROVIDE A 5"x5" SYMBOL OF ACCESSIBILITY AT ALL PRIMARY COMMERCIAL BUILDING ENTRANCES.
3. PROVIDE THE FOLLOWING UNISEX SYMBOL OF ACCESSIBILITY ON THE TOILET ROOM DOOR - A 1/4" THK. CIRCLE 12" IN DIA. WITH A 1/2" TRIANGLE SUPERIMPOSED ON THE CIRCLE AND CENTERED 60" ABOVE FINISHED FLOOR W/ ADDITIONAL SIGN AT WALL ADJACENT TO STRIKE. ADDITIONAL SIGN IS TO COMPLY WITH 2013 CBC 1127A.7.2.3 FOR RAISED CHARACTERS, PICTORIALS AND BRAILLE AS WELL AS LOCATION AND MOUNTING HEIGHT.
4. ALL PLUMBING VENTS OR SANITARY SEWER PENETRATING THE 1-HOUR SEPARATION WALL IS TO BE CAST IRON PENETRATION. (SEAL ALL PENETRATIONS PROPERLY PER CBC 714.4.1.1).
5. ONLY FIRE RATED PIPES MAY PENETRATE FIRE RESISTIVE ASSEMBLIES.
6. SEAL AROUND ALL PIPE AND DUCT PENETRATIONS IN FIRE RESISTIVE ASSEMBLY WITH FIRE BARRIER CAULKING PER CBC 714.4.1.1
7. INSULATION SHALL CONFORM TO FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF 2013 CBC SECTION 720.1.
8. PRIOR TO A FINAL BUILDING INSPECTION AN APPLIANCE CERTIFICATE PROVIDED BY THE APPLIANCE MANUFACTURER MUST BE COMPLETED BY THE INSTALLER OR GENERAL CONTRACTOR AND POSTED IN A CONSPICUOUS LOCATION.
9. ALL WINDOWS TO BE DUAL GLAZED WITH LOW 'E' GLASS IN VINYL FRAMES.
10. ALL EXTERIOR DOORS TO BE SOLID CORE OR FOAM FIELED (U.N.O.).
11. ALL EXTERIOR HEADERS SHALL BE 4x12 D.F. #2 (U.N.O.); GARAGE DOOR HEADER SHALL BE 4x14 D.F. #2; 4x6 MAY BE USED AT INTERIOR DOORS.
12. OFFICE EXTERIOR DOORS NOT TO EXCEED 1/2" MAXIMUM DROP BELOW DOOR LEVEL. THRESHOLD TO BE HANDICAP BEVELED DESIGN. ALL ENTRY DOORS IN COMMERCIAL AREA SHALL HAVE INTERLOCKING LEVER TYPE HARDWARE.
13. ALL REQUIRED EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT, ALSO, ALL DOOR OPENING HARDWARE SHALL BE EITHER LEVER, PANIC, PUSH/PULL, OR OF SIMILAR TYPE. NO THUMB LATCHES OR KEYS CYLINDER DEAD BOLTS ALLOWED ON ANY DOORS UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER. 2013 CBC 1008.1.9
14. POST SIGN THAT READS, "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." USE LETTERS 1-INCH HIGH ON A CONTRASTING BACKGROUND AT THE MAIN EXIT. 2013 CBC 1008.1.9.3
15. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED. 2013 CBC 1008.1.9.4
16. ALL SHELVES ARE TO BE MIN. 12" DEEP (U.N.O.).
17. FIRST SHELF IS TO BE AT +18" AND ALL OTHERS AT 14" INCREMENTS THEREAFTER.
18. ALL TOILETS TO BE ELONGATED BOWL LOW FLOW TYPE.
19. ALL ATTIC ACCESSES TO BE INSULATED TO R-38
20. MAXIMUM SLOPE OF LANDINGS, RAMPS AND/OR WALKS TO BE 1:12 AND CROSS SLOPE OF ALL LANDINGS, RAMPS AND/OR WALKS TO BE 1/4" INCH PER FOOT. 2013 CBC 1114A.2.1
21. OFFICE THERMOSTAT MOUNTING HEIGHT NOT TO EXCEED 48" MEASURED FROM FLOOR TO TOP OF THERMOSTAT.
22. CABINET WET AREAS UNDER SINKS TO BE LAMINATED.
23. SUBMIT METHOD OF FIRE STOPPING TO BUILDING INSPECTOR FOR APPROVAL. PER 2013 CBC 714.
24. ATTIC ACCESSES 22"x30" MIN. SHALL BE WEATHER-STRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL.
25. SECURITY CODE ORDINANCE (FMC 13-100.1010) REQUIRES A PEEP HOLE OR A VISION PANEL. STEEL PLATE AT THE DEAD BOLT STRIKER, SOLID SHIM 6" ABOVE AND BELOW 2-#8NY 2" SCREWS. WINDOWS TO MEET THE MINIMUM STANDARDS AS ESTABLISHED BY THE UBC STANDARDS. A DEAD BOLT AT ALL EXTERIOR DOORS.
26. THE BACKSIDE OF THE MONITOR CABINET SHALL BE A REMOVABLE OAK BACKING.
27. WOOD BOX SUPPORTING WATER HEATER SHALL BE COVERED WITH WONDER BOARD.
28. PROJECT ARCHITECT IS REQUIRED TO SPECIFY AND PROVIDE MANUFACTURER'S LITERATURE FOR APPROVED METHOD OF FIRE STOPPING FOR ALL PROJECT CONDITIONS.
29. PROVIDE HIGH-RIB LATH AT HORIZONTAL STUCCO APPLICATIONS.
30. ALL FIRE RESISTANCE RATED CONTRACTION THAT REQUIRES PROTECTED OPENINGS OR PENETRATIONS MUST BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING PER CBC 703.7

ENERGY CONSERVATION NOTES:

MANDATORY MEASURES

Building Envelope Measures:

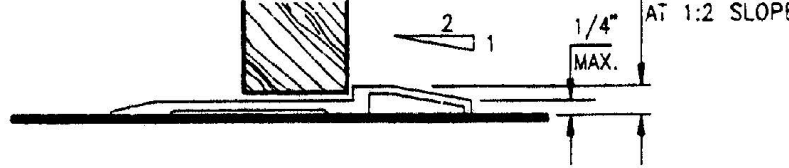
- A. MINIMUM CEILING INSULATION R-38
- B. MINIMUM WALL INSULATION R-13
- C. ALL INSULATION SPECIFIED OR INSTALLED MEETS CALIFORNIA ENERGY COMMISSION (SEC) QUALITY STANDARDS.
- D. INSTALL 6 MIL VAPOR BARRIER UNDER CONCRETE SLAB.
- E. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES ARE TO BE DESIGNED TO LIMIT AIR LEAKAGE AND BE WEATHER-STRIPPED.
- F. DOORS AND WINDOWS ARE TO BE CERTIFIED WITH ALL JOINTS AND PENETRATION CAULKED AND SEALED.

HVAC and Plumbing System Measures:

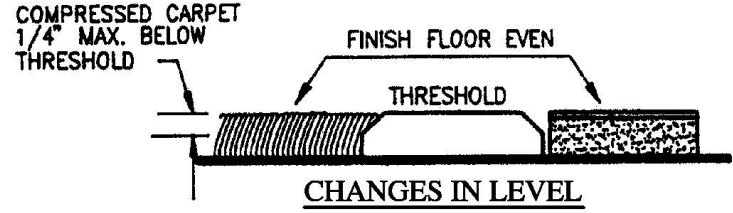
- A. SPACE CONDITIONING EQUIPMENT SIZING SEE SHEET M1
- B. PROVIDE SETBACK THERMOSTAT ON ALL APPLICABLE HEATING SYSTEMS.
- C. ALL DUCTS CONSTRUCTED, INSTALLED, AND SEALED PER CHAPTER 10, CURRENT UMC. DUCTS INSULATED TO R-4.2 MINIMUM.
- D. ALL EXHAUST SYSTEMS HAVE BACK DRAFT OR AUTOMATIC DAMPERS.
- E. ALL HVAC EQUIPMENT, WATER HEATERS, SHOWER HEADS, AND FAUCETS ARE CERTIFIED BY THE CEC.
- F. INSULATE WATER HEATER PIPES (FIRST 5 FEET OF PIPES CLOSEST TO TANK) WITH R-4 OR GREATER INSULATION.

Lighting and Appliance Measures:

- A. GENERAL LIGHTING IN KITCHEN AND BATHROOMS SHALL BE 25 LUMENS/WATT OR GREATER.
- B. GAS FIRED APPLIANCES SHALL BE EQUIPPED WITH INTERMITTENT IGNITION DEVICES.
- C. REFRIGERATORS, REFRIGERATOR-FREEZERS, FREEZERS, AND FLUORESCENT LAMP BALLAST'S SHALL BE CERTIFIED BY THE CEC.
- D. LIGHTING TO BE HIGH EFFICIENT WITH STANDARD CONTROLS OR INCANDESCENT CONTROLLED BY A MANUAL OCCUPANT SENSOR



MAXIMUM OF 1/4-inch OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIAL. OFFSETS GREATER THAN 1/4-inch REQUIRE A MAXIMUM BEVELED SLOPE OF 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL, EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. 2013 CBC 1126A.2.1

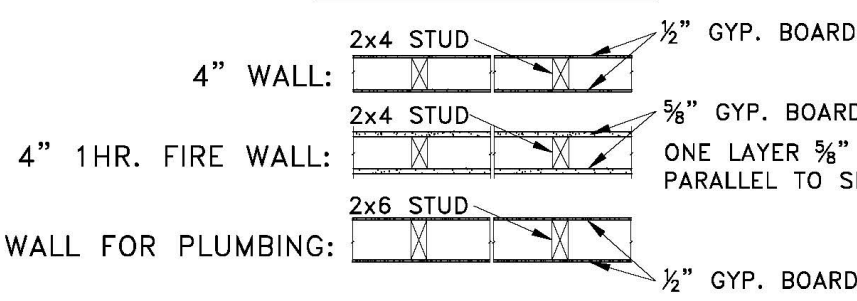


DOOR SCHEDULE						
No.	Location	Width	Type	Description	Hardware	Key Type
1	Customer Lobby	3'-0"	Exterior	1-3/4" S.C. Metal Clad 2-Panel Entry Door, Self Closing Hinges, 24"x30" Safety Glass Insert, H.C. Threshold, w/Stucco Mold	DB Lockset - Schlage SCH H-110	Master Office
2	Customer Lobby	3'-0"	Exterior	1-3/4" S.C. Metal Clad 2-Panel Entry Door, Self Closing Hinges, 24"x30" Safety Glass Insert, H.C. Threshold, w/Stucco Mold	DB Lockset - Schlage SCH H-110	Master Office
3	Commercial Restroom	3'-0"	Exterior	1-3/4" S.C. Metal Clad 2-Panel Entry Door, H.C. Threshold, w/Stucco Mold	DB Lockset - Schlage SCH H-110	Master Office
4	Office Customer Lobby	3'-0"	Exterior	1-3/8" S.C. Hardboard, 2-5/8" Self Closing Hinges	Keyed Entry - Kwikset Pinacore K2021-2020-0250	Master Office
5	Closet	3'-0"	Interior	1-3/8" H.C. Hardboard	Passage - Kwikset KW720 H6BD	Master Office
6	Office/Residence	3'-0"	Interior	1-3/4" S.C. Hardboard, 1-1/8" Min. Fire Rated w/ Label, Self Closing Hinges, H.C. Threshold	DB Lockset - Schlage B560 626, Knob - Kwikset KW740 H6BD	Master Office
7	Break Room	3'-0"	Interior	1-3/8" H.C. Hardboard	Passage - Kwikset KW740 H6BD	Master Office
8	Equipment Room 1	2'-6"	Exterior	1-3/8" S.C. 6 Panel Metal Clad Entry Door, 2-5/8" Self Closing Hinges, 12"x14" Combustion Air Vent Top & Bottom w/ Recessed Mold	Dead Bolt - Schlage S360 626	Master Office
9	Residence Entry	3'-0"	Exterior	1-3/4" S.C. Metal Clad 2-Panel Entry Door, H.C. Threshold, w/Stucco Mold	DB Lockset - Schlage B560 626, Knob - Kwikset KW740 H6BD	Master Office
10	Entry Closet	2'-6"	Interior	1-3/8" H.C. Hardboard	Passage - Kwikset KW720 H6BD	Master Office
11	Entry/Laundry	3'-0"	Interior	1-3/8" H.C. Hardboard w/ Min. 100 sq. in. vent	Passage - Kwikset KW720 H6BD	Master Office
12	Garage/Laundry	3'-0"	Interior	1-3/8" S.C. Hardboard, 2-5/8" Self Closing Hinges, Threshold	DB Lockset - Schlage B560 626, Knob - Kwikset KW740 H6BD	Master Office
13	Bedroom Closet	2'-6"	Interior	1-3/8" H.C. Hardboard	Passage - Kwikset KW720 H6BD	Master Office
14	Bedroom	3'-0"	Interior	1-3/8" H.C. Hardboard	Privacy - Kwikset KW720 H6BD	Master Office
15	Bath 1	2'-6"	Interior	1-3/8" H.C. Hardboard	Privacy - Kwikset KW720 H6BD	Master Office
16	Pantry	2'-4"	Interior	1-3/8" H.C. Hardboard	Passage - Kwikset KW720 H6BD	Master Office
17	Bath 2 Hall	3'-0"	Interior	1-3/8" H.C. Hardboard	DB Lockset - Schlage B560 626, Knob - Kwikset KW740 H6BD	Master Office
18	Bath 2	3'-0"	Interior	1-3/8" H.C. Hardboard	Privacy - Kwikset KW720 H6BD	Master Office
19	Garage - Side	3'-0"	Exterior	1-3/4" S.C. Metal Clad 2-Panel Entry Door, H.C. Threshold, w/Stucco Mold	DB Lockset - Schlage B560 626, Knob - Kwikset KW740 H6BD	Master Office
20	Garage Door	12'-6"	Exterior	Sectional Overhead Garage Door	Keyed Lock	Master Office
21	Linens Closet	(2) 2'-0"	Doors	Interior	Dummy Knob - (2) Kwikset KW788 H6BD	Master Office

DOOR NOTES:

1. NO THUMB LATCHES OR KEYS CYLINDER DEAD BOLTS ALLOWED ON ANY DOORS UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER (FOR OFFICE PORTION ONLY). 2013 CBC 1008.1.9
2. UNDERCUT DOORS TO ALLOW AIR TO MITIGATE TO THE RETURN AIR GRILLE AT ITS CENTRAL LOCATION.
3. SLIDER THRESHOLD CANNOT EXCEED 1" IN HEIGHT.
4. STUCCO MOLD ON EXTERIOR DOORS FOR 1" FOAM WITH TWO COATS CEMENT PLASTER.

WALL DETAILS



WINDOW SCHEDULE

No.	Location	Size	Type	Glass	Frame	Glazing	SHGC	U-Value
2	Commercial Restroom	3030	XO	Obscure-Temp	Vinyl	LOW E	0.280	0.370
3	Customer Lobby	5040	XO	Clear	Vinyl	LOW E	0.280	0.370
4	Customer Lobby	2050	XO	Clear/Temp	Vinyl	LOW E	0.280	0.370
5	Office	4040	XO	Clear	Vinyl	LOW E	0.280	0.370
6	Break Room	6040	XO	Clear	Vinyl	LOW E	0.280	0.370
7	Kitchen	4030	XO	Clear	Vinyl	LOW E	0.280	0.370
8	Kitchen/Patio	3030	XO	Clear	Vinyl	LOW E	0.280	0.370
9	Dining/Patio	6068	XO	Clear/Temp	Vinyl	LOW E	0.280	0.370
10	Hall/Patio	4050	XO	Clear	Vinyl	LOW E	0.280	0.370
11	Bath 1	3030	XO	Obscure-Temp	Vinyl	LOW E	0.280	0.370
12	Bedroom	4050	XO	Clear	Vinyl	LOW E	0.280	0.370
13	Bedroom	4050	XO	Clear	Vinyl	LOW E	0.280	0.370
14	Bedroom	3030	XO	Clear	Vinyl	LOW E	0.280	0.370
15	Living Room	8040	XOX	Clear	Vinyl	LOW E	0.280	0.370
16	Bath 2	3030	XO	Obscure-Temp	Vinyl	LOW E	0.280	0.370
17	Customer Lobby	2040	XO	Clear	Vinyl	LOW E	0.280	0.370

- * ALL WINDOWS ARE SLIDERS
- * ALL WINDOW COLORS TO BE DRIFTWOOD
- * 1" FOAM WITH TWO COATS CEMENT PLASTER

NOTE:

1. ENTIRE OFFICE/ RESIDENCE TO BE FIRE SPRINKLED PER NFPA 13D
2. FIRE SPRINKLE PLANS TO BE SEPARATE SUBMITTAL
3. FIRE SPRINKLER PLANS TO BE PREPARED BY A LICENSED C-16 CONTRACTOR
4. OCCUPANCY SEPARATION WALLS TO BE ONE HOUR PER CBC TABLE 508.4

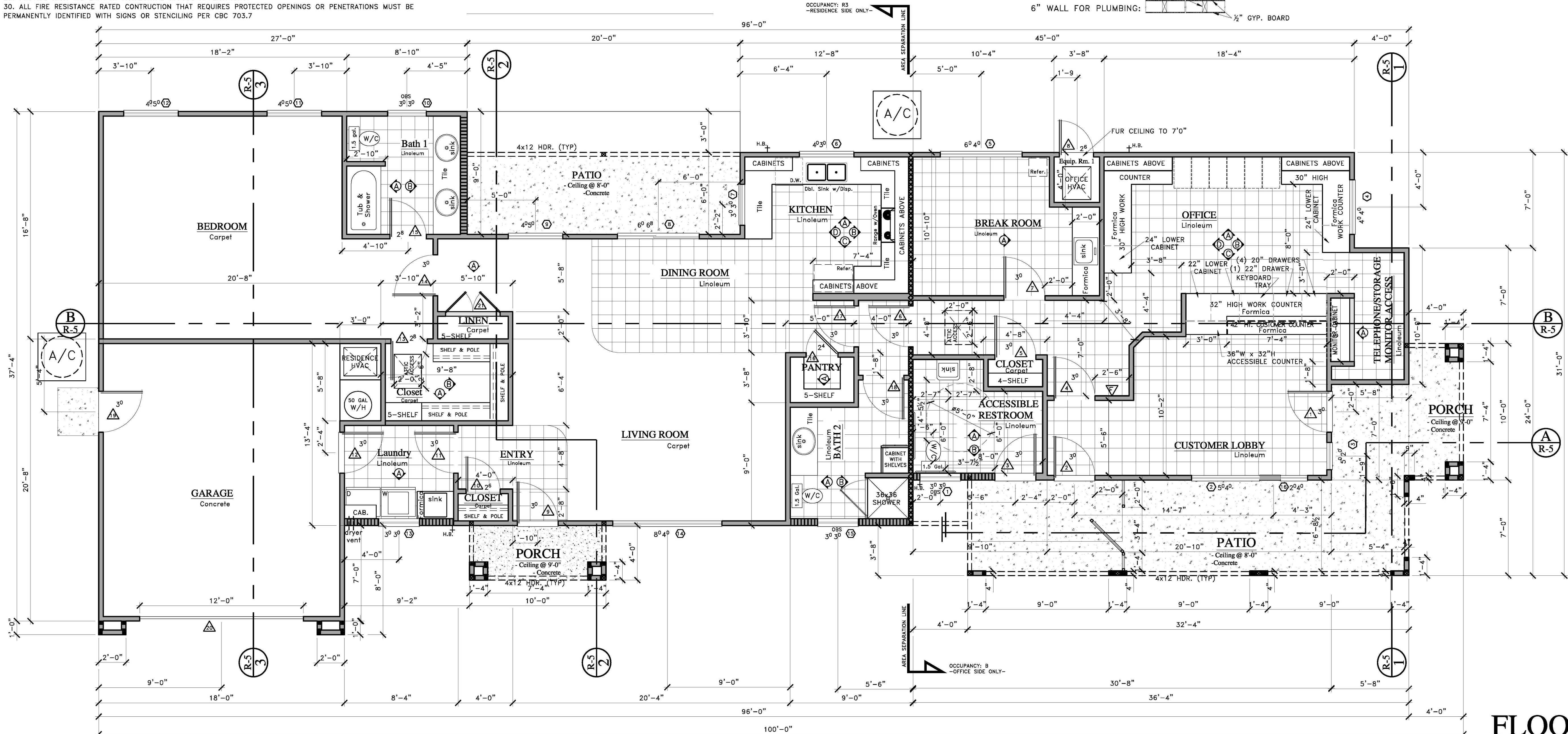
LEGEND

- 4" WALL
- 4" 1HR. FIRE WALL (1HR OCCUPANCY SEPARATION WALL)
- 6" WALL FOR PLUMBING
- H.B. + HOSE BIB
- WINDOW SCHEDULE NUMBER
- DOOR SCHEDULE NUMBER
- REFERENCES DETAILS ON SHEET R-6
- 2A IOBC FIRE EXTINGUISHER IN CABINET AS REQUIRED

BEAMS - D.F. #2 & BETTER

JOISTS - D.F. #2 & BETTER

STUDS/BLK'G - D.F. #2



FLOOR PLAN

REVISIONS:

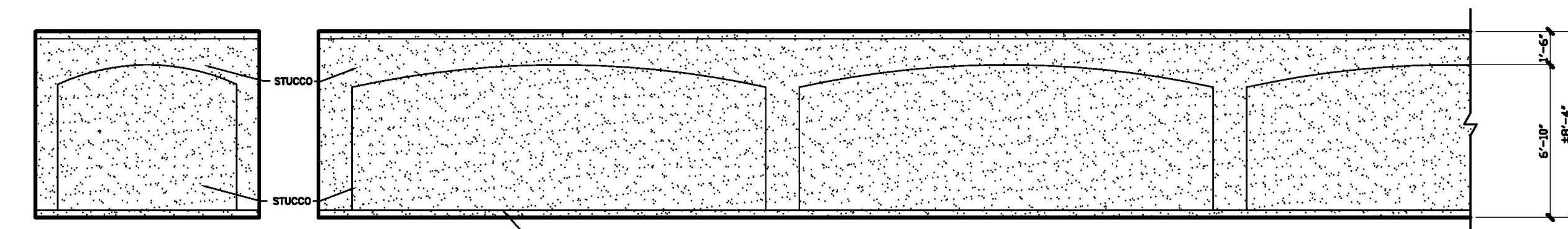
No.	Description

DERRELS Mini STORAGE

3265 W ASHLAN, AVE FRESNO CA 93722 (559) 224-9900

APPROVALS

Drawn By: D.B.
Project: Residence Floor Plan
Fresno Co.
Shepherd/Locan
Sheet: R-1



TYPICAL END WALL ELEVATION

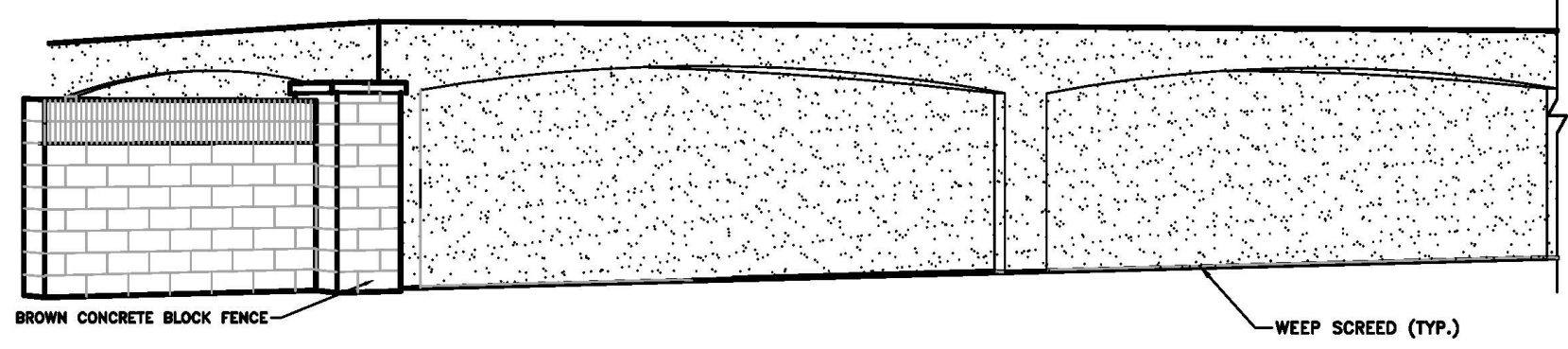
TYPICAL EXTERIOR WALL ELEVATION

STUCCO NOTES:

A) PROVIDE ONLY ONE COLOR OF DASH COAT OVER ENTIRE STORAGE WALL, INCLUDING ARCHES, AND COLUMNS. DERRREL'S EMPLOYEES WILL PUT ACCENT COLOR COAT OVER ARCHES, AND COLUMNS AFTER ENTIRE WALL IS DASHED ONE COLOR BY STUCCO CONTRACTOR.

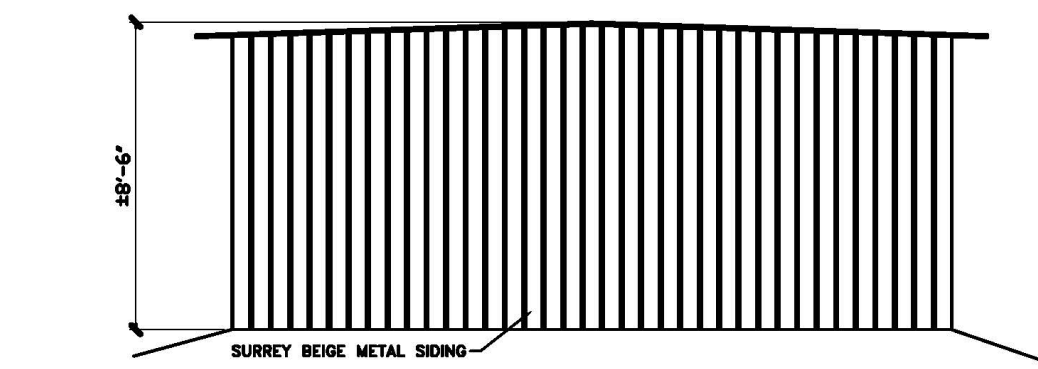
B) ALL CORNERS TO HAVE CORNER AID. WEEP SCREED AT BOTTOM OF WALL.

C) COLORS TO BE BLUE EAGLE BRAND E-67 CODIA LATTE w/ ACCENT COLOR DURATEC 2 DOTCOM #2030403F.

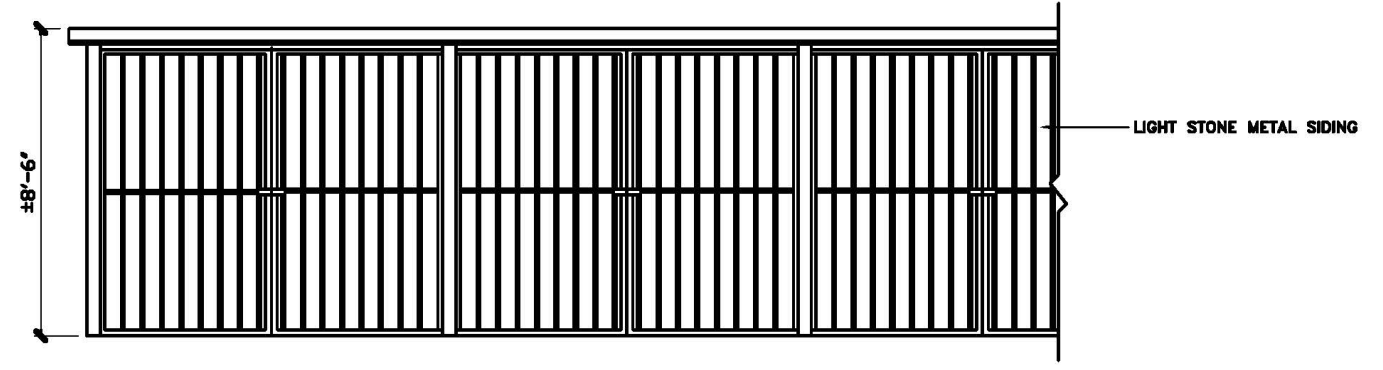


TYPICAL FENCE SECTION

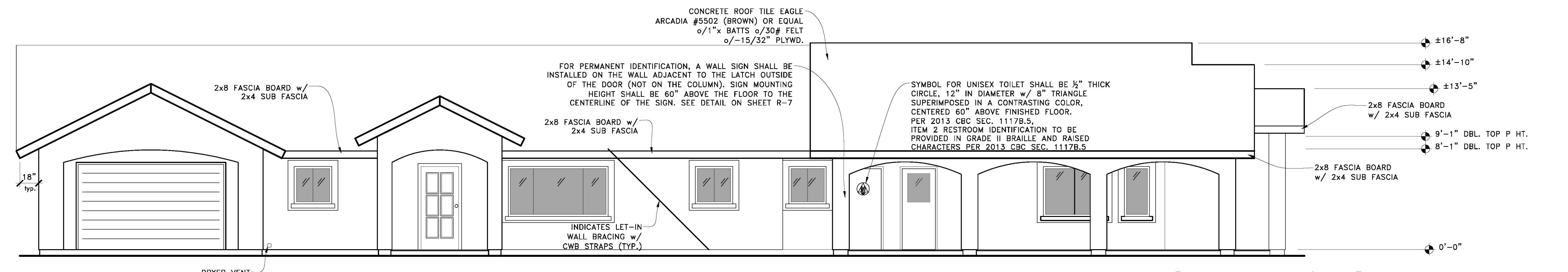
PERIMETER WALL DETAIL



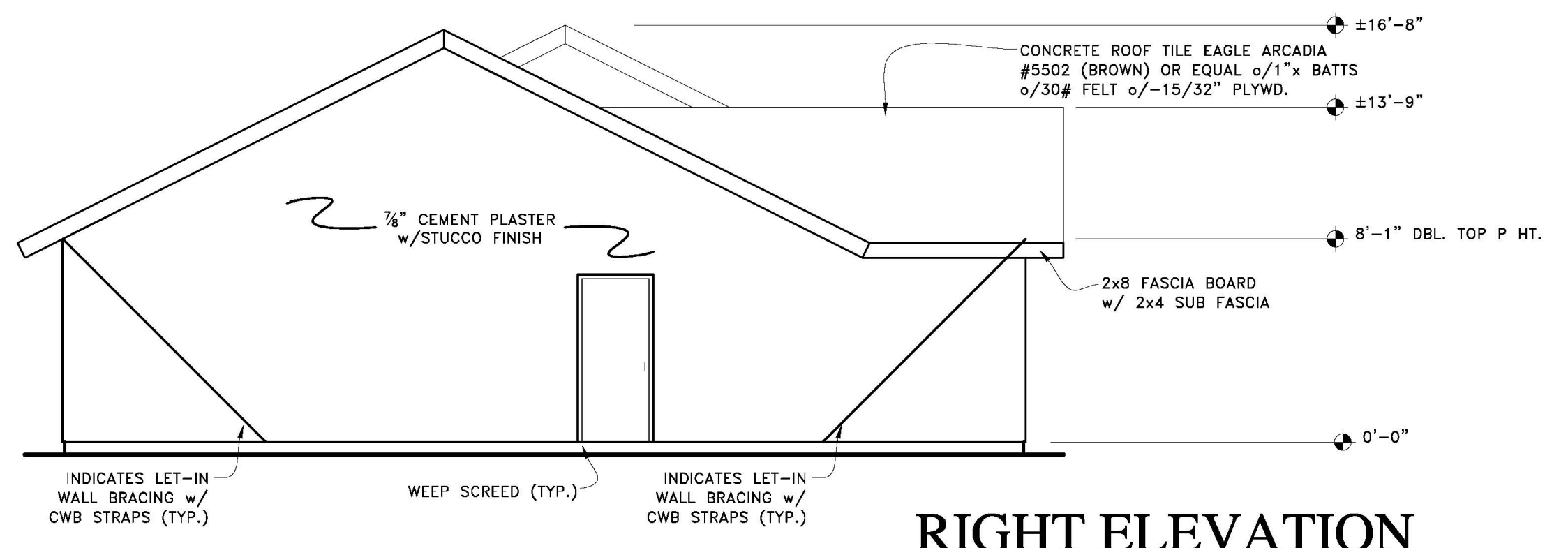
FACILITY INTERIOR - END ELEVATION OF STORAGE (TYP.)



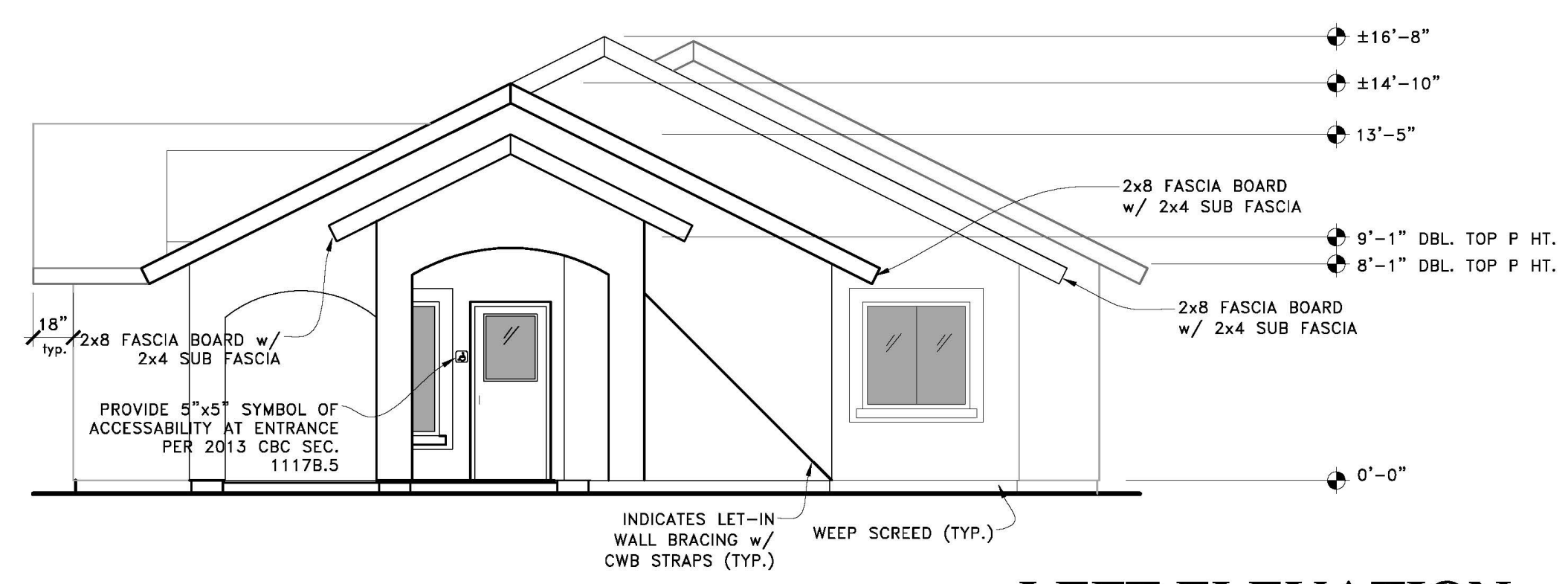
FACILITY INTERIOR - SIDE ELEVATION OF STORAGE (TYP.)



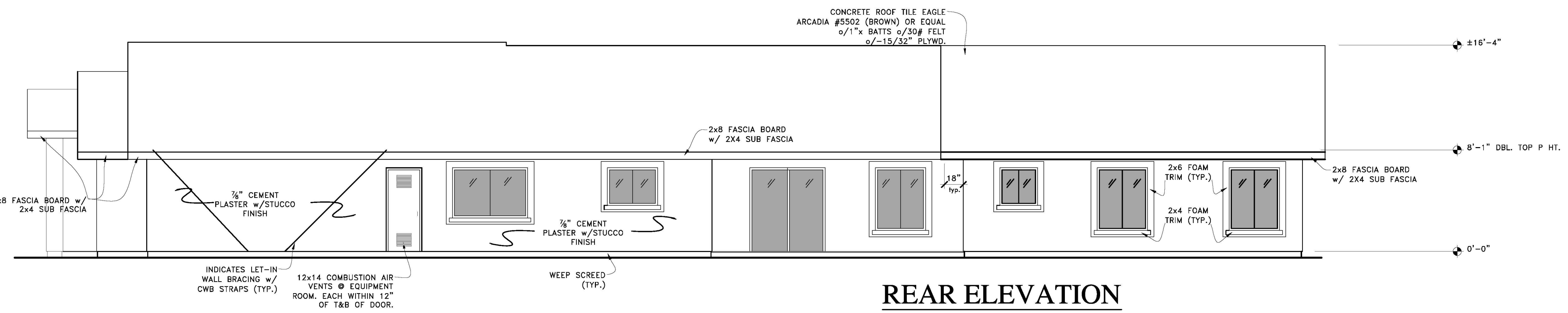
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

REVISIONS:

DERREL'S

Mini STORAGE

3265 W ASHLAN AVE
FRESNO CA 93722 (559) 224-9900

APPROVALS

C:\My Documents\CA0116a\Project\49_Shepherd\R2.dwg

Date: September 11, 2015

Scale: 3/16" = 1'-0"

Drawn By: Bouma

Project: Exterior Elevations
Fresno Co.
Shepherd/Locan

Sheet: R-2