

TO:

County of Fresno

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

DATE: May 2, 2024

Department of Public Works and Planning, Attn: Steven E. White, Director
Department of Public Works and Planning, Attn: Bernard Jimenez,
Planning and Resource Management Officer
Development Services and Capital Projects, Attn: William M. Kettler,
Deputy Director
Development Services and Capital Projects, Attn: Chris Motta, Division Manager
Development Services and Capital Projects, Attn: Tawanda Mtunga,
Principal Planner
Development Services and Capital Projects, Attn: James Anders,
Principal Planner
Development Services and Capital Projects, Current/Environmental
Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, Attn:
Mohammad Khorsand, Senior Planner/Alex Pretzer/Dominique Navarrette
Development Services and Capital Projects, Zoning & Permit Review,
Attn: Daniel Gutierrez, Senior Planner
Development Services and Capital Projects, Development Engineering,
Attn: Laurie Kennedy, Office Assistant III
Water and Natural Resources Division, Attn: Augustine Ramirez, Division
Manager
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner
Water and Natural Resources Division, Transportation Planning, Attn:
Hector Luna, Senior Planner/Darren Findley, Senior Engineering
Technician/Brody Hines, Planner
Water and Natural Resources Division, Community Development, Attn:
Yvette Quiroga, Principal Planner
Design Division, Attn: Mohammad Alimi, Division Manager;
Erin Haagenson, Principal Staff Analyst
Resources Division, Attn: Daniel Amann, Division Manger
Resources Division, Special Districts, Attn: Christopher Bump, Principal
Staff Analyst,
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,
Supervising Engineer
Department of Public Health, Environmental Health Division, Attn: Deep
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,
Environmental Health Specialist
Sheriff's Office, Attn: Ryan Hushaw, Assistant Sheriff, Kevin Lolkus, Adam
Maldonado, Kathy Curtice, Brandon Pursell
Agricultural Commissioner, Attn: Melissa Cregan
Clovis Unified School District, Attn: Corrine Folmer, Superintendent
City of Fresno Planning and Development Department, Attn: Israel Trejo, Planning
Manager, Current Planning

City of Fresno Planning and Development Department, Attn: Sophia Pagoulatos. Planning Manager, Long Range Planning City of Fresno Public Works Department, Attn: Scott Mozier/ Andreina Aguilar/Jill Gormley/Harmanjit Dhaliwal/Andrew Benelli City of Fresno Public Utilities Department, Attn: Brock Buche California Highway Patrol, Attn: Captain Kevin Clays CALTRANS, Attn: David Padilla, Division Chief/Nicholas Isla, Transportation Planner Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com North Kings GSA, Attn: Kassy D. Chauhan, P.E., Executive Officer Fresno Metropolitan Flood Control District, Attn: developmentreview@fresnofloodcontrol.org Pacific Gas and Electric, Centralized Review Team, Attn: PGEPlanReview@pge.com Fresno County Fire Protection, FKU.Prevention-Planning@fire.ca.gov County Counsel, Attn: Alison Samarin, Deputy County Counsel Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural **Resources Director** Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman, Director/Shana Powers, Cultural Director Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director Jeremy Shaw, Planner **Development Services and Capital Projects Division**

- SUBJECT: Director Review and Approval No. 4759, Variance No. 4168 and Initial Study No. 8546
- APPLICANT: Clovis Global Academy

DUE DATE: May 15, 2024

FROM:

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow the phased development and operation of a public charter school to accommodate approximately 1,290 students in grades TK-8 and 9-12.

Additionally, the project proposes to allow a 52-foot peak height for the larger of the three buildings (approximately 50,376 square-feet), where a maximum of 35 feet are allowed, on approximately 8.2 leased-acres of an approximately 24-acre parcel, in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

The subject parcel is located on the east side of N. Locan avenue at its intersection with E. Clinton Avenue and, and easterly adjacent to the city limits of the City of Fresno. (APN: 310-052-25) (7546 E. Clinton Ave.) (Sup. Dist. 5).

The Department will also be reviewing the potential impacts on the environmental from the environment, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County. For your individual area of specialty, if you need any special studies to determine if there are possible impacts that need to be mitigated, please provide comments on the type of study being requested, e.g. a Construction Noise and Operational Noise Analysis, a Traffic Impact Study based on a scope approved by the County.

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

We must have your comments by <u>May 15, 2024</u>. 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, Jeremy Shaw, 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) 600-4207, or email <u>ishaw@fresnocountyca.gov</u>

JS

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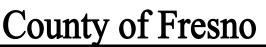
Activity Code (Internal Review): 2397

Enclosures

			ate Received: 1-29. 24	Non upon
COD	_		· · ·	DRA 4759
AT COUL	Fresno County Department of Public			VA 4168 IS 8546
	MAILING ADDRESS:		LOCATION:	IS 0796 (Application No.)
18-00-0	Department of Public Works and Plann	-	Southwest corner of Tulare & "M'	' Streets, Suite A
1856	Development Services and Capital Proje		Street Level	
FRES	2220 Tulare St., 6 th Floor Fresno, Ca. 93721		Fresno Phone: (559) 600-4497	
APPLICATION FOR:			DESCRIPTION OF PROPOSED USE	
Pre-Application (Typ	e)	ſ		
Amendment Applica		- d Approval	The proposed project is a	•
Amendment to Text	☐ for 2 nd Residen		school that is tuition-free a The charter school facility	
Conditional Use Per	—	1	constructed in two phases	
		eigei	of the Phase 1 building re	
			variance.	qui co a noight
Site Plan Review/Oc				
No Shoot/Dog Least			Please see Attachment A	for a
	Iment/Specific Plan/SP Amendment)		description of the variance	e request.
Time Extension for		L		
CEQA DOCUMENTATIO				
	RM OR PRINT IN BLACK INK. Answer all on the Pre-Application Review. Attach			orms, statements,
		copy of Deed, in	cluding Legal Description.	
LOCATION OF PROPER				
	between Street address: 7546 E Clinton Ave, Fr	and and		
240.050.05	Street address: 7546 E Clinton Ave, Fr	əsno, CA 93725		
APN: 310-052-25	Parcel size: 24 acres		Section(s)-Twp/Rg: S 26 - T 1	<u>3</u> S/R 21 E
ADDITIONAL APN(s):				
1 Harmit	Juney (signature) declar	a that I am the e	wner, or authorized representativ	e of the owner of
the above described pr	operty and that the application and atta			
	ing declaration is made under penalty o		·	
Darbar Shri Guru Grant	h Sahib Ji, Inc 2630 N Locan Ave	Fres	ino 93727	(559) 360-6587
Owner (Print or Type)	Address	City	Zlp	Phone
Clovis Global Academy	44 Shaw Ave	Clov		(559) 575-0587
Applicant (Print or Type) Harmit Juneja	Address 44 Shaw Ave	City Clov	Zip ris 93612	Phone (559) 240-5845
Representative (Print or Type		City	Zip	Phone Phone
CONTACT EMAIL:				
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Application Type / No.:		ee: \$	Agency: City of Fr	
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Health Department Rev		ee:\$ 770.00		esho
Received By: J.S.	Invoice No.: J93763 TOT	AL:\$11,870.0	0	
STAFF DETERMINATI	ON: This permit is sought under Ordina	nce Section:	Sect-Twp/Rg: T	S/R E
		ince Section.	APN #	
Related Application(s):		. <u>1 </u>	APN #	
· · · · -			APN #	
Zone District:			APN #	
Parcel Size:				over
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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.

Project No(s).

Application Rec'd.:

GENERAL INFORMATION

Property Owner :	•	 	Phone/Fax_	
Mailing Address:				
S	treet	City		State/Zip
Applicant :		 	Phone/Fax:	
Mailing Address:				
S	treet	City		State/Zip
Representative: _		 	Phone/Fax:	
Mailing Address:		 		
Address:S	treet	City		State/Zip
Pronosed Project	•			
Toposcu Trojeci				
Project Location.	 			
Project Location. Project Address:				

- 10. Land Conservation Contract No. (If applicable):_____
- 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 _____ 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: _____
- 14. Existing General Plan Land Use Designation¹: _____

ENVIRONMENTAL INFORMATION

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

Describe the major vegetative cover:_____

Any perennial or intermittent water courses? If so, show on map:_____

Is property in a flood-prone area? Describe:

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

North:	
South:	
East:	
West:	

- 17. What land use(s) in the area may be impacted by your Project?:_____
- 18. What land use(s) in the area may impact your project?:_____

19. Transportation:

- *NOTE:* The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.
- A. Will additional driveways from the proposed project site be necessary to access public roads? _____ Yes _____ No

B. Daily traffic generation:

I.	Residential - Number of Units Lot Size Single Family Apartments	
II.	Commercial - Number of Employees Number of Salesmen Number of Delivery Trucks Total Square Footage of Building	
III.	Describe and quantify other traffic gene	eration activities:

- 20. Describe any source(s) of noise from your project that may affect the surrounding area:
- 21. Describe any source(s) of noise in the area that may affect your project:

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

23. Proposed source of water:

() private well

() community system³--name:_____

OVER.....

<i>24</i> .	Anticipated volume of water to be used (gallons per day) ² :
25.	Proposed method of liquid waste disposal: () septic system/individual () community system ³ -name
<i>26</i> .	Estimated volume of liquid waste (gallons per day) ² :
27.	Anticipated type(s) of liquid waste:
28.	Anticipated type(s) of hazardous wastes ² :
<i>29</i> .	Anticipated volume of hazardous wastes ² :
30.	Proposed method of hazardous waste disposal ² :
<i>31</i> .	Anticipated type(s) of solid waste:
<i>32</i> .	Anticipated amount of solid waste (tons or cubic yards per day):
<i>33.</i> 4	Anticipated amount of waste that will be recycled (tons or cubic yards per day):
<i>34</i> .	Proposed method of solid waste disposal:
35.	Fire protection district(s) serving this area:
36.	Has a previous application been processed on this site? If so, list title and date:
37.	Do you have any underground storage tanks (except septic tanks)? Yes No
38.	If yes, are they currently in use? Yes No
To	THE BEST OF MY KNOWLEDGE, THE FOREGOING INFORMATION IS TRUE. Marmit Juny GNATURE DATE
SI	GNATURE DATE

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

(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, 2021: \$3,445.25 for an EIR; \$2,480.25 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 CEOA (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.

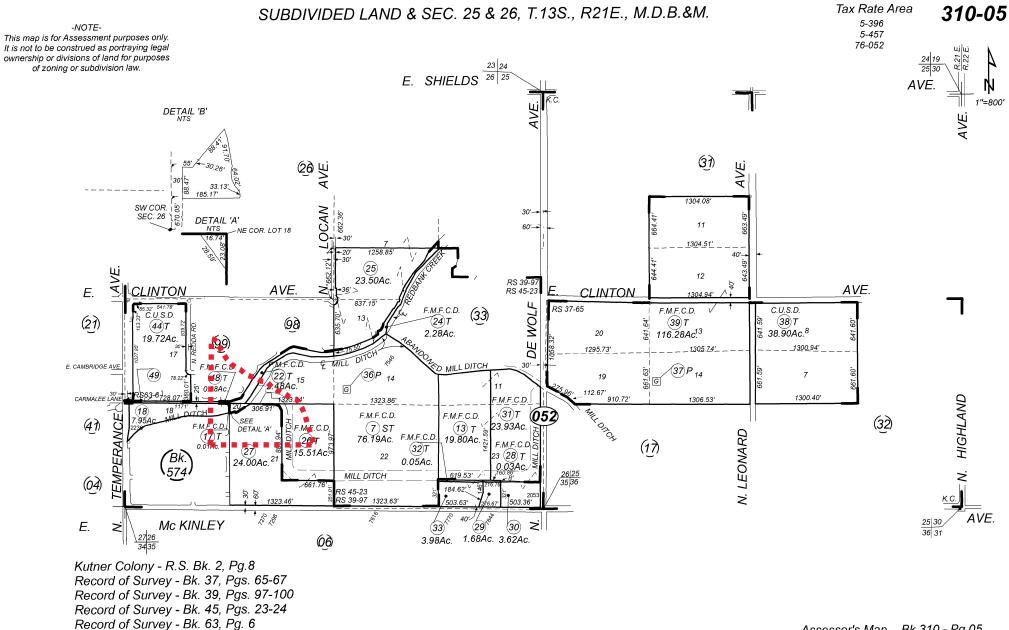
A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more 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.

Marmit Juney Applicant's Signature (

Date

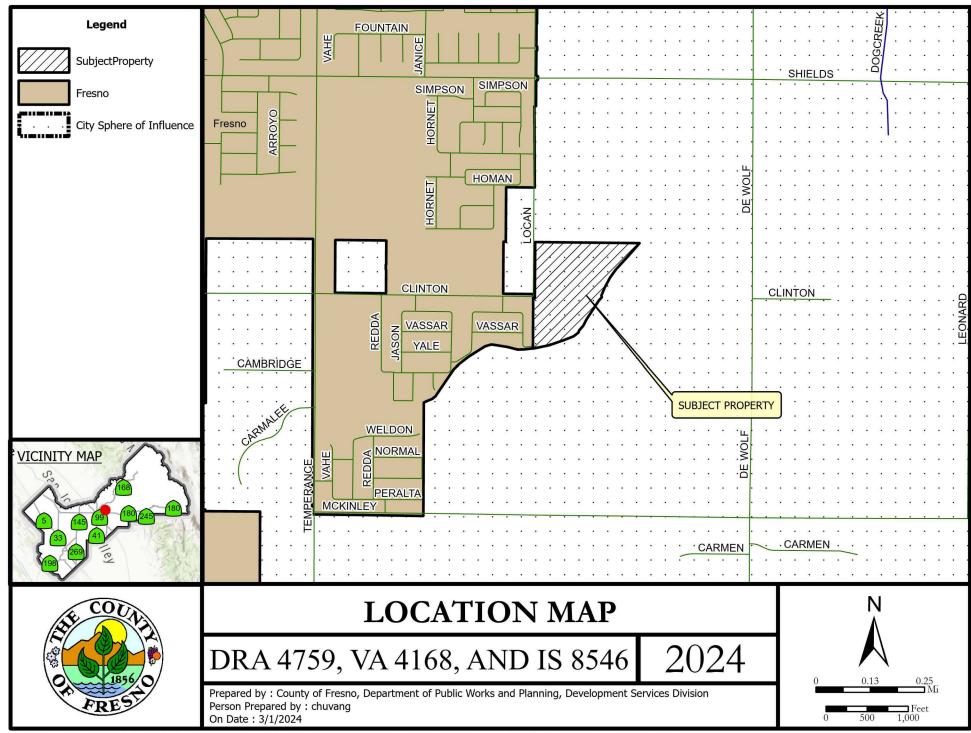
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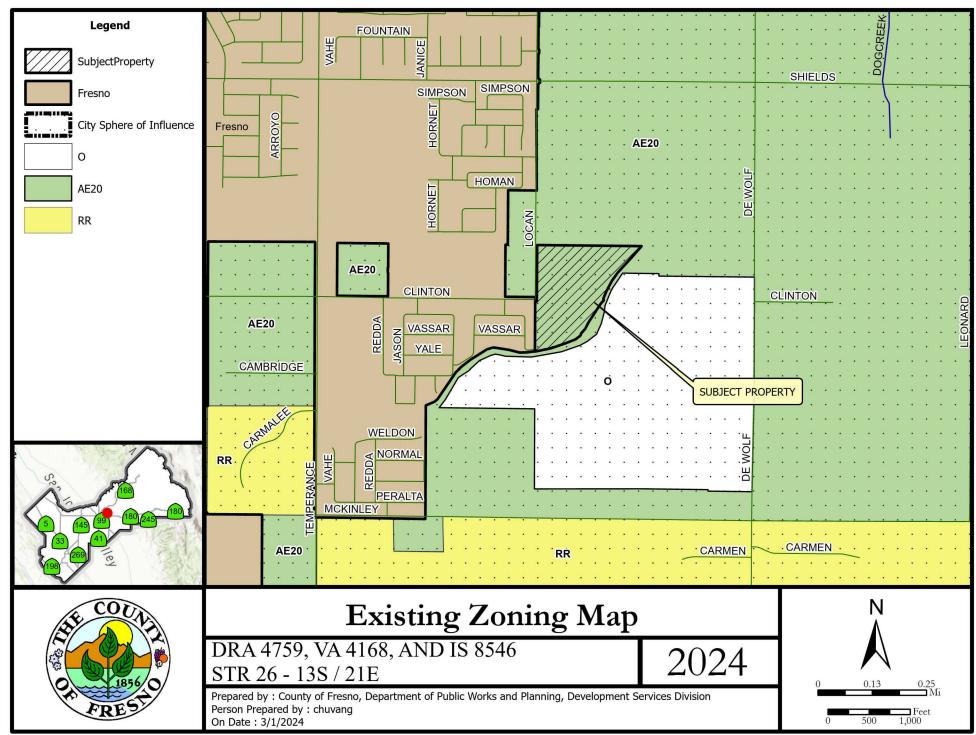
11/23/2021

Sub. of Sec. 26, T.13S., R.21E. - Plat Bk. 2, Pg. 40

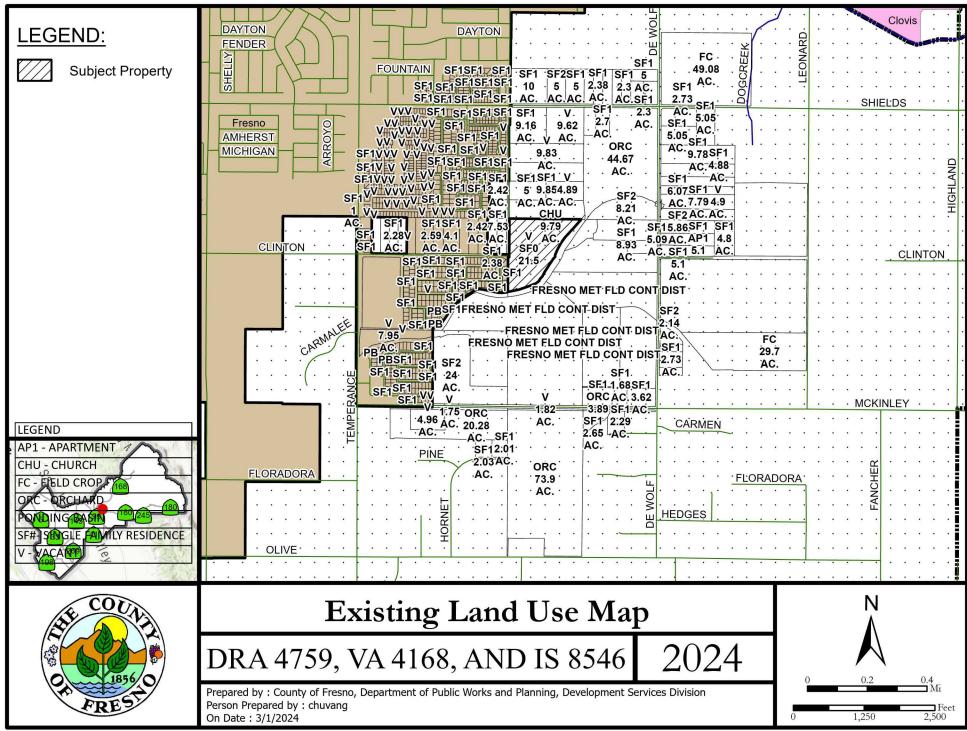
Note - Assessor's Block Numbers Shown in Ellipses Assessor's Parcel Numbers Shown in Circles Assessor's Map Bk.310 - Pg.05 County of Fresno, Calif.



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1. Nature of the operation

The primary purpose of this project is to provide an educational facility that meets the needs of the community. Clovis Global Academy (CGA) is a public charter school that is tuition-free, and open to all. CGA's educational program is built on three pillars - 1) Spanish-English Dual Language Immersion, 2) transformative teaching practices such as Project Based Learning, and 3) cultivating emotional intelligence - essentially focusing on the whole child. CGA will also provide students opportunities for after school enrichment programs including sports, music, STEM, and art. Clovis Global Academy is leasing 8.2 acres from the property owner, on the southern portion of the parcel. The proposed buildings will be constructed on the 8.2 acres and will be used for the operation of a public charter school. The proposed development will consist of two phases.

Phase 1 will include the development of a minimum 50,376 square foot facility that will house 810 students, in grades TK-8. The new construction will include 31 classrooms, a library, an administrative building, a cafeteria, and onsite parking.

Phase 2: Two buildings will be added in Phase 2 to accommodate 480 students in grades 9-12. Construction for this phase will be approximately 46,200 square feet and will include 24 classrooms, a Library, an administrative building, and a cafeteria. The construction of Phase 2 is projected to begin between the summer of 2028 and 2030, depending on the incubation period for our high school. This timeline is subject to change based upon approval of entitlements and construction of Phase 1.

2. Operation time limits

The school will operate Monday through Friday, 12 months of the year, between the hours of 7:00 AM and 6:00 PM. Core instructional hours will be 8:00 AM to 3:30 PM. Before school and after school programs will be operated at limited capacity between 7:00 – 8:00 AM and 3:30 to 6:00 PM, respectively. From time to time, student events may be scheduled during after school hours or weekends.

3. Number of customers or visitors

Guests will comprise of current parents who visit the school for office support or meetings with staff, and do not typically exceed 7 per day. At peak capacity of Phase 1 with 810 students in grades TK-8, we anticipate approximately:

- 200 students using the school bus for home to school transportation - 4 full size buses.

- 120 students walking or biking to and from the school

- considering siblings and carpooling, approximately 350 one-way car trips during drop-off in the morning. In the afternoon, we estimate approximately 250 one-way car trips during pick-up at dismissal time and approximately 100 one-way car trips spread over the duration of the after-school program between 4:00 - 6:00 pm.

Phase 2 will add an additional 480 students in grades 9-12. Students will not be allowed to drive to school. We anticipate:

- 100 students using the school bus for home to school transportation - 2 full size buses.

- 70 students walking or biking to and from the school.

- considering siblings and carpooling, approximately 170 one-way car trips are estimated during drop-off in the morning. In the afternoon, we estimate approximately 130 one-way car trips during pick-up at dismissal time and approximately 40 one-way car trips spread over the duration of the after-school program between 4:00 - 6:00 pm.

4. Number of employees

A staff of 65 will be on site during the hours of operation. The staff will increase from 65 to 95 in Phase 2. The staff consists of teachers, paraprofessionals, admin team, front office, operations, bus drivers, food services staff, nursing, campus security, janitorial, and maintenance.

5. Service and delivery vehicles

The buses will be owned and operated by the school. In Phase 1, at max capacity, there will be four full-size buses with 75 seats each. In Phase 2, two more 75-seater buses will be added to the fleet. School buses will be scheduled to arrive for drop-off between 7:20 - 7:45 AM and pick-up at 3:30 PM. These times are subject to change. Lunch is provided by a food service vendor and is delivered daily between 9:00 AM – 12:00 PM. Buses will not serve After School pick-up or drop-off.

6. Access to the site

The access driveway or driveways will be approximately 24' feet wide, asphalt paved, and located on the west side of the campus along Clinton or Locan and will provide two-way ingress and egress. The parking area(s) will be accessed at one point which serve as both ingress and egress - from the north on Locan Avenue or from the west on Clinton Avenue.

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

The proposed site plan will provide 65 paved parking spaces, in Phase 1, which will include disabled and electric vehicle (EV) parking. For Phase 2, an additional 90 parking spaces will be added to the site. 95 stalls will be allocated for staff parking. The stalls proposed have been designed in compliance with County of Fresno Ordinance Parking Standards as well as provisions for Accessible Parking and EV Parking Stalls.

8. Are any goods to be sold on-site? If so, are these goods grown or produced on-site or at some other location?

No, the school receives pre-packaged meals and does not sell snacks at the time.

9. What equipment is used?

Food will not be prepared on-site. The school will serve meals that are prepared offsite by a vendor and delivered daily. The equipment at the school will include a warmer, retherm, and refrigerator for storing and reheating meals.

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

Food is prepared off-site and stored in an on-site prep area. Janitorial supplies will not require any acidity testing and will be stored in janitorial closets. A first aid kit will be stored in every classroom. There will be no landscaping maintenance supplies, as landscaping will be provided by a third-party vendor.

11. Does the use cause an unsightly appearance?

Noise – No sound amplification system will be used, and noise will be considerably low. As identified on the proposed site plan, the play areas are located in the center of the campus to shield noise from neighboring properties.

12. List any solid or liquid waste to be produced. PCSD/ HAL

There will be no volume of liquid waste for Phase 1 and Phase 2. The City of Fresno Department of Public Utilities will provide sewer service through an Extraterritorial Sewer Agreement. The City of Fresno Sewer System has a sewer line that exists in E. Clinton Avenue and runs to Locan Ave which is adjacent to the proposed site. The estimated generation of solid waste is approximately 4 cubic yards per day. It will be stored in the garbage bins located in a designated area. The school will contract with a local company to haul, recycle, and dispose of waste weekly.

13. Estimated volume of water to be used (gallons per day). Source of water? – PCSD/ HAL

The estimated volume of water for Phase 1 to be used is to be determined 12,150 gpd and 7,200 for Phase 2. The estimated amount of irrigation water demand for both phases is 33,818 gpd. The City of Fresno Department of Public Utilities will provide domestic and fire protection water service through an Extraterritorial Service and Offsite Agreement. The City of Fresno Water System has water lines that exist in both E. Clinton and Locan Avenues which are adjacent to the proposed site.

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

Advertising will be minimal. Placed on the boundary, monument signage will be used for easy identification. The monument sign will be placed at the main access point. The size will be approximately 40' long and 6' high. The sign will be made of monolithic concrete with decorative scoring of illuminated letters 12 " to 14" high.

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

Three new buildings will be constructed. The proposed buildings are educational facilities. Currently we plan to use wood frame construction for the proposed buildings with stucco exteriors and flat roofs. This may change depending on further evaluation of alternative construction methods. A symmetrical build and simple decorative elements will be seen on the façade. The Phase 1 building would exceed the maximum building height of 35 feet; therefore, a variance application will be submitted concurrently for the building's height of 51 feet. Please see the submitted floor plan,

elevations, and variance findings for details. Existing buildings within the current site plan will be demolished during construction.

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

The use of the buildings is to facilitate a free public charter school. Clovis Global Academy will operate the charter school. Two more buildings will be added in Phase 2 to accommodate grades 9-12. Building 1 will be used to provide an educational facility for grades TK-8. Building 1 will include 31 classrooms, a library, an administrative building, and a cafeteria. Building 2 will be used for an administrative building and will include a library, multi-purpose room, staff lounge, and a cafeteria. Building 3 will be used to facilitate 480 students in grades 9-12. Building 3 will include 24 classrooms and a staff lounge.

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

Approximately 33 house lights and 34 outdoor pole lights will be installed. The lighting systems will comply with Cal-Green requirements as well as California Energy Code requirements with regards to dark sky. Light poles will not be taller than 30 feet. The lights will be on timers that will be schedule around school hours. The quantity of light pole fixtures will be kept at a minimum to comply with maximum allotted wattages per the energy code. Outdoor security cameras will be installed throughout the site for coverage.

18. Landscaping or fencing proposed?

For security purposes, the perimeter of the site will be fenced, and a sustainable landscape design will be included to meet functional and aesthetic goals. If landscaping is provided, anything over 500 square feet will be subject to MWELO, and a landscape plan and water use budget will be required.

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

20. Identify all Owners, Officers and/or Board Members for each application submitted Clovis Global Academy is led by Harmit S. Juneja, Principal/Superintendent and CEO, along with the Governing Board members: Dr. Charles Merritt, Dr. Alfredo Cuellar, Kiranjot Hundal, Anup Singh, and Kuldeep Kaur. 1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.

An extraordinary feature of the parcel located at 7546 E. Clinton Avenue is that it is bordered diagonally on the south and western property line by the Redbank Canal. The canal that borders the property has a linear length of 1,140 feet. The setback requirement for any type of development from the canal is 30 feet to allow for 30' wide trail to the west, effectively rendering 31,395 sq ft of land unusable to satisfy the program requirements of Clovis Global Academy (CGA).

CGA is leasing 8.2 acres of usable land for the school site. With 107, 648 sf (2.47 acres) being used for pick-up and drop-off, parking and circulation, the corner of Clinton and Locan being the single entry/access point, leaving 5.7 acres for building and outdoor space for the school and its program. The average K-6 elementary school in Clovis has a campus of 7 acres, thus CGA's site will be significantly less considering our facility will serve grades K-12, requiring creative design to provide for a high quality and well-rounded education of our public school students.

The site plan provides a design that includes 5.7 acres used for a safe, secure, and exploratory outdoor learning environment, space which is necessary for physical education, gardening/science education, play/recreation, and outdoor learning, all of which are necessary components to support child development and critical portions of the CGA curriculum.

In addition, the eventual complete range of grades, Transitional Kindergarten through 12th grade, necessitates specialized outdoor space for varied grade ranges/developmental needs. For example, the outdoor space to the east will include a tricycle track, garden, sensory playground, as well as play structure with equipment sized for the littlest bodies (TK- 1st grade), while the play structures and fields located in the center/quad area will include separate play areas appropriate for grades 2-4 and 6-8, and include outdoor classroom spaces. The site plan is able to fit sports courts (basketball and volleyball) and designated play area for grades 9-12 behind the Phase 1 building.

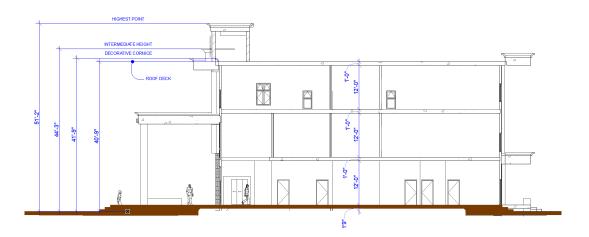
Equally essential to the need for sufficient outdoor space is the need for sufficient indoor space to provide a safe and secure environment. Along with providing the public with an exceptional curriculum that reflects that needs of children in the community, the height of the building will allow for better oversight of the program and security for our students.

Building vertically will permit enough space for the appropriate staffing required to run a program that is centered on the needs of the whole child. CGA's charter reflects a commitment to three pillars: 1) dual language immersion, 2) transformative teaching, and 3) small, safe school culture. Already, CGA uncommonly staffs additional instructional aides, 2 social workers, a Community School Coordinator, and an elementary school Counselor, which reflects follow through on our commitment. We have also secured the California Community Schools planning grant, and are committed to the work this entails, which is centered around initiatives that serve the "whole child," coordination with external partner agencies, in order to improve academic and behavior/ social-emotional outcomes. These commitments necessitate that indoor space can accommodate a robust system of (human) supports. Not only the minimum number of classrooms will suffice; the site plan reflects CGA's intention to provide a world class education within our public school program.

As a consequence of the Redbank Canal's effect on available land area and the need for outdoor and indoor space for the school's curriculum and operations, Phase I building would need to include a third story. This third story would exceed the maximum allowable building height of 35 feet. The various sections of the building that would require a height variance are described below:

Building Section	Length of Section	Height	Requested Height Variance
Roof deck including decorative cornice	139'-6"	41'-9"	6'-9"
Parapet over the entrance	36'-6"	51'-2"	16'-2"
Intermediate section that flanks either side of the highest point	74'	44'-3''	9'-3"

Therefore, the school is requesting an exception for the increased height.





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

The variance would assist in preserving the school's permitted use under its zoning classification, the property right. The property's zoning designation is AE – Exclusive Agricultural. A school is an allowable use under this designation, subject to Directors Review and Approval. Given the requirements of the school site for access, landscaping, drop-off and pick-up, parking, and circulation, as well as the previously mentioned interior and exterior spaces required for their programs and curriculum, the Phase I building must have a third story. Allowing a third story will provide needed outdoor areas for play, lunch, activities, and gathering spaces.

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

Due to the school's location, the increased height would have minimal effect on neighboring properties. The lessor that owns the school's land also owns the property to the north of the proposed school location. They have actively contributed to the location and design of the proposed structure. The closest residential properties to the west of the school buildings are approximately 86'-2" away. The setback requirements are only 20 feet for side yards, however CGA's design placed buildings 66'-2" further away from this, which decreases impact. This distance would provide adequate separation against the increased height of the school building. Redbank Creek separates properties to the south and east of the school from the school itself. Beyond the creek to the south and east for a distance of 116'-4" and 149'-3", respectively, there is no development or structure because this area serves as a flood control ponding basin. These distances will provide a substantial buffer for the increased building height.

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

The granting of this variance would not be contrary to the objectives of the 2000 General Plan, in our estimation. The proposed building for which the variance is requested would better serve the program by preserving outdoor learning areas and and play fields that would be key to the success and viability of CGA. The new school would help alleviate the strain and provide for much-needed educational facilities in the area based on population projections stipulated in the Fresno County General Plan, Section 4:

New residential development has the potential for increasing enrollment and overcrowding existing school facilities. In fact, 2020 population projections estimate an additional 344,000 new persons in the county which would likely add 77,800 students and create a demand for 101 new schools (74 elementary schools, 13 middle schools, and 14 high schools).

Students from all over Fresno County are welcome to attend this free public charter school as attendance in charter schools is not limited to the neighborhood where the school is located.

CGA's site plan is in alignment with the General Plan key goals and policies, including:

Policy PF-I.1: The County shall encourage school districts to provide quality educational facilities to accommodate projected student growth in locations consistent with land use policies of the General Plan.

Policy PF-I.2: The County shall encourage school facility siting that establishes schools as focal points within the neighborhood and community in areas with safe pedestrian and bicycle access.

SHEET INDEX

SD 1	COVER SHEET
SD 2	SURVEY PLANS
SD 3	SURVEY PLANS
SD 4	OVERALL SITE
SD 5	ENLARGED SITE PLAN
SD 6	GROUND FLOOR BUILDING PLAN
SD 7	ENLARGED 2ND FLOOR PLAN
SD 7.1	3RD FLOOR BUILDING PLAN
SD 8	EXTERIOR ELEVATIONS
SD 9	EXTERIOR ELEVATIONS
SD 01	SITE PHOTOS
SD 02	SITE PHOTOS
SD 03	SITE PHOTOS
SD 04	SITE PHOTOS
SD 05	SITE PHOTOS
SD 06	SITE PHOTOS
SD 07	SITE PHOTOS
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SD 22	SITE PHOTOS
SD 23	SITE PHOTOS
SD 24	SITE PHOTOS
SD 25	SITE PHOTOS
SD 26	SITE PHOTOS
SD 27	SITE PHOTOS



PROJECT DIRECTORY

OWNER :

Clovis Global 44 Shaw Aven Clovis, CA 93612

Mr. Harmit Juneja Principal/Superintendant p: 559-575-0587 harmit.juneja@clovisglobalacademy.org

OWNER PROJECT MANAGER:

Pacific Charter School Development 600 Wilshire Blvd. Los Angeles, CA 90017

Mr. Joe Wilson p: 213-542-4207 joe@pacificcharter.org

Architect:

CHACON Architecture 2106 Bolero Drive BayPoint, CA 94565

Rodolfo Chacon, Architect p: 559-240-0288 rodolfo@chaconarchitecture.com





2106 BOLERO BayPoint, CA 94565 (925)291-2048

CLOVIS GLOBAL ACADEMY 7546 East Clinton Ave. Fresno, CA 93737



l	Aca	ade	my
'n	nue		
6	12		



PHASE 1 :	<u> APN :</u>
Construction of a 3 story @ 16,792 SF ea. floor (Net) building . Grades K-8	<u>ACREA</u>
TOTAL = 50,376 SF	<u>OCUUI</u>
PHASE 2:	PHASE
	<u>PHASE</u>
Construction of (2) 2- story sf Educational Buildings @ East and West of site Grades 9-12	<u>EAST E</u>
	20,046
<u>EAST BUILDING</u> = $23,153$ SF	WEST
<u>WEST BULDING</u> = 23,049 SF	17,394
Total Area PHASE 1 & PHASE 2= 96,578 SF .	
SITE WORK	TOTAL
New perimeter fire access lane,drop off lane new parking lots, new landscaping and trees , and	CONST
hardcape pedestrian walk ways and hardscaped plaza areas.	102 PAR



Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565

PROJECT DATA:

31005225

EAGE: 8.2 Acres

IPANCY : E **SE 1:** (1) 3 STORY K- 8, 39,995 SF AND 10,381 SF (CIRCULATION) = **50,376 SF** <u>SE2:</u> (2) 2 STORY HIGH SCHOOL 9-12 BUILDING 46 SF AND 3,107 SF(CIRCULATION) = 23,153 SF BUILDING SF AND 5,655 SF(CIRCULATION) = 23,049 SF L SF OF CONSTRUCTION = 96,578 SF

STRUCTION TYPE: Type 1 - A 102 PARKING STALLS



ALTA/ACSM LAND TITLE SURVEY

TITLE REPORT NOTES:

- 1. NOTICE: PLEASE BE AWARE THAT DUE TO THE CONFLICT BETWEEN FEDERAL AND STATE LAWS CONCERNING THE CULTIVATION, DISTRIBUTION, MANUFACTURE OR SALE OF MARIJUANA, THE COMPANY IS NOT ABLE TO CLOSE OR INSURE ANY TRANSACTION INVOLVING LAND THAT IS ASSOCIATED WITH THESE ACTIVITIES.
- 2. PURSUANT TO GOVERNMENT CODE SECTION 27388.1, AS AMENDED AND EFFECTIVE AS OF 1–1–2018, A DOCUMENTARY TRANSFER TAX (DTT) AFFIDAVIT MAY BE REQUIRED TO BE COMPLETED AND SUBMITTED WITH EACH DOCUMENT WHEN DTT IS BEING PAID OR WHEN AN EXEMPTION IS BEING CLAIMED FROM PAYING THE TAX. IF A GOVERNMENTAL AGENCY IS A PARTY TO THE DOCUMENT, THE FORM WILL NOT BE REQUIRED. DTT AFFIDAVITS MAY BE AVAILABLE AT A TAX ASSESSOR-COUNTY CLERK-RECORDER.
- 3. PROPERTY TAXES, FOR THE FISCAL YEAR SHOWN BELOW ARE PAID. FOR PRORATION PURPOSES THE AMOUNTS WERE:

TAX ID NO.:	310–052–25
FISCAL YEAR:	2022–2023
1ST INSTALLMENT:	\$4,736.68
2ND INSTALLMENT:	\$4,736.68
EXEMPTION:	\$0.00
LAND:	\$1,125,811.00
IMPROVEMENTS:	\$53,609.00
PERSONAL PROPERTY:	\$34,900.00
CODE AREA:	076–052

PRIOR TO CLOSE OF ESCROW, PLEASE CONTACT THE TAX COLLECTOR'S OFFICE TO CONFIRM ALL AMOUNTS OWING, INCLUDING CURRENT FISCAL YEAR TAXES, SUPPLEMENTAL TAXES, ESCAPED ASSESSMENTS AND ANY DELINQUENCIES.

- 4. NOTE: THE COMPANY IS NOT AWARE OF ANY MATTERS WHICH WOULD CAUSE IT TO DECLINE TO ATTACH CLTA ENDORSEMENT FORM 116 INDICATING THAT THERE IS LOCATED ON SAID LAND A SINGLE FAMILY RESIDENCE, KNOWN AS 7546 EAST CLINTON, FRESNO, CALIFORNIA, TO AN EXTENDED COVERAGE LOAN POLICY.
- 5. NOTE: THERE ARE NO CONVEYANCES AFFECTING SAID LAND RECORDED WITHIN 24 MONTHS OF THE DATE OF THIS REPORT.
- 5. IF A COUNTY RECORDER, TITLE INSURANCE COMPANY, ESCROW COMPANY, REAL ESTATE AGENT OR ASSOCIATION PROVIDES A COPY OF THE DECLARATION, GOVERNING DOCUMENT OR DEED TO ANY PERSON, CALIFORNIA LAW REQUIRES THAT THE DOCUMENT PROVIDED SHALL INCLUDE A STATEMENT REGARDING ANY UNLAWFUL RESTRICTIONS. SAID STATEMENT IS TO BE IN AT LEAST 14-POINT BOLD FACED TYPED AND MAY BE STAMPED ON THE FIRST PAGE OF ANY DOCUMENT PROVIDED OR INCLUDED AS A COVER PAGE ATTACHED TO THE REQUESTED DOCUMENT. SHOULD A PARTY TO THIS TRANSACTION REQUEST A COPY OF ANY DOCUMENT REPORTED HEREIN THAT FITS THIS CATEGORY, THE STATEMENT IS TO BE INCLUDED IN THE MANNER DESCRIBED.
- 7. THE APPLICATION FOR TITLE INSURANCE WAS PLACED BY REFERENCE TO ONLY A STREET ADDRESS OR TAX IDENTIFICATION NUMBER. THE PROPOSED INSURED MUST CONFIRM THAT THE LEGAL DESCRIPTION IN THIS REPORT COVERS THE PARCEL(S) OF LAND REQUESTED TO BE INSURED. IF THE LEGAL DESCRIPTION IS INCORRECT, THE PROPOSED INSURED MUST NOTIFY THE COMPANY AND/OR THE SETTLEMENT COMPANY IN ORDER TO PREVENT ERRORS AND TO BE CERTAIN THAT THE LEGAL DESCRIPTION FOR THE INTENDED PARCEL(S) OF LAND WILL APPEAR ON ANY DOCUMENTS TO BE RECORDED IN CONNECTION WITH THIS TRANSACTION AND ON THE POLICY OF TITLE INSURANCE.
- B. ANY DOCUMENTS BEING EXECUTED IN CONJUNCTION WITH THIS TRANSACTION MUST BE SIGNED IN THE PRESENCE OF AN AUTHORIZED COMPANY EMPLOYEE, AN AUTHORIZED EMPLOYEE OF AN AGENT, AN AUTHORIZED EMPLOYEE OF THE INSURED LENDER, OR BY USING BANCSERV OR OTHER APPROVED THIRD—PARTY SERVICE. IF THE ABOVE REQUIREMENTS CANNOT BE MET, PLEASE CALL THE COMPANY AT THE NUMBER PROVIDED IN THIS REPORT.
- 9. THE FOLLOWING EXCLUSION(S) ARE ADDED TO PRELIMINARY REPORTS, COMMITMENTS AND WILL BE INCLUDED AS AN ENDORSEMENT IN THE FOLLOWING POLICIES

A. 2006 ALTA OWNER'S POLICY (06–17–06).

6. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, NOTICES, OR OTHER MATTERS NOT APPEARING IN THE PUBLIC RECORDS BUT THAT WOULD BE DISCLOSED BY AN EXAMINATION OF ANY RECORDS MAINTAINED BY OR ON BEHALF OF A TRIBE OR ON BEHALF OF ITS MEMBERS.

B. 2006 ALTA LOAN POLICY (06–17–06).

8. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, NOTICES, OR OTHER MATTERS NOT APPEARING IN THE PUBLIC RECORDS BUT THAT WOULD BE DISCLOSED BY AN EXAMINATION OF ANY RECORDS MAINTAINED BY OR ON BEHALF OF A TRIBE OR ON BEHALF OF ITS MEMBERS.

9. ANY CLAIM OF INVALIDITY, UNENFORCEABILITY, OR LACK OF PRIORITY OF THE LIEN OF THE INSURED MORTGAGE BASED ON THE APPLICATION OF A TRIBE'S LAW RESULTING FROM THE FAILURE OF THE INSURED MORTGAGE TO SPECIFY STATE LAW AS THE GOVERNING LAW WITH RESPECT TO THE LIEN OF THE INSURED MORTGAGE.

C. ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12–02–13) AND CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12–02–13).

10. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, NOTICES, OR OTHER MATTERS NOT APPEARING IN THE PUBLIC RECORDS BUT THAT WOULD BE DISCLOSED BY AN EXAMINATION OF ANY RECORDS MAINTAINED BY OR ON BEHALF OF A TRIBE OR ON BEHALF OF ITS MEMBERS.

D. ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY - ASSESSMENTS PRIORITY (04-02-15).

12. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, NOTICES, OR OTHER MATTERS NOT APPEARING IN THE PUBLIC RECORDS BUT THAT WOULD BE DISCLOSED BY AN EXAMINATION OF ANY RECORDS MAINTAINED BY OR ON BEHALF OF A TRIBE OR ON BEHALF OF ITS MEMBERS.

13. ANY CLAIM OF INVALIDITY, UNENFORCEABILITY, OR LACK OF PRIORITY OF THE LIEN OF THE INSURED MORTGAGE BASED ON THE APPLICATION OF A TRIBE'S LAW RESULTING FROM THE FAILURE OF THE INSURED MORTGAGE TO SPECIFY STATE LAW AS THE GOVERNING LAW WITH RESPECT TO THE LIEN OF THE INSURED MORTGAGE.

E. ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY – ASSESSMENTS PRIORITY (04–02–15).

7. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, NOTICES, OR OTHER MATTERS NOT APPEARING IN THE PUBLIC RECORDS BUT THAT WOULD BE DISCLOSED BY AN EXAMINATION OF ANY RECORDS MAINTAINED BY OR ON BEHALF OF A TRIBE OR ON BEHALF OF ITS MEMBERS.

8. ANY CLAIM OF INVALIDITY, UNENFORCEABILITY, OR LACK OF PRIORITY OF THE LIEN OF THE INSURED MORTGAGE BASED ON THE APPLICATION OF A TRIBE'S LAW RESULTING FROM THE FAILURE OF THE INSURED MORTGAGE TO SPECIFY STATE LAW AS THE GOVERNING LAW WITH RESPECT TO THE LIEN OF THE INSURED MORTGAGE.

FLOOD NOTE:

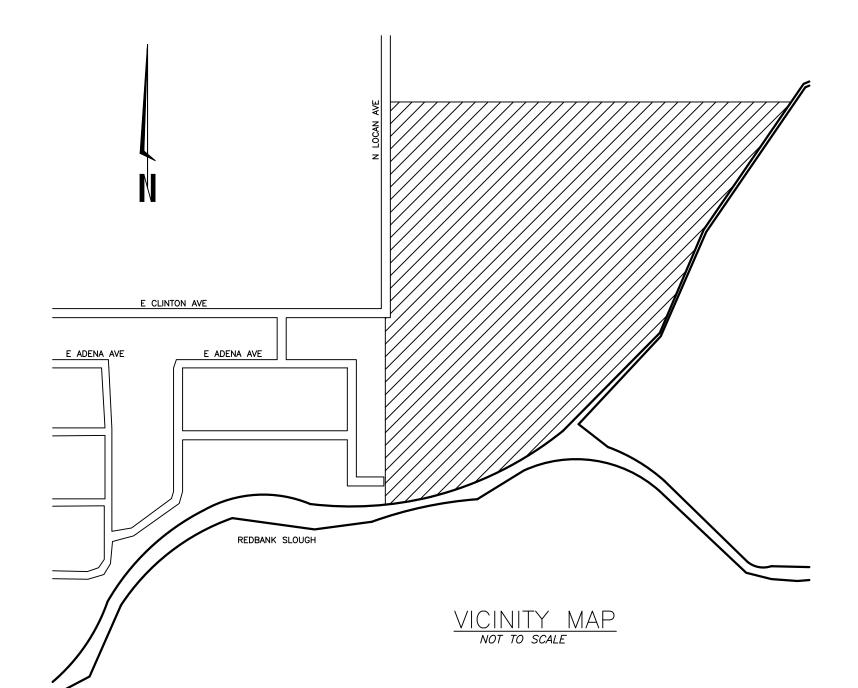
THIS PROPERTY IS IN FLOOD ZONE X (OTHER FLOOD AREAS) PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06019C1595H WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 18, 2009. AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. RECENT CONSTRUCTION NOTE:

THERE IS NO OBSERVABLE EVIDENCE OF RECENT CONSTRUCTION ON THE PROPERTY

HAZARDOUS MATERIALS STATEMENT: NO OBSERVABLE EVIDENCE EXISTS ABOVE GROUND

UTILITIES STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPROMISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.





Moua Engineering & Surveying LLC (559) 288-3217

PROPERTY OWNER: TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: DARBAR SHRI GURU GRANTH SAHIB JI, INC, A CALIFORNIA NON-PROFIT CORPORATION

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 13 AND THE SOUTHERLY 16.25 ACRES OF LOT 7 IN SECTION 26, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE MAP THEREOF RECORDED JANUARY 21, 1888 IN BOOK 2 PAGE 40 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY.

EXCEPTING THEREFROM THAT PORTION OF LOTS 7 AND 13, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, WITH THE CENTER LINE OF MILL DITCH, SAID POINT BEARING SOUTH 0001' 01" WEST 711.25 FEET FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE, ALONG THE CENTER LINE OF MILL DITCH, NORTH 81° 41' 13" EAST 106.80 FEET, NORTH 75042' 35" EAST 109.38 FEET, NORTH 71021' 16" EAST 172.03 FEET, NORTH 64" 34' 23" EAST 135.09 FEET, AND NORTH 52" 17'45" EAST 206.02 FEET TO THE POINT OF INTERSECTION THEREOF WITH THE CENTER LINE OF REDBANK CREEK; THENCE, ALONG THE CENTER LINE OF REDBANK CREEK, NORTH 8° 48'46" EAST 130.54 FEET, NORTH 32° 37' 09" EAST 237.45 FEET, NORTH 43040' 04" EAST 60.83 FEET, NORTH 21" 00' 10' EAST 205.99 FEET, NORTH 29" 18' 20" EAST 237.59 FEET, NORTH 44' 35' 35" EAST 371.20 FEET AND NORTH 50024' 41" EAST 30.95 FEET TO THE POINT OF INTERSECTION THEREOF WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 0000' 18" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26 A DISTANCE OF 25.96 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 89' 35' 34 WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST.65.43 FEET TO A POINT THEREON; THENCE SOUTH 44" 35' 35" WEST A DISTANCE OF 74.28 FEET; THENCE SOUTH 26" 34' 06" WEST A DISTANCE OF 115.72 FEET; THENCE SOUTH 42' 04' 11" WEST A DISTANCE OF 229.27 FEET; THENCE SOUTH 33' 18' 21" WEST A DISTANCE OF 86.98 FEET; THENCE SOUTH 33' 01' 00" WEST A DISTANCE OF 89.84 FEET; THENCE SOUTH 25° 56' 29" WEST A DISTANCE OF 74.49 FEET; THENCE SOUTH 24' 00' 52" WEST A DISTANCE OF 98.87 FEET; THENCE SOUTH 13' 59' 10" EAST A DISTANCE OF 26.23 FEET; THENCE SOUTH 17 13' 04" WEST A DISTANCE OF 23.48 FEET; THENCE NORTH 81' 09' 17" WEST A DISTANCE OF 18.16 FEET; THENCE SOUTH 27' 25' 02" WEST A DISTANCE OF 96.08 FEET; THENCE SOUTH 73° 55' 02" WEST A DISTANCE OF 14.67 FEET; THENCE SOUTH 33° 49' 43" WEST A DISTANCE OF 224.71 FEET; THENCE SOUTH 13" 18' 59" WEST A DISTANCE OF 43.94 FEET; THENCE SOUTH 34" 44' 07" WEST A DISTANCE OF 42.12 FEET; THENCE SOUTH 56" 45' 41" WEST A DISTANCE OF 39.67 FEET; THENCE SOUTH 9° 59' 32" WEST A DISTANCE OF 35.54 FEET; THENCE SOUTH 50° 33' 29" WEST A DISTANCE OF 75.37 FEET; THENCE SOUTH 68" 37' 10" WEST A DISTANCE OF 301.96 FEET; THENCE SOUTH 75" 13' 08" WEST A DISTANCE OF 108.27 FEET; THENCE SOUTH 81" 49' 06" WEST A DISTANCE OF 113.38 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26: THENCE SOUTH 0° 01' 01" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26 A DISTANCE OF 75.55 FEET TO THE POINT OF BEGINNING.

FOR THE PURPOSES OF THIS LEGAL DESCRIPTION, THE EAST LINE OF SAID LOT 7 IS ASSUMED TO BE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.

SURVEYOR'S CERTIFICATE:

THIS SURVEY IS MADE FOR THE BENEFIT OF: A) GLOBAL ACADEMY, INC.; B) FIDELITY NATIONAL TITLE COMPANY. I, PETER PAO MOUA, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY IN THE AFORESAID PARTIES, AS OF THE DATE SET FORTH ABOVE, THAT I HAVE MADE A CAREFUL SURVEY OF A TACT OF LAND DESCRIBED AS FOLLOWS: REAL PROPERTY IN THE COUNTY OF KINGS, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

(SEE LEGAL DESCRIPTION)

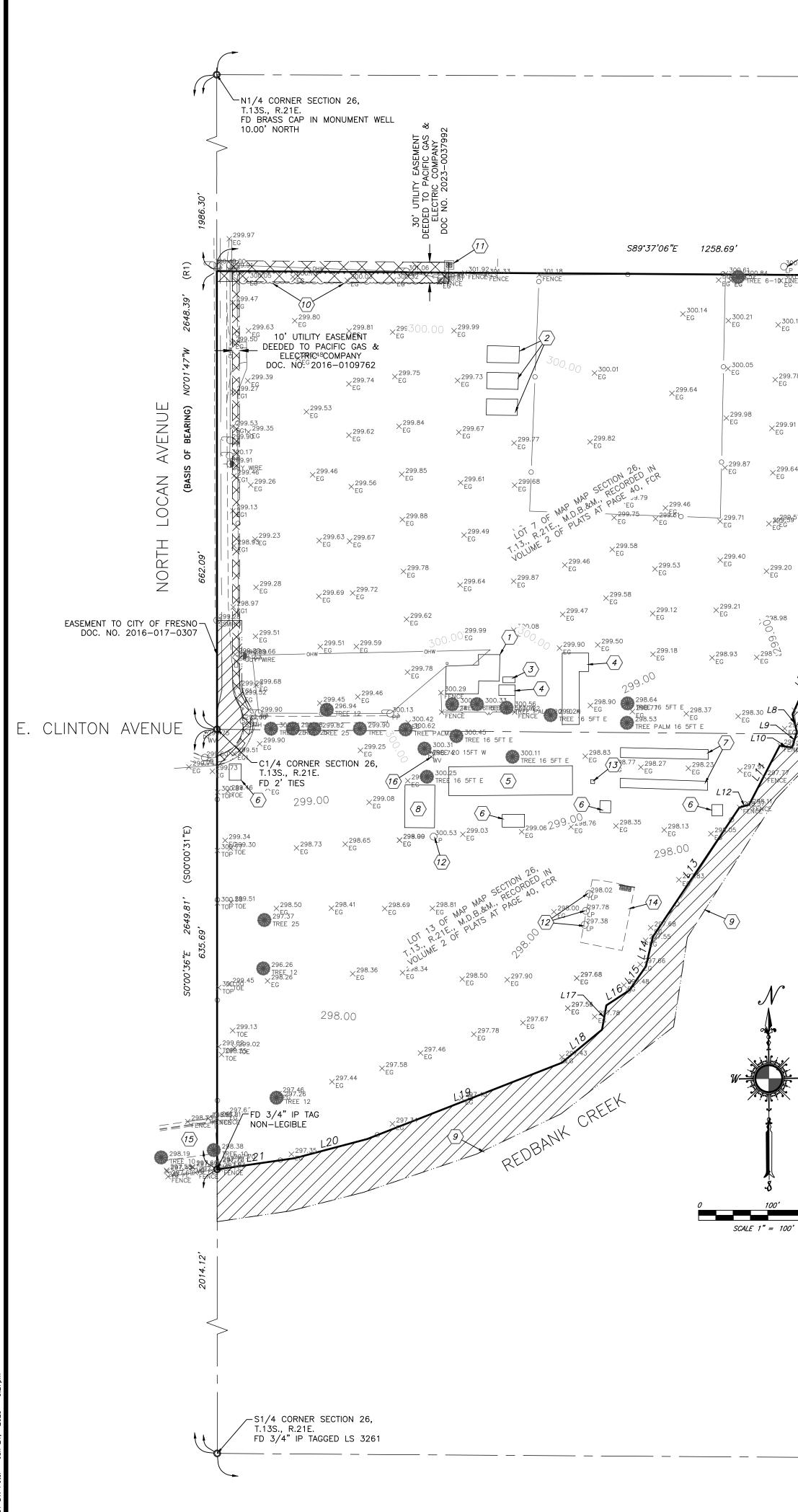
I FURTHER CERTIFY THAT:

- 1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THAT THERE ARE NO IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; AND THAT THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY TITLE NO.: FFOM-4012300190-BE, DATED MAY 10, 2023, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY UNLESS SHOWN HEREON
- 2. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2021 AND IT INCLUDES TABLE A ITEMS 1, 3, 6(A & B), 8, 9(IF APPLICABLE), 11, 13, 14, 17, 18, & 19 THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
- 3. THIS IS AN ALTA/ACSM LAND TITLE SURVEY, AND INCLUDES THE FOLLOWING ITEMS AS PART OF THE STANDARD REQUIREMENTS: ALL DATA NECESSARY TO DEFINE THE BOUNDARY MATHEMATICALLY, RECORD BEARINGS AND DISTANCES WHERE THEY DIFFER FROM MEASURED, NOTATION OF ANY FAILURE OF THE RECORD DESCRIPTION TO CLOSE MATHEMATICALLY, NAMES AND WIDTHS OF STREETS ABUTTING THE PROPERTY SURVEYED, OBSERVABLE EVIDENCE OF ACCESS (OR LACK THEREOF), ALL RECORDED PLATS, NAMES OF ADJOINING OWNERS FOR NON-PLATTED LAND (IF PROVIDED BY THE CLIENT), PLATTED SET BACK LINES WHICH APPEAR IN A RECORD DOCUMENT (IF PROVIDED BY THE CLIENT), ALL INDICATION OF CONTIGUITY, GORES, AND OVERLAPS, ALL EVIDENCE OF MONUMENTS USED IN THE SURVEY, ALL EVIDENCE OF POSSESSION, THE LOCATION OF ALL BUILDINGS ON THE SITE AND TIES TO THE PROPERTY LINES (OR THE NOTATION "NO BUILDINGS"), THE STREET NUMBER IF AVAILABLE, ALL EASEMENTS EVIDENCED BY A RECORD DOCUMENT (IF PROVIDED BY THE CLIENT) SHOWN OR NOTED, ALL OBSERVABLE EVIDENCE OF EASEMENTS, THE CHARACTER AND LOCATION OF ALL WALLS, BUILDINGS, FENCES AND OTHER VISIBLE IMPROVEMENTS WITHIN FIVE FEET OF THE BOUNDARY LINES, ALL PHYSICAL EVIDENCE OF ENCROACHMENTS, DRIVEWAYS AND ALLEYS ON OUR CROSSING THE PROPERTY, OBSERVED PONDS, LAKES, AND RIVERS BORDERING ON THE PREMISES.
- 4. THERE WAS NO EVIDENCE OF POTENTIAL WETLANDS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY. NO MARKERS WERE OBSERVED AT THE TIME OF THE SURVEY.

WITNESS MY HAND THIS 21ST DAY OF JUNE , 2023

Peter Pao Moua PETER PAO MOUA, (LS 8413) EXPIRATION 12-31-2024





S89°49'32"E 2649.73' (S89°49'24")

E. SHIELDS AVENUE

×^{299.50}

, 299.59

NE1/4 CORNER SECTION 26, T.13S., R.21E. FD 3/4" IP TAG NON-LEGIBLE

Parcol Line and Curve Table				
Parcel Line and Curve Table				
Line #/Curve #	Length	Bearing/Delta	Radius	
L1	74.28	S44° 34' 03.60"W		
L2	115.72	S26° 32' 34.60"W		
L3	229.27	S42°02'39.60"W		
L4	86.98	S33° 16' 49.60"W		
L5	89.84	S32° 59' 28.60"W		
L6	74.49	S25° 54' 57.60"W		
L7	98.87	S23° 59' 20.60"W		
L8	26.23	S14°00'41.40"E		
L10	18.16	N81°10′48.40"W		
L11	96.08	S27°23'30.60"W		
L12	14.67	S73° 53' 30.60"W		
L13	224.71	S33° 48' 11.60"W		
L14	43.94	S13° 17' 27.60"W		
L15	42.12	S34°42'35.60"W		
L16	39.67	S56° 44' 09.60"W		
L17	35.54	S9° 58' 00.60"W		
L18	75.37	S50° 31' 57.60"W		
L19	301.96	S68° 35' 38.60"W		
L20	108.27	S75°11'36.60"W		
L21	113.37	S81° 47' 34.60"W		

SE CORNER SECTION 26, T.13S., R.21E. FD SCOTT MCKAY MONUMENT

E. McKINLEY AVENUE

S89°36'56"E 2647.33' (S89°36'49"E)

LEGEND:

	INE
	INL
O	INE
	INL
OHW	INL

INDICATES SECTION LINE INDICATES SUBJECT PROPERTY LINE INDICATES 6' CHAIN LINK FENCE INDICATES EXISTING EDGE OF PAVEMENT INDICATED EXISTING OVERHEAD WIRE



INDICATES EXISTING TREE INDICATES EXISTING UTILITY POLE INDICATES EXISTING GUY WIRE

REFERENCES:

(R1) RECORD OF SURVEY, BOOK 39, PAGE 97. FRESNO COUNTY RECORDS

BASIS OF BEARINGS:

THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 26, T. 13S., R.21E., M.D.B.&M. TAKEN AS NOO*01'47"W AS SHOWN IN BOOK 39 OF RECORD OF SURVEYS AT PAGES 97, FRESNO COUNTY RECORDS.

BENCHMARK:

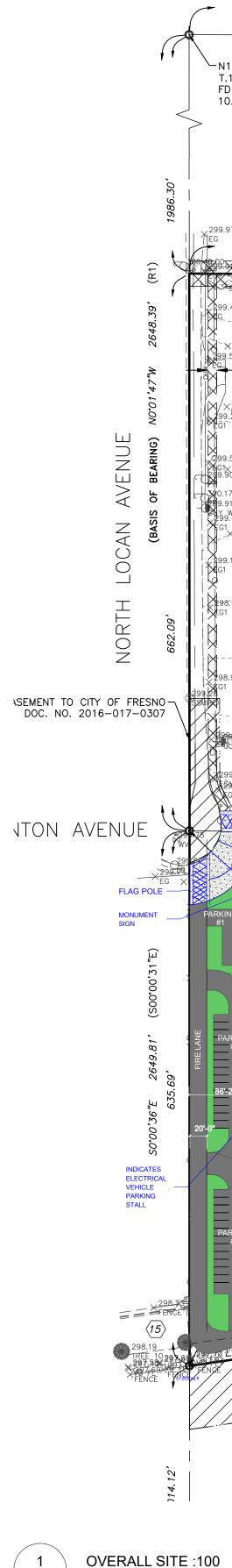
TBM #1604. CHISELED SQUARE ON CONCRETE PUMP BASE, SOUTH SIDE OF CLINTON, 1300' EAST OF TEMPERANCE. ELEV = 348.87 NGVD 1929 DATUM (USGS)

KEYNOTES:

$\langle 1 \rangle$	EXISTING SINGLE FAMILY RESIDENCE	$\langle g \rangle$	MILL DITCH
2	EXISTING MODULAR BUILDING	(10)	EXISTING ROW OF TREES
3	EXISTING WINDMILL STRUCTURE	$\langle 11 \rangle$	EXISTING CONCRETE PAD W/ BOLLARDS
4	EXISTING STORAGE BUILDING	$\langle 12 \rangle$	EXISTING LIGHT POLE
$\langle 5 \rangle$	EXISTING LIVESTOCK STABLE	(13)	EXISTING HORSE WALKER TIE
$\langle 6 \rangle$	EXISTING SHED	$\langle 14 \rangle$	EXISTING TENNIS COURT
7	EXISTING SHADE STRUCTURE	(15)	EXISTING DEAD END
$\langle 8 \rangle$	EXISTING WAREHOUSE	$\langle 16 \rangle$	EXISTING WELL & TANK

E1/4 CORNER SECTION 26, T.13S., R.21E. FD 3/4" IP DOWN 5" ЦЦ







 1
 OVERALL SITE :100

 SD4
 SCALE: 1" =100'



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Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565

New Charter School TK-8, 9-12 Clovis Global Academy 7546 E. Clinton Ave., Fresno, CA

KEYNOTES:

- $\langle 1 \rangle$ EXISTING SINGLE FAMILY RESIDENCE
- EXISTING MODULAR BUILDING
- EXISTING WINDMILL STRUCTURE
- $\langle 4 \rangle$ EXISTING STORAGE BUILDING EXISTING LIVESTOCK STABLE $\langle 5 \rangle$
- $\langle 6 \rangle$ existing shed
- $\langle 7 \rangle$ EXISTING SHADE STRUCTURE
- $\langle \mathcal{B} \rangle$ EXISTING WAREHOUSE

9 MILL DITCH

- $\langle 10 \rangle$ EXISTING ROW OF TREES
- $\langle 11 \rangle$ EXISTING CONCRETE PAD W/ BOLLARDS
- $\langle 12 \rangle$ EXISTING LIGHT POLE
- $\langle 13 \rangle$ EXISTING HORSE WALKER TIE $\langle 14 \rangle$ EXISTING TENNIS COURT
- $\langle 15 \rangle$ existing dead end
- $\langle 16 \rangle$ EXISTING WELL & TANK

e Tab	le
Delta	Radius
)3.60"W	
54.60"W	
9.60"W	
9.60"W	
8.60"W	
57.60"W	
20.60"W	
41.40"E	
8.40"W	
50.60"W	
50.60"W	
1.60"W	
7.60"W	
5.60"W	
9.60"W	
0.60"W	
7.60"W	
8.60"W	
6.60"W	
4.60"W	





FLAG POLE

MONUMENT SIGN

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298.19 T

TREE

INDICATES

ELECTRICAL

VEHICLE PARKING STALL

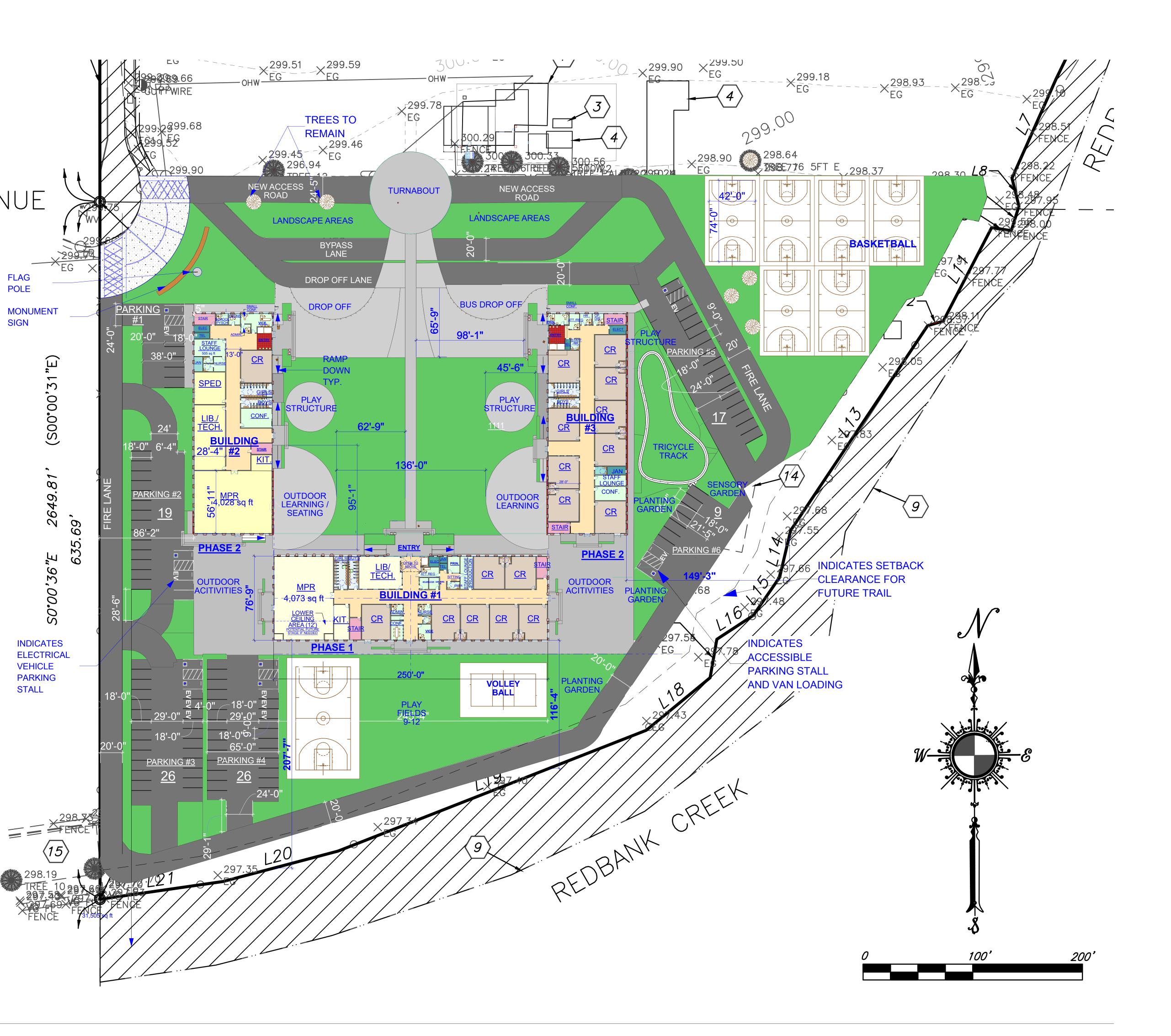


1ENLARGED SITE_1:40SD5SCALE: 1" = 40'



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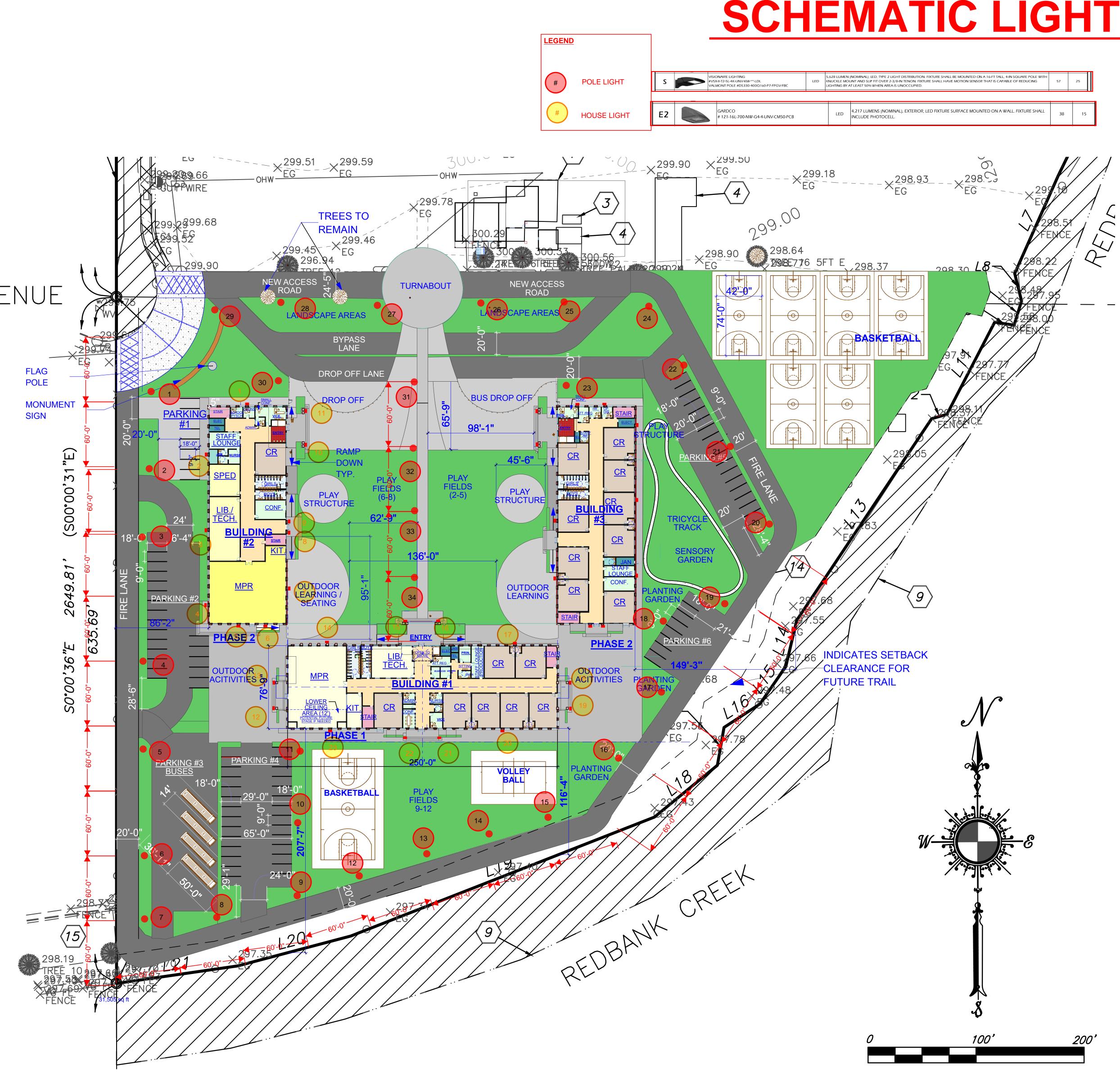


Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565

New Charter School TK-8, 9-12 Clovis Global Academy 7546 E. Clinton Ave., Fresno, CA









1ENLARGED SITE_1:40SD5SCALE: 1" = 40'



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New Charter School TK-8, 9-12 Clovis Global Academy 7546 E. Clinton Ave., Fresno, CA

SCHEMATIC LIGHTING LAYOUT





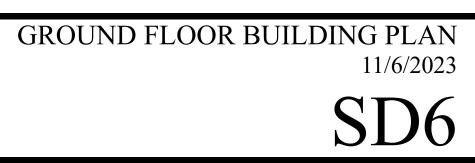


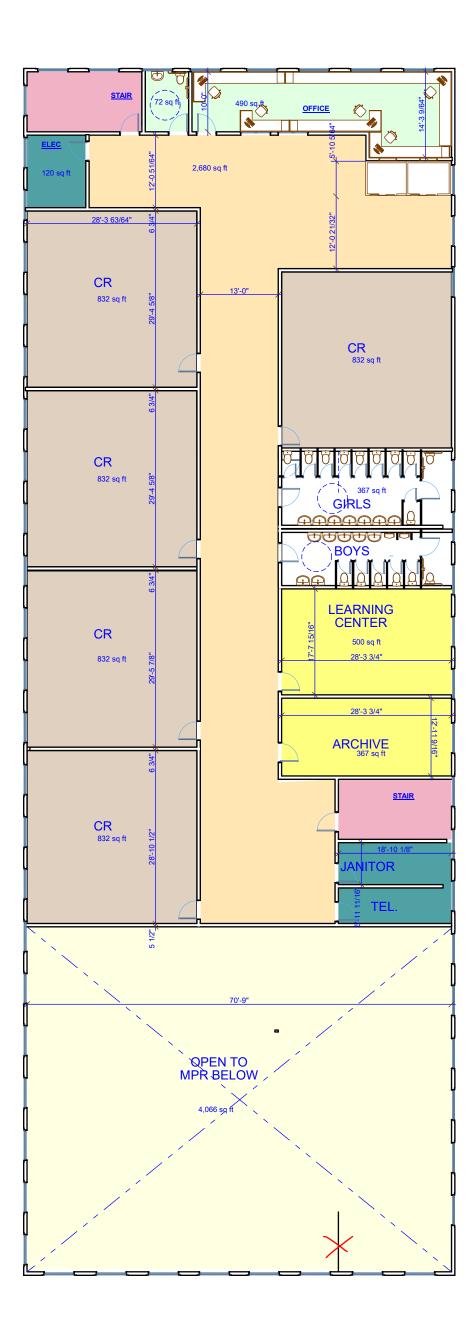




Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565

New Charter School TK-8, 9-12 Clovis Global Academy 7546 E. Clinton Ave., Fresno, CA







12ND FLOOR BLDG PLANSD7SCALE: 1/16" = 1'-0"



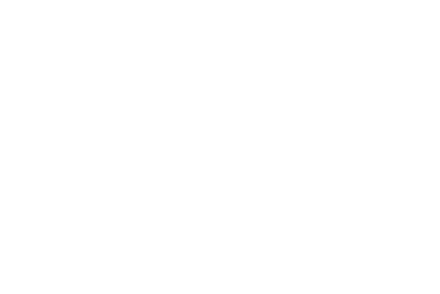
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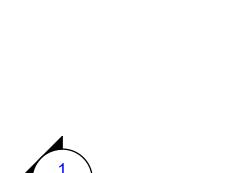
SD9

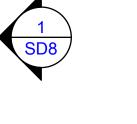


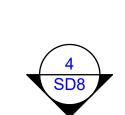


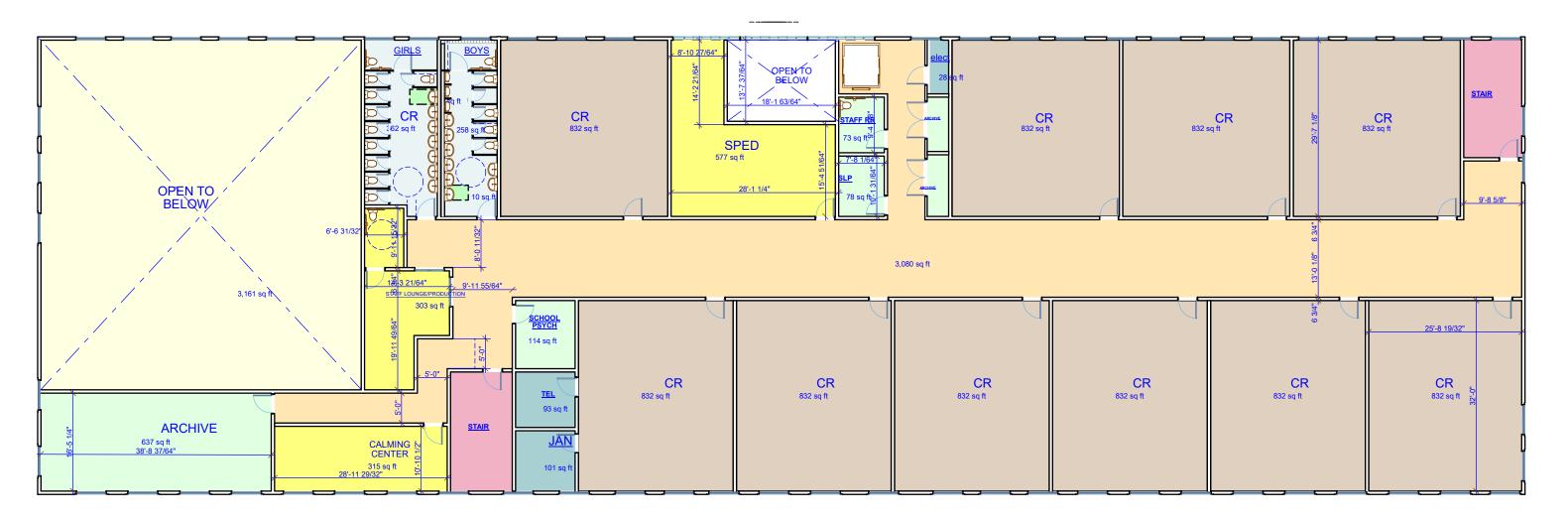


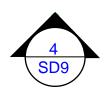








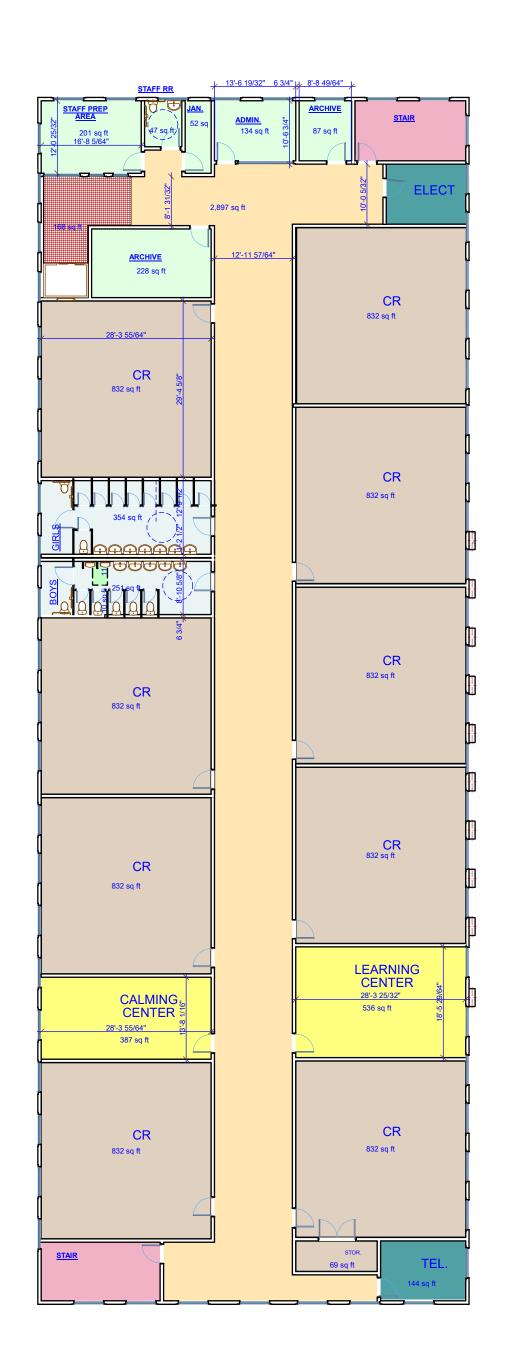


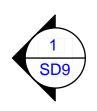




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New Charter School TK-8, 9-12 Clovis Global Academy 7546 E. Clinton Ave., Fresno, CA

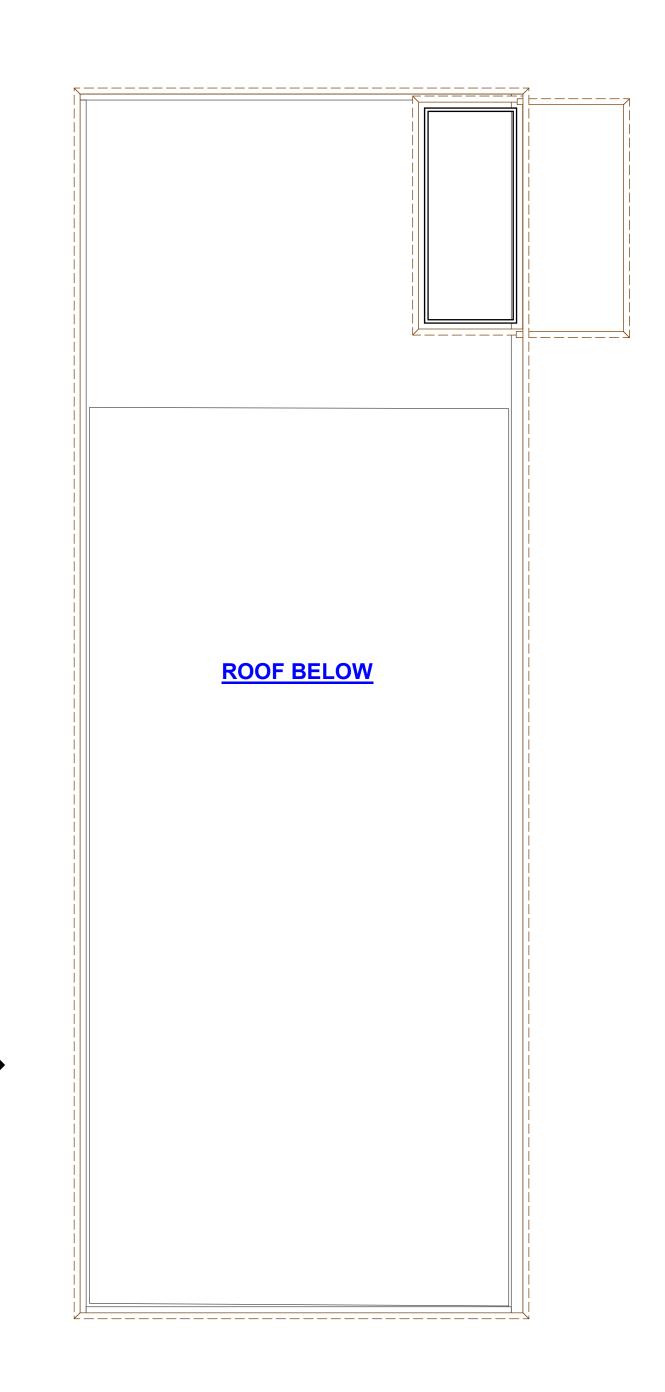




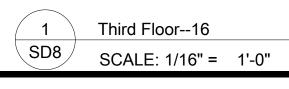


SD8











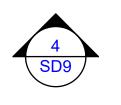
(2) SD9



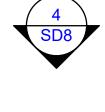


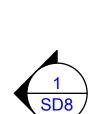
Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565

New Charter School TK-8, 9-12 Clovis Global Academy 7546 E. Clinton Ave., Fresno, CA



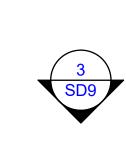


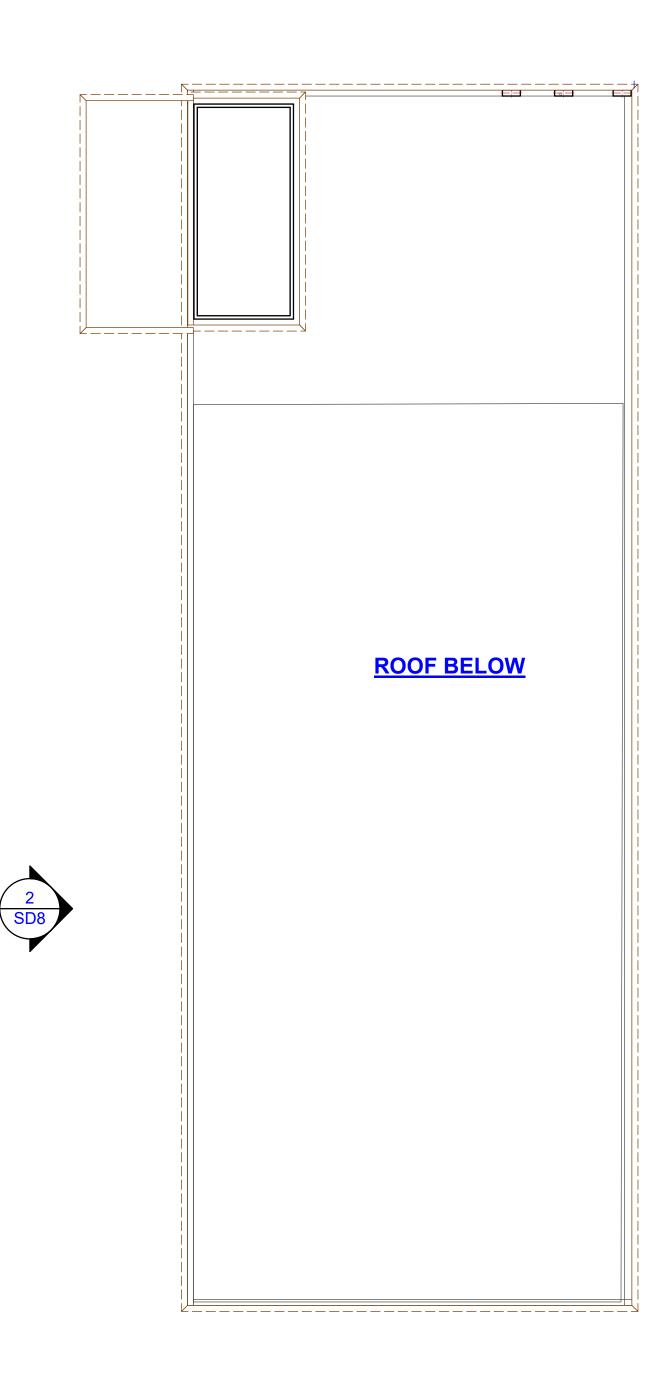


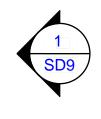






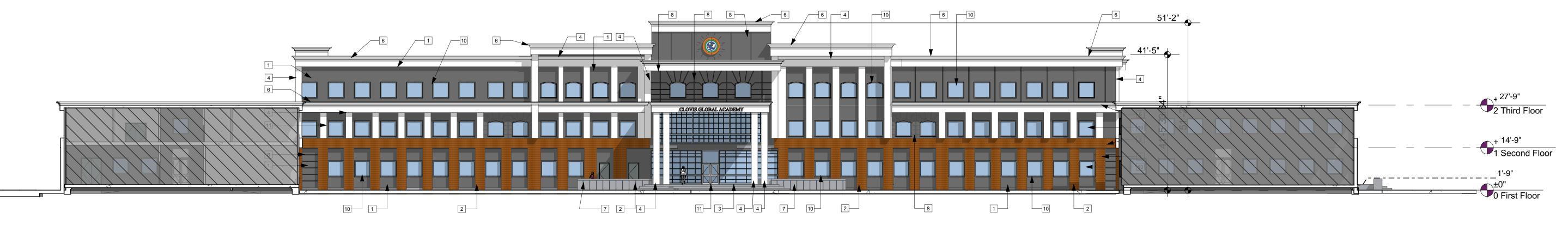


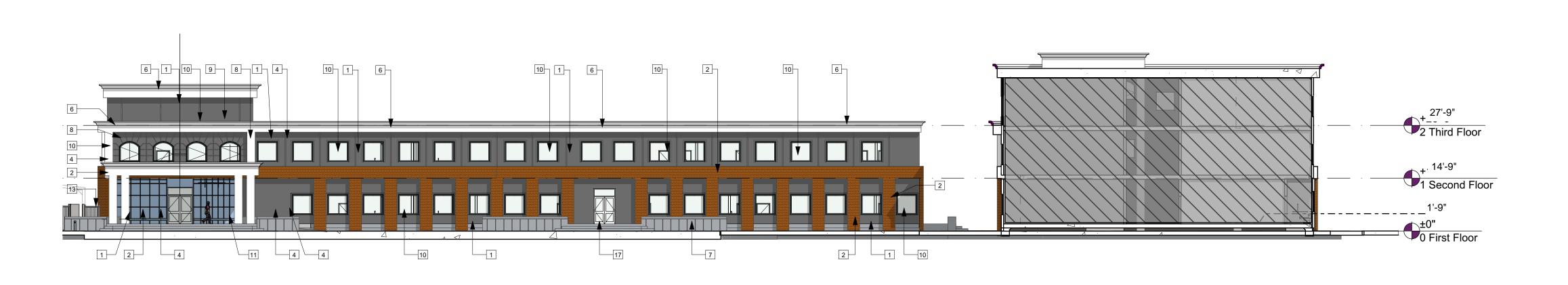












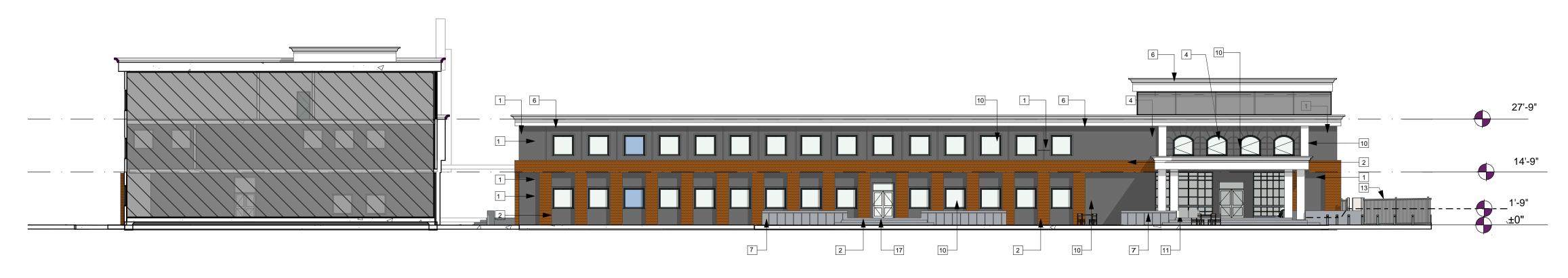


BUILDING 2___PHASE 2 SECTION/ELEVATION OF EAST BUILDING SCALE: 1/16" = 1'-0"

FRONT SECTION/ELEVATION

SCALE: 1/16" = 1'-0"

4 SD8





BUILDING 3 PHASE 2_SECTION/ELEVATION SCALE: 1/16" = 1'-0"





Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565

New Charter School TK-8, 9-12 Clovis Global Academy 7546 E. Clinton Ave., Fresno, CA

	KEYNOTE LEGEND	
1	CEMENT PLASTER, SMOOTH FINISH (COLOUR TO MATCH BENJAMIN MOORE SHADOW GRAY 2125-40)	
2	THIN BRICK VENEER ADHESIVELY APPLIED TO FURRED OUT METAL STUD WALL	
3	CAST IN PLACE CONCRETE STEPS	
4	PAINTED CEMENT PLASTER SMOOTH FINISH (COLOUR TO MATCH BENJAMIN MOORE ICE MIST 2123-70)	
5	NOT USED	
6	PAINTED PRE-CAST MODULAR CORNICE (COLOUR TO MATCH BENJAMIN MOORE ICE MIST 2123-70)	
7	CAST IN PLACE CONCRETE PLANTER	
8	CEMENT PLASTER GSM REVEAL 1"	
9	NOT USED	
10	GRAY GLAZING IN CLEAR ANODIZED ALUMINUM WINDOW	
11	GRAY GLAZING IN CLEAR ANODIZED ALUMINUM DOOR FRAMES	

KEYNOTE LEGEND				
12	BACK PAINTED SPANDREL GLASS (COLOUR TO MATCH BENJAMIN MOORE ICE MIST 2123-70)			
13	PIPE METAL GUARDRAIL (COLOUR SIM. TO BENJAMIN MOORE SHADOW GRAY 2125-40)			
14	NOT USED			
15	ILLUMINATED SIGNAGE (BY TENANT)			
16	NOT USED			
17	PRIMED AND PAINTED INSULATED METAL DOOR (COLOUR TO MATCH BENJAMIN MOORE SHADOW GRAY 2125-40)			
18	NOT USED			
19	NOT USED			
20	NOT USED			
21	NOT USED			

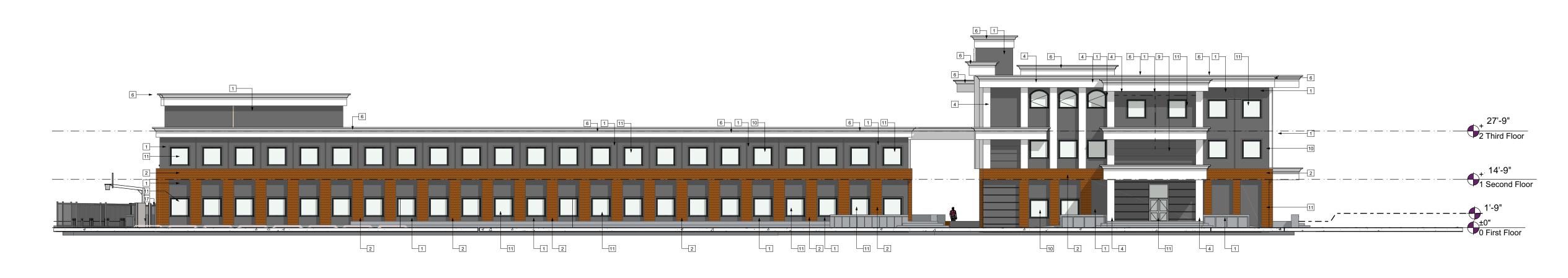


KEYNOTE LEGEND SCALE: 1/4" = 1'-0"





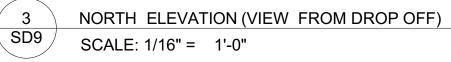






WEST ELEVATION SCALE: 1/16" = 1'-0"









4 SOUTH ELEVATION SD9 SCALE: 1/16" = 1'-0"





Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565

New Charter School TK-8, 9-12 Clovis Global Academy 7546 E. Clinton Ave., Fresno, CA





Main Road view along N. Locan Ave.





Along N. locan Avenue



Along the N. Locan Avenue Roundabout







Along the N. Locan Avenue Roundabout



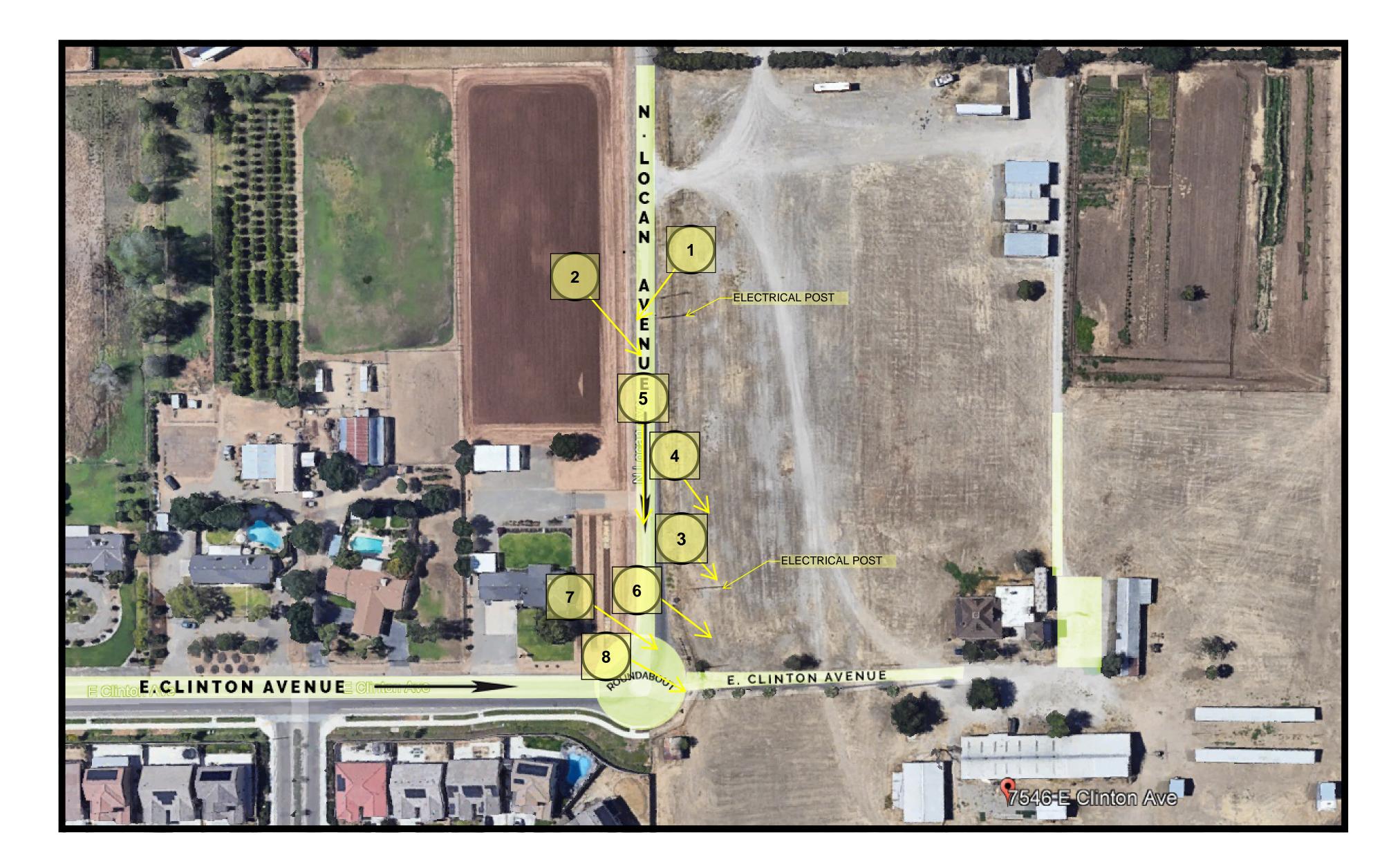
Front view of the property along N. Locan Avenue.



Front view along N. Locan Ave.

Front view along N. Locan Avenue

Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565





Front view along N. Locan Ave.





Right-side view from the corner along the Main Road





Main Road View from E Clinton Ave., going to N Locan Ave.



Main Road View from E Clinton Ave., going to N Locan Ave.





Front View of the property along N Locan Ave.



Main Road View from N Locan Ave., going to E Clinton Ave.

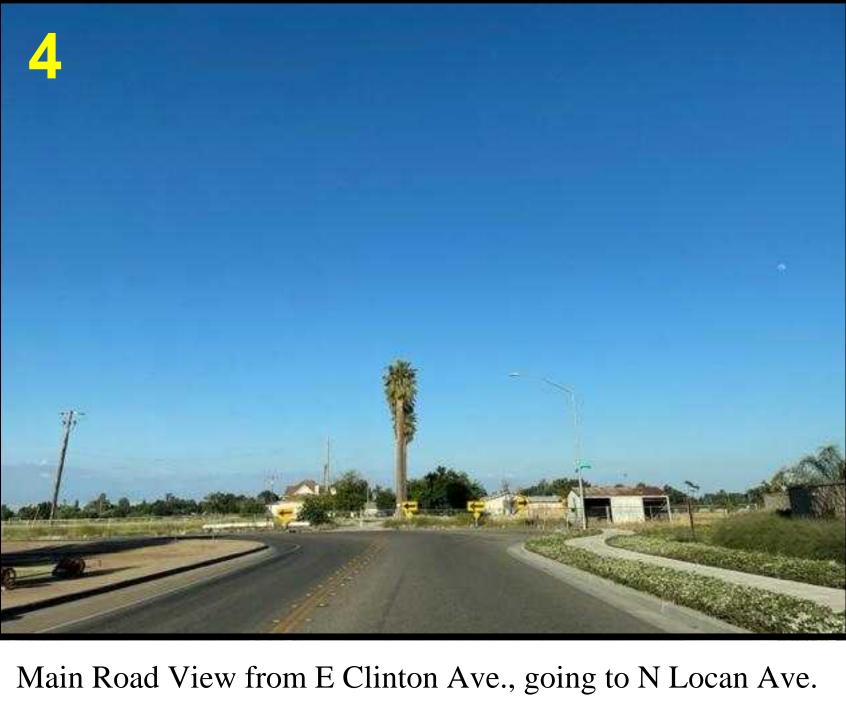
Main Road View from E Clinton Ave., going to N Locan Ave.







Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565







Property view from the west





Property view from the west



Property view from the south







Property view from the south



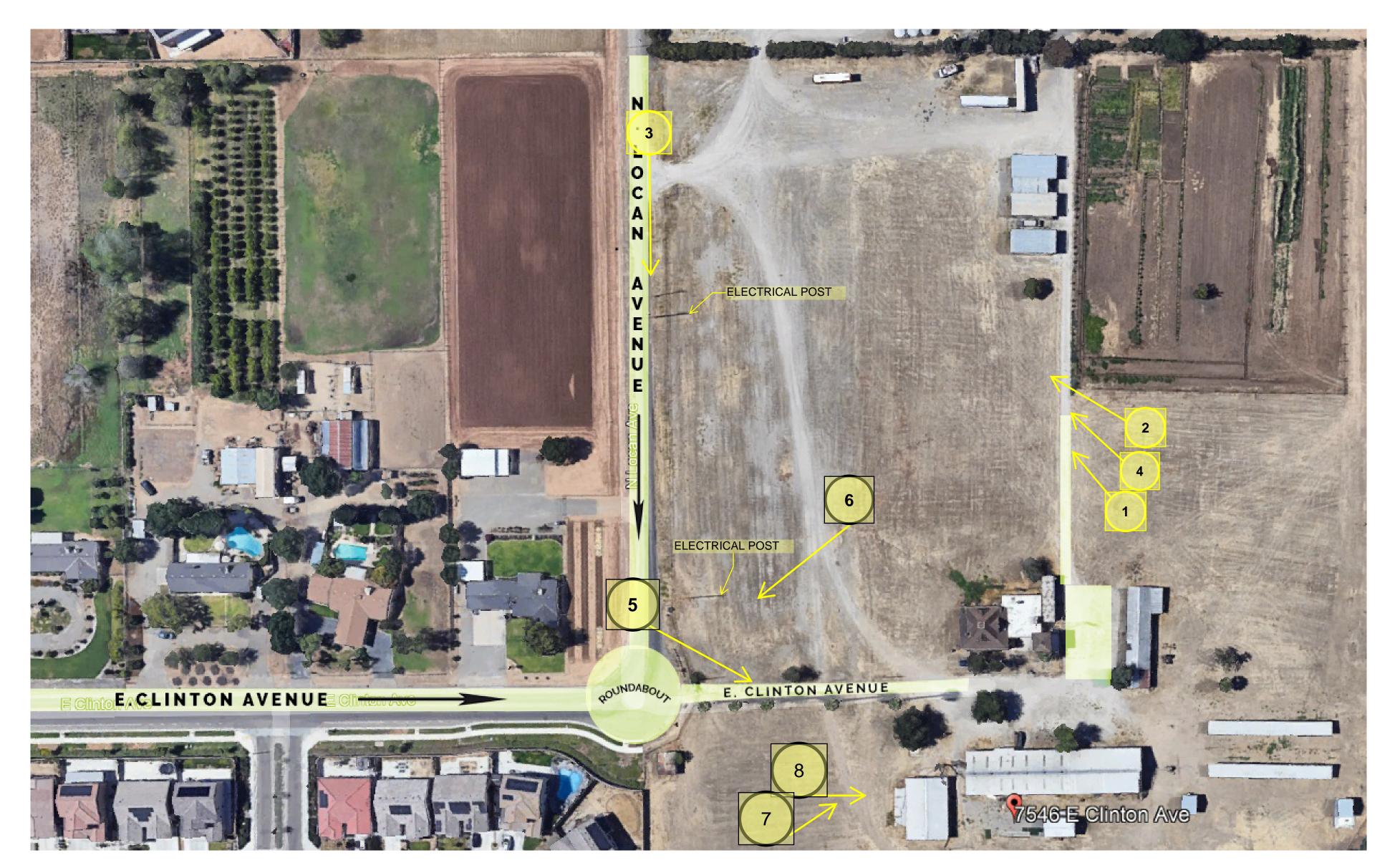
Property view from the west



Front View of the property along N Locan Ave.

Property view from the north

Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565





Property view from the west





Property view along N Locan Ave.



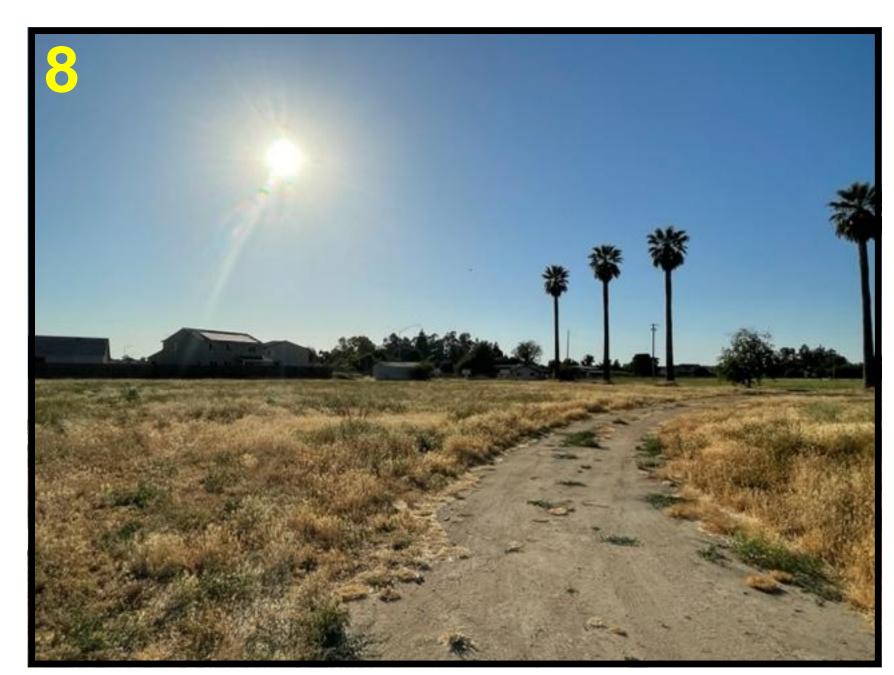
Property view along N Locan Ave.



Property view along E Clinton Ave.



Property view along N Locan Ave.



Property view along N Locan Ave.









Property view along N Locan Ave.

Property view along N Locan Ave.



Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565



Property view along N Locan Ave.



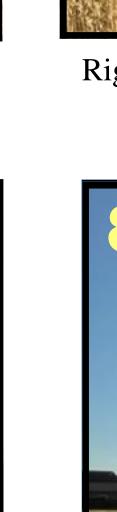


House along N Locan Ave.

House along N Locan Ave.



Right-side View of the property along E Clinton Ave.







Left-side View of the property along E Clinton Ave.





Right-side View of the property along E Clinton Ave.





Right-side View of the property along E Clinton Ave.

Left-side View of the property along E Clinton Ave.



Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565



Right-side View of the property along E Clinton Ave.





Left-side view of the house on the property along E Clinton Ave.

Ave.



Ave.







Right-side view of the house on the property along E Clinton Ave.



Right-side view of the house on the property along E Clinton Ave.



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Left-side view of the house on the property along E Clinton



Left-side view of the house on the property along E Clinton Ave.

Right-side view of the house on the property along E Clinton

Right-side view of the house on the property along E Clinton Ave.





Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565

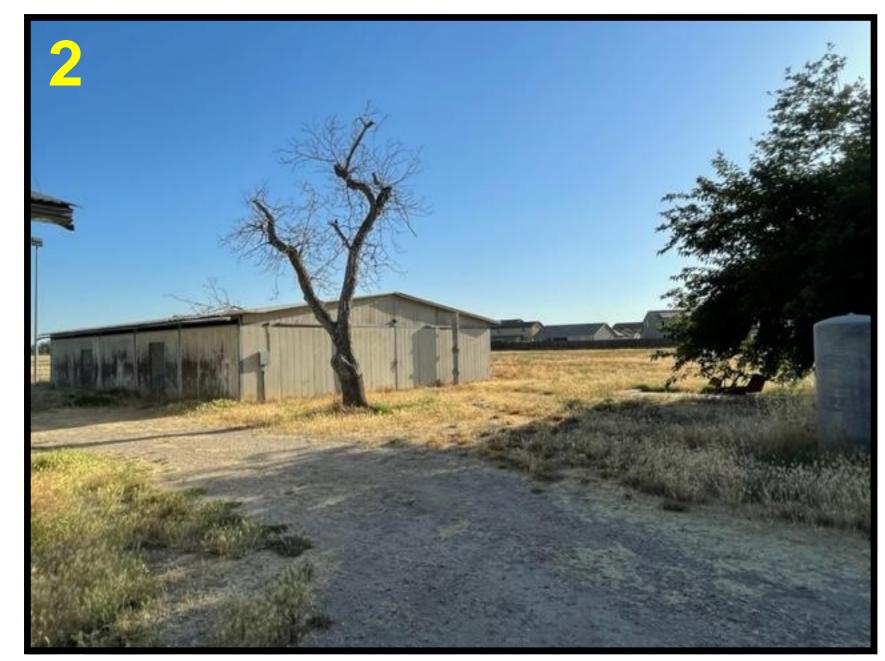


Right-side view of the house on the property along E Clinton





Right-side view of the house on the property along E Clinton Ave.

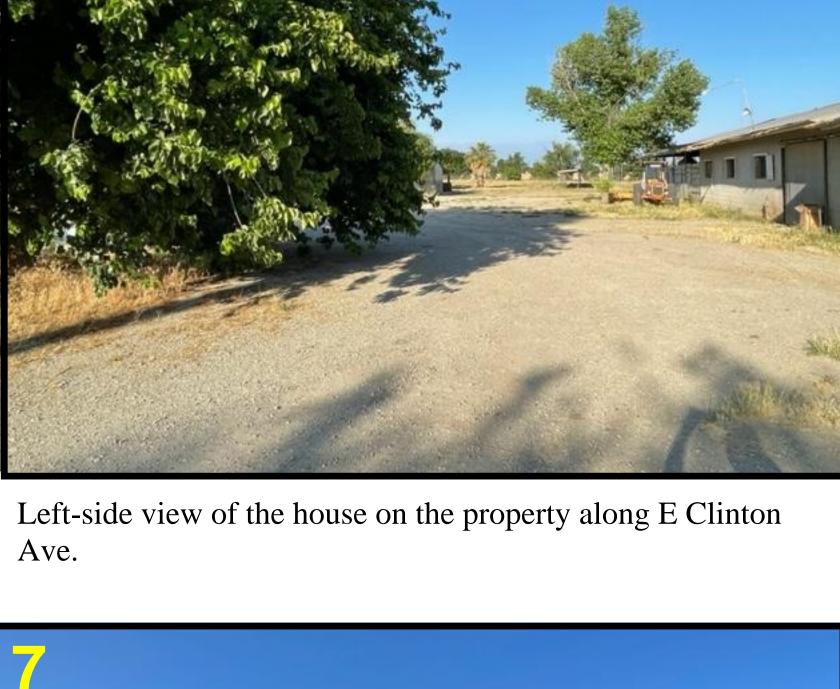


Right-side view of the house on the property along E Clinton Ave.



Ave.







Left-side view of the house on the property along E Clinton Ave.







Right-side view of the house on the property along E Clinton Ave.



Left-side view of the house on the property along E Clinton

Left-side view of the house on the property along E Clinton



Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565



Left-side view of the house on the property along E Clinton Ave.





Left-side view of the house on the property along E Clinton Ave.



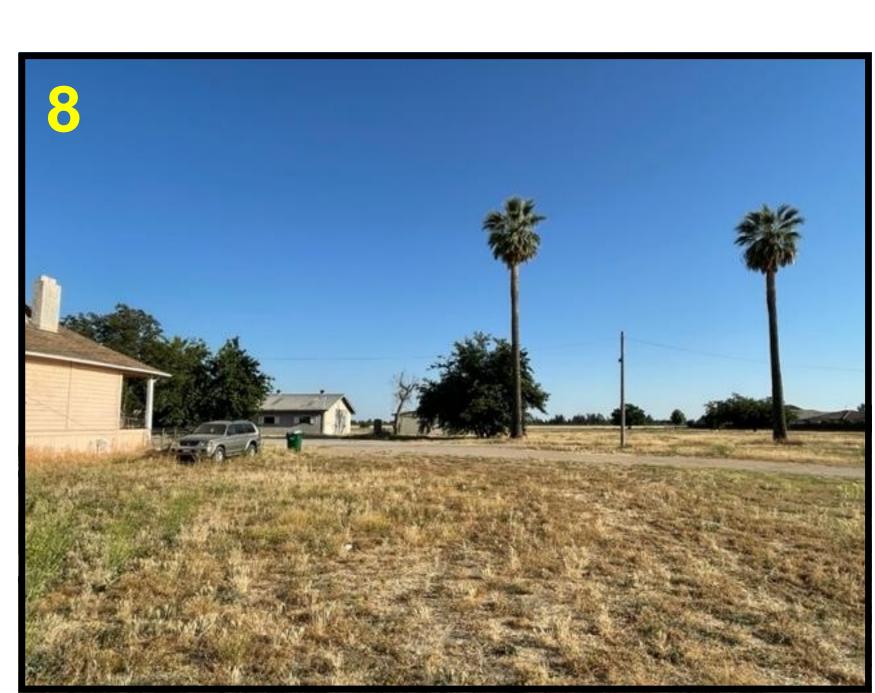
Left-side view of the house on the property along E Clinton Ave.



Left-side view of the house on the property along E Clinton Ave.



Diagonal view of the house on the property across E Clinton Ave.



Property view across E Clinton Ave.







Left-side view of the house on the property along E Clinton Ave.



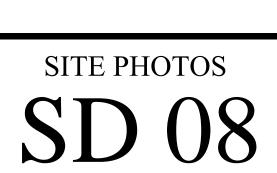
Diagonal view of the house on the property across E Clinton Ave.



Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565



Left-side view of the house on the property along E Clinton Ave.





Diagonal view of the house on the property across E Clinton Ave.



Front view of the house on the property across E Clinton Ave.



Property view across E Clinton Ave.



Right-side view of the house on the property across E Clinton Ave.





Ave.



Rear view of the house on the property across E Clinton Ave.





Front view of the house on the property across E Clinton Ave.

Right-side view of the house on the property across E Clinton



Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565







Rear view of the house on the property across E Clinton Ave.



Rear view of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.





Rear view, Right-side of the house on the property across E Clinton Ave.



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Rear view, Right-side of the house on the property across E Clinton Ave.

Rear view, Right-side of the house on the property across E Clinton Ave.



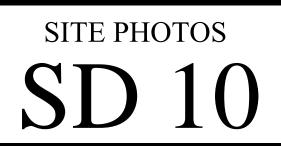




Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565



Rear view, Right-side of the house on the property across E Clinton Ave.





House property view across E Clinton Ave.



House property view across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.





Rear view, Right-side of the house on the property across E Clinton Ave.





Rear view, Right-side of the house on the property across E Clinton Ave.

Rear view, Right-side of the house on the property across E Clinton Ave.

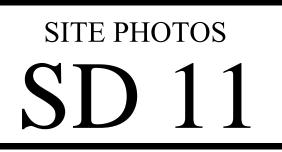




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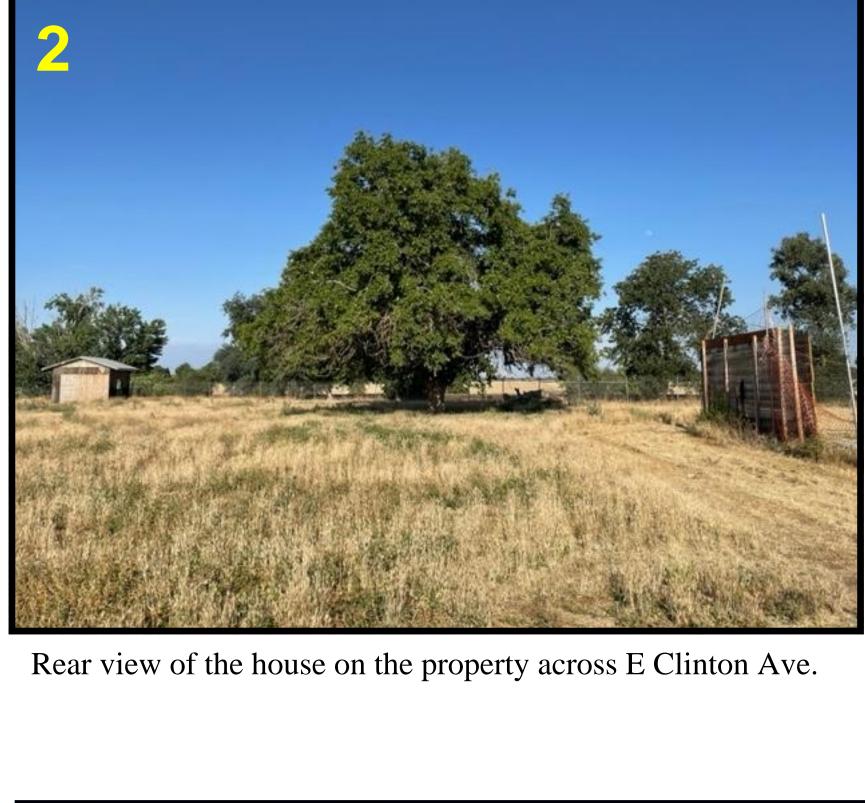


Rear view, Right-side of the house on the property across E Clinton Ave.





Rear view of the house on the property across E Clinton Ave.



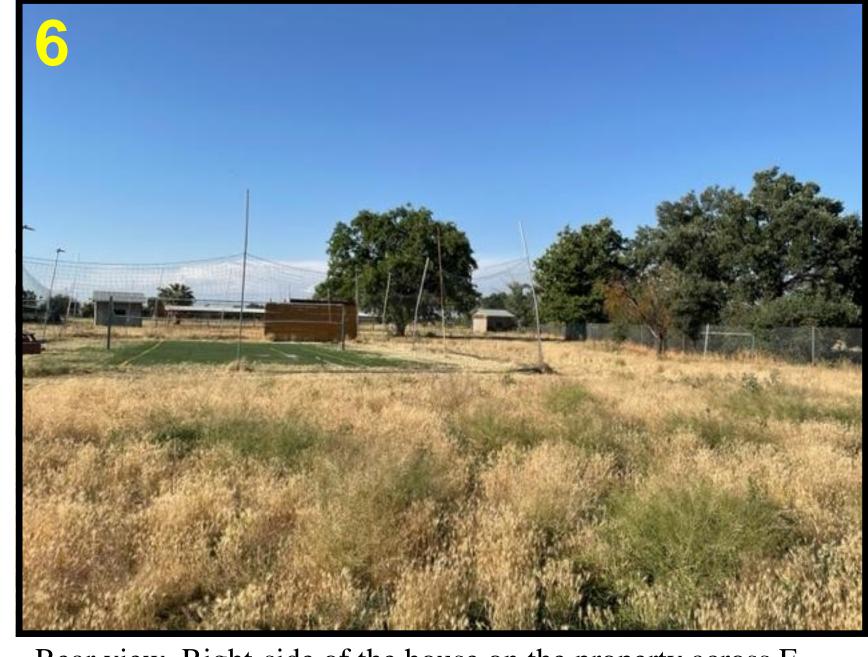


Rear view, Right-side of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.





Rear view, Right-side of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.





Rear view, Right-side of the house on the property across E Clinton Ave.



Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565



Rear view, Right-side of the house on the property across E Clinton Ave.





Rear view of the house on the property across E Clinton Ave.



Rear view of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.





Rear view, Right-side of the house on the property across E Clinton Ave.





Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565







Rear view of the house on the property across E Clinton Ave.



Rear view of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.



Clinton Ave.





Rear view, Right-side of the house on the property across E Clinton Ave.







Rear view, Right-side of the house on the property across E Clinton Ave.

Rear view, Right-side of the house on the property across E Clinton Ave.



Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565



Rear view, Right-side of the house on the property across E Clinton Ave.





Rear view of the house on the property across E Clinton Ave.



Rear view of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.











Rear view, Right-side of the house on the property across E Clinton Ave.

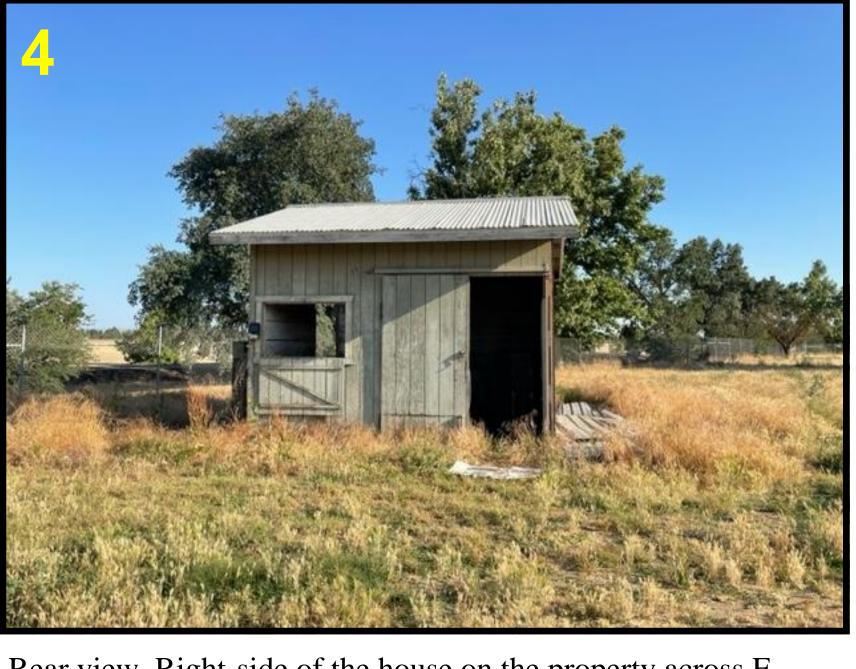


Rear view, Right-side of the house on the property across E Clinton Ave.





Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565



Rear view, Right-side of the house on the property across E Clinton Ave.





Rear view of the house on the property across E Clinton Ave.



Rear view of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.





Rear view, Right-side of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.





Rear view, Right-side of the house on the property across E Clinton Ave.



Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565



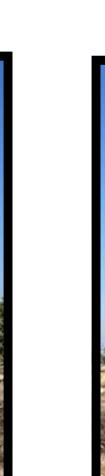
Rear view, Right-side of the house on the property across E Clinton Ave.





Rear view of the house on the property across E Clinton Ave.

Rear view, Right-side of the house on the property across E Clinton Ave.







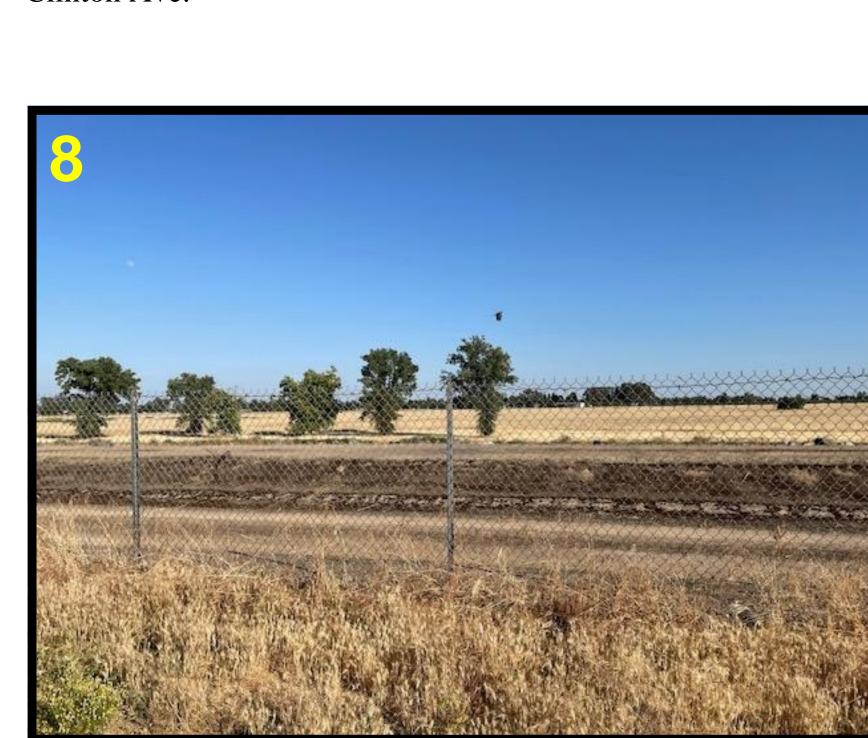
Rear view, Right-side of the house on the property across E Clinton Ave.

Rear view, Right-side of the house on the property across E



Clinton Ave.

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Rear view of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.





Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565

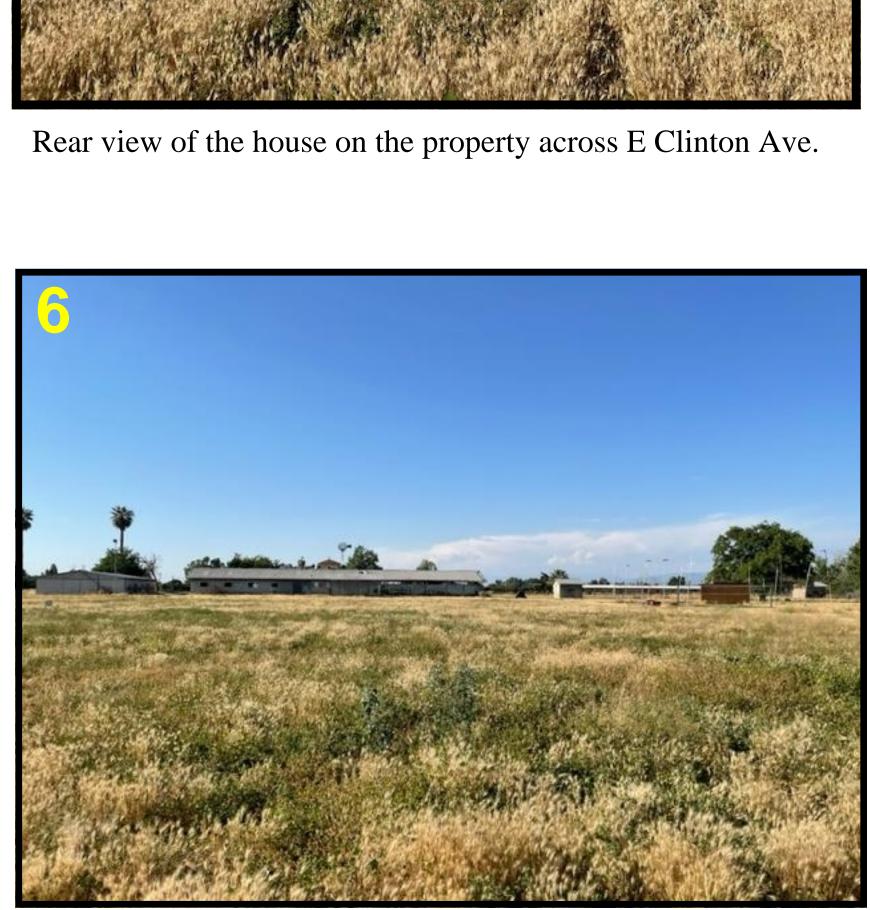


Rear view, Right-side of the house on the property across E Clinton Ave.

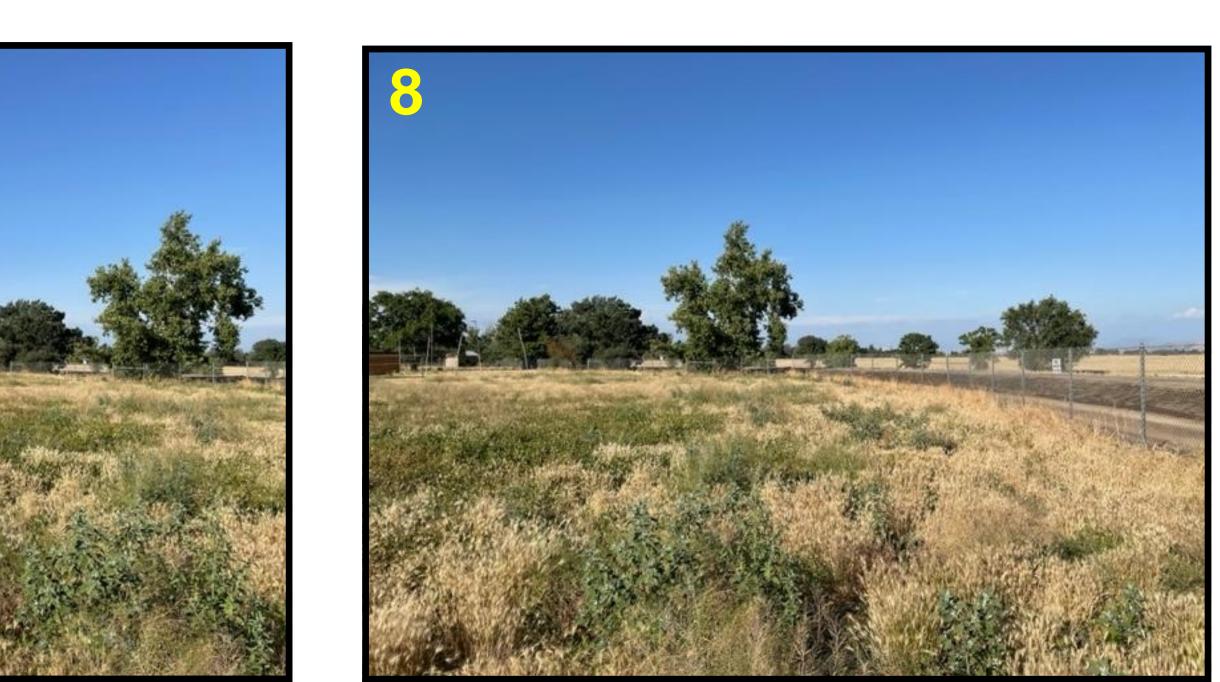




Rear view of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.





Rear view, Right-side of the house on the property across E

Rear view, Right-side of the house on the property across E Clinton Ave.



Clinton Ave.

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Rear view, Right-side of the house on the property across E Clinton Ave.

Rear view, Right-side of the house on the property across E Clinton Ave.





Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565



Rear view, Right-side of the house on the property across E Clinton Ave.





Rear view of the house on the property across E Clinton Ave.



Rear view of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.





Rear view, Right-side of the house on the property across E Clinton Ave.



Rear view, Right-side of the house on the property across E Clinton Ave.





Rear view, Right-side of the house on the property across E Clinton Ave.

Rear view, Right-side of the house on the property across E Clinton Ave.





Clovis Global Academy 44 Shaw Ave. Clovis, CA 94565



Rear view, Right-side of the house on the property across E Clinton Ave.





Rear view of the house on the property across E Clinton Ave.



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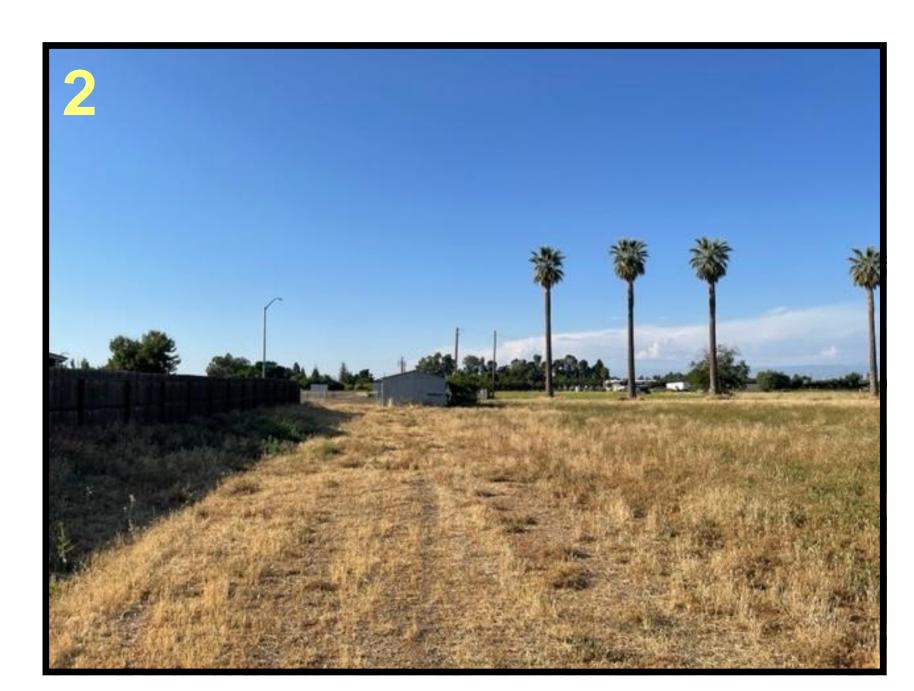


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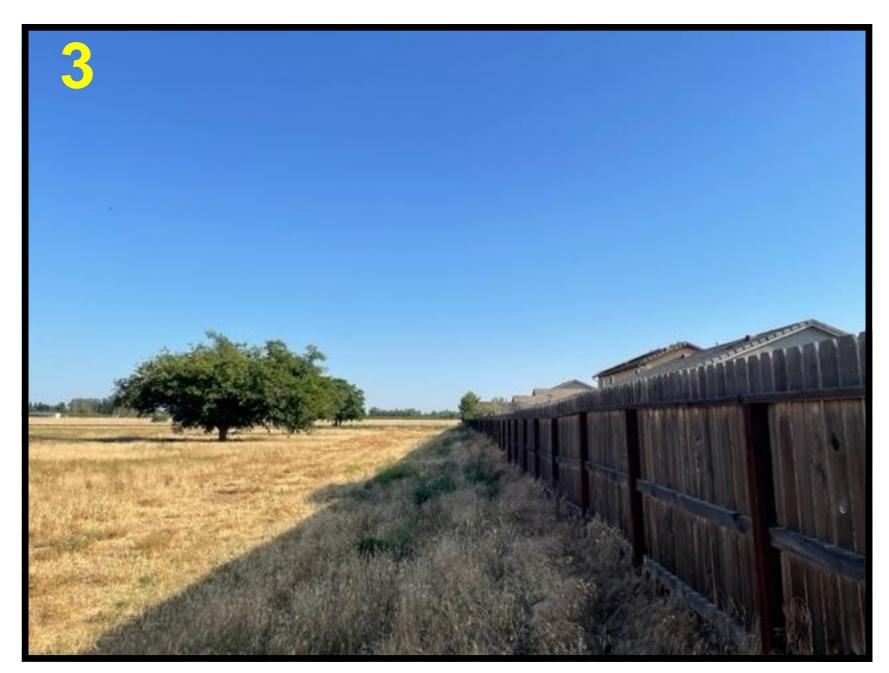
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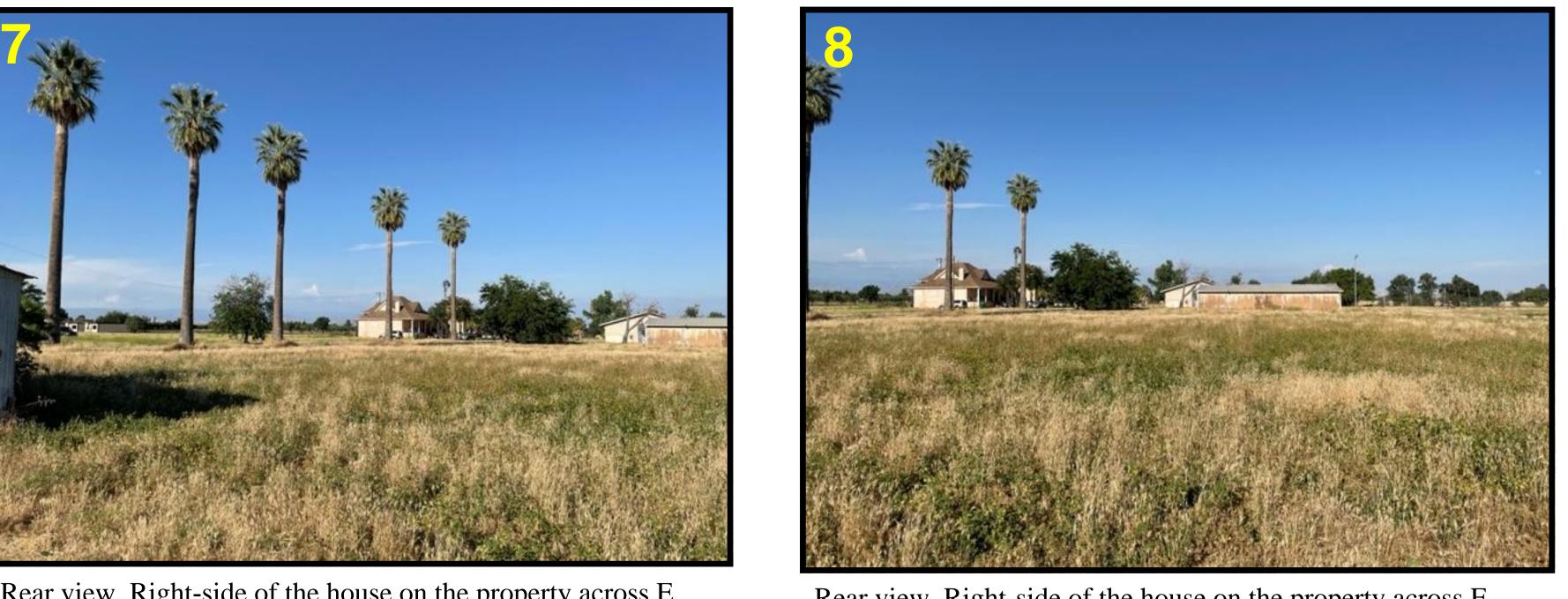


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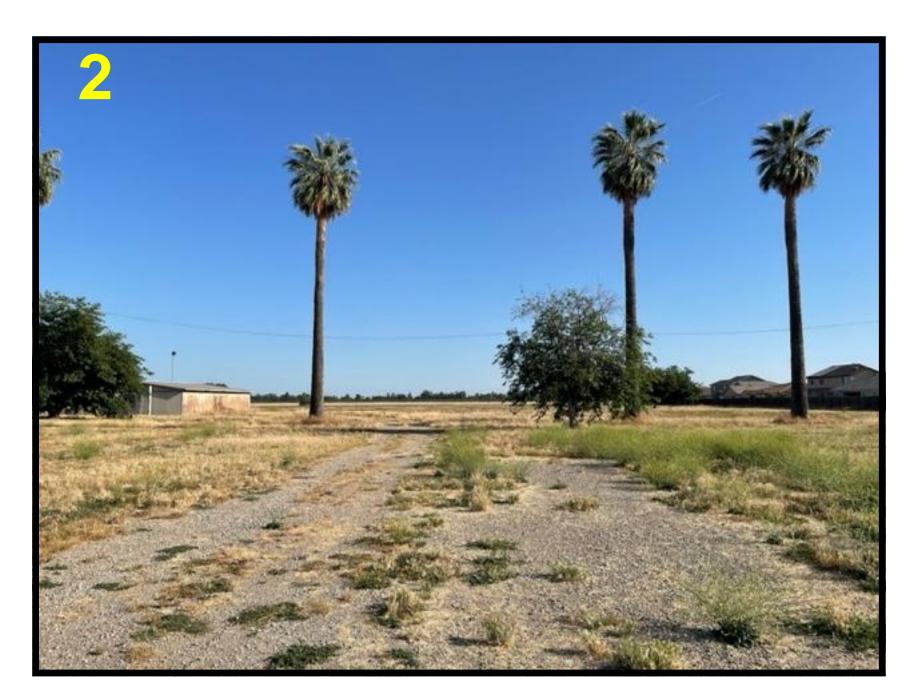


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