



County of Fresno

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

January 10, 2018

State Clearinghouse
Office of Planning and Research
Attn: Sheila Brown
1400 Tenth Street, Room 212
Sacramento, CA 95814

Dear Ms. Brown:

Subject: State Clearinghouse Review of Proposed Mitigated Negative Declaration for
Initial Study Application No. 7328 (Brad Bell/Bob Koury)

Enclosed Please find the following documents:

1. Notice of Completion/Reviewing Agencies Checklist
2. Notice of Intent to Adopt a Mitigated Negative Declaration
3. Fifteen (15) hard copies of Draft Initial Study, Mitigation Monitoring and Reporting Program, Draft Mitigated Negative Declaration (MND), and Project Routing
4. One (1) electronic copy of the Draft Initial Study, Mitigation Monitoring and Reporting Program, Draft Mitigated Negative Declaration (MND), and Project Routing

We request that you distribute the documents to appropriate state agencies for review as provided for in Section 15073 of the CEQA Guidelines, and that the review be completed within the normal 30-day review period. Please transmit any document to my attention at the below listed address or to eahmad@co.fresno.ca.us

Sincerely,

Ejaz Ahmad, planner
Development Services and Capital Projects Division

EA:
G:\4360Devs&PI\PROJSEC\PROJDOCS\CUP\3500-3599\35893CUP3583 SCH Letter

Enclosures

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: IS Application No. 7328 (Brad Bell/Bob Koury)

Lead Agency: Fresno County, Department of Public Works and Planning

Contact Person: Ejaz Ahmad

Mailing Address: 2220 Tulare Street, 6th Floor

Phone: 559-600-4204

City: Fresno

Zip: 93720

County: Fresno

Project Location: County: Fresno

City/Nearest Community: City of Fresno

Cross Streets: Southwest corner of E. Gettysburg and N. Palm Avenues

Zip Code:

Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: 6.99

Assessor's Parcel No.: APN 426-020-09

Section: 17

Twp.: 13S

Range: 20 E

Base: MDBM

Within 2 Miles:

State Hwy #:

Waterways:

Airports:

Railways:

Schools:

Document Type:

CEQA: [] NOP

[] Draft EIR

NEPA: [] NOI

Other: [] Joint Document

[] Early Cons

[] Supplement/Subsequent EIR

[] EA

[] Final Document

[] Neg Dec

(Prior SCH No.)

[] Draft EIS

[] Other:

[x] Mit Neg Dec

Other:

[] FONSI

Local Action Type:

[] General Plan Update

[] Specific Plan

[] Rezone

[] Annexation

[] General Plan Amendment

[] Master Plan

[] Prezone

[] Redevelopment

[] General Plan Element

[] Planned Unit Development

[x] Use Permit

[] Coastal Permit

[] Community Plan

[] Site Plan

[] Land Division (Subdivision, etc.)

[] Other:

Development Type:

[] Residential: Units

Acres

[] Office: Sq.ft.

Acres

Employees

[] Transportation: Type

[x] Commercial: Sq.ft.

Acres

6.99

Employees

[] Mining: Mineral

[] Industrial: Sq.ft.

Acres

Employees

[] Power: Type

MW

[] Educational:

[] Waste Treatment: Type

MGD

[] Recreational:

[] Hazardous Waste: Type

[] Water Facilities: Type

MGD

[] Other:

Project Issues Discussed in Document:

[x] Aesthetic/Visual

[] Fiscal

[x] Recreation/Parks

[] Vegetation

[x] Agricultural Land

[x] Flood Plain/Flooding

[x] Schools/Universities

[x] Water Quality

[x] Air Quality

[x] Forest Land/Fire Hazard

[x] Septic Systems

[x] Water Supply/Groundwater

[x] Archeological/Historical

[x] Geologic/Seismic

[x] Sewer Capacity

[x] Wetland/Riparian

[x] Biological Resources

[x] Minerals

[x] Soil Erosion/Compaction/Grading

[] Growth Inducement

[] Coastal Zone

[x] Noise

[x] Solid Waste

[x] Land Use

[x] Drainage/Absorption

[x] Population/Housing Balance

[x] Toxic/Hazardous

[x] Cumulative Effects

[] Economic/Jobs

[x] Public Services/Facilities

[x] Traffic/Circulation

[] Other:

Present Land Use/Zoning/General Plan Designation:

Church/R-1-B (Single-Family Residential)/Low-Density Residential in the Fig Garden Neighborhood Plan

Project Description: (please use a separate page if necessary)

Allow the addition of classrooms and a gymnasium to an existing church facility on a 6.99-acre parcel in the R-1-B (Single-Family Residential; 12,500 minimum parcel size) Zone District. The project site is located on southwest corner of E. Gettysburg and N. Palm Avenues within a County island in the City of Fresno (4545 N. Palm Avenue, Fresno, CA) (SUP. DIST. 2) (APN 426-020-09).

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".


- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # <u>Fresno</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>Fresno</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>U. S. Fish & Wildlife Service</u> |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>S.J.Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date January 12, 2018 Ending Date February 12, 2018

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Brad Bell/Bob Koury</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>2044 E. Nees Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno, CA 93720</u>
Contact: <u>Ejaz Ahmad, Planner</u>	Phone: <u>(559) 326-5100 or (559)708-4046</u>
Phone: <u>(559) 600-4204</u>	

Signature of Lead Agency Representative:  Date: 01-10-18

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

REVIEWING AGENCIES CHECKLIST

KEY
 S = Document sent by lead agency
 X = Document sent by SCH
 ✓ = Suggested distribution

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game
- Forestry
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # _____
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

Health & Welfare

- Health Services, Fresno County

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Protection Agency

- Air Resources Board
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # _____ (Fresno County)

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- Pesticide regulation, Dept. of
- U.S. Fish & Wildlife Service

- Toxic Substances Control, Dept. of

Public Review Period (to be filled in by lead agency)

Starting Date: January 12, 2018

Ending Date: February 12, 2018

Signature _____



Date _____

01-10-18

Lead Agency: Fresno County
 Address: 2220 Tulare Street, 6th Floor
 City/State/Zip: Fresno, CA 93721
 Contact: Ejaz Ahmad, Planner
 Phone: (559) 600-4204

Applicant: Brad Bell/Bob Koury
 Address: 2044 E. Nees Ave.,
 City/State/Zip Fresno, CA 93720
 Phone: (559) 326-5100 or (559)708-4046

For SCH Use Only:
 Date Received at SCH: _____
 Date Review Starts: _____
 Date to Agencies: _____
 Date to SCH: _____
Clearance Date: _____
 Notes:



E201810000007

County of Fresno

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

FILED
JAN 09 2018 TIME 11:44
FRESNO COUNTY CLERK
By *[Signature]* DEPUTY
For County Clerk's Stamp

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7328 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7328 and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3583** filed by **BRAD BELL/BOB KOURY**, proposing to allow the addition of classrooms and a gymnasium to an existing church facility on a 6.99-acre parcel in the R-1-B (Single-Family Residential; 12,500 minimum parcel size) Zone District. The project site is located on southwest corner of E. Gettysburg and N. Palm Avenues within a County island in the City of Fresno (4545 N. Palm Avenue, Fresno, CA) (SUP. DIST. 2) (APN 426-020-09). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7328, and take action on Classified Conditional Use Permit Application No. 3583 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7328 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from January 12, 2018 through February 12, 2018.

Email written comments to eahmad@co.fresno.ca.us, or mail comments to:

Fresno County Department of Public Works and Planning
Development Services Division
Attn: Ejaz Ahmad
2220 Tulare Street, Suite A
Fresno, CA 93721

IS Application No. 7328 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

E201810000007

E20181000007

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on February 15, 2018, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

For questions, please call Ejaz Ahmad at (559) 600-4204.

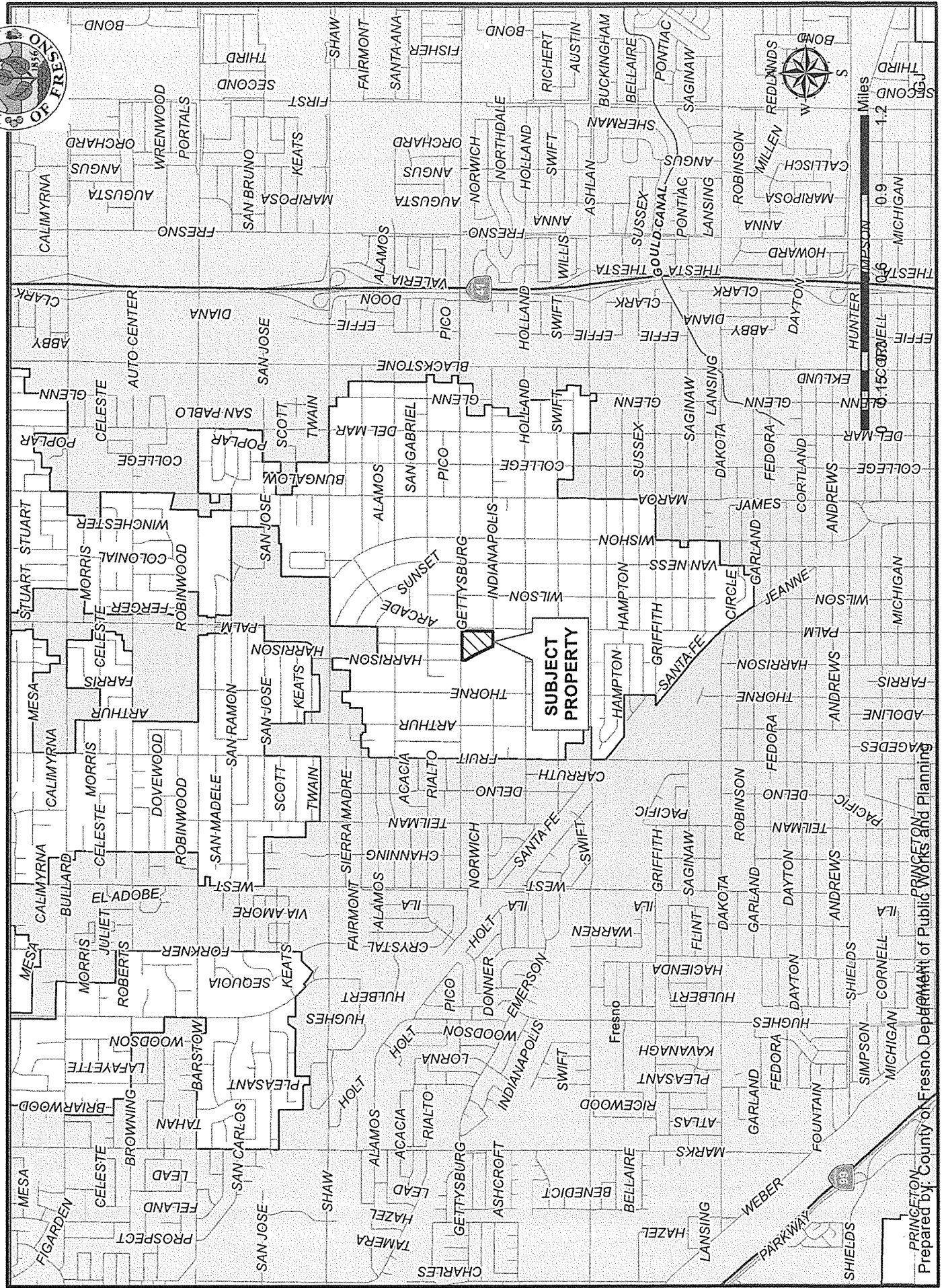
Published: January 12, 2018

E20181000007



LOCATION MAP

CUP 3583





County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**
Initial Study Application No. 7328, Classified Conditional Use Permit Application No. 3583
- 2. Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
- 3. Contact person and phone number:**
Ejaz Ahmad, Planner, (559) 600-4204
- 4. Project location:**
The project site is located on southwest corner of E. Gettysburg and N. Palm Avenues within a County Island in City of Fresno (4545 N. Palm Avenue, Fresno, CA) (SUP. DIST. 2) (APN 426-020-09).
- 5. Project Applicant's name and address:**
Brad Bell/Bob Koury
2044 E. Nees Avenue
Fresno, CA 93720
- 6. General Plan designation:**
Low-Density Residential in the Fig Garden Neighborhood Plan
- 7. Zoning:**
R-1-B (Single-Family Residential, 12,500 square-foot minimum parcel size)
- 8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Allow the addition of classrooms and a gymnasium to an existing church facility on a 6.99-acre parcel in the R-1-B (Single-Family Residential; 12,500 minimum parcel size) Zone District.
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**
The project site is located in a fully developed residential neighborhood and surrounded by single-family homes to the north, south and east and a middle school to the west. The site is located within a County island in the City of Fresno.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Mandatory Findings of Significance | <input type="checkbox"/> Greenhouse Gas Emissions |

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

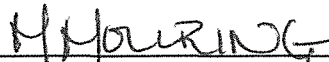
- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation Measures described on the attached sheet have been added to the project. **A MITIGATED NEGATIVE DECLARATION WILL BE PREPARED.**
- I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- I find that as a result of the proposed project, no new effects could occur, or new Mitigation Measures would be required that have not been addressed within the scope of a previous Environmental Impact Report.

PERFORMED BY:

REVIEWED BY:



Ejaz Ahmad, Planner



Marianne Mollring, Senior Planner

Date: 01-09-2018

Date: 1-9-18

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**
(Initial Study Application No. 7328 and
Classified Conditional Use Permit
Application No. 3583)

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

I. AESTHETICS

Would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- 3 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

Would the project:

- 2 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 2 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 2 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 2 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 2 e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

III. AIR QUALITY

Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 2 c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable Federal or State ambient air quality standards (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- 2 d) Expose sensitive receptors to substantial pollutant concentrations?
- 1 e) Create objectionable odors affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

- 1 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 1 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 1 d) Disturb any human remains, including those interred outside of formal cemeteries?
- 1 e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

- 1 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 1 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

- 2 e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?
- 2 f) Otherwise substantially degrade water quality?
- 1 g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- 1 h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 1 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- 1 j) Cause inundation by seiche, tsunami, or mudflow?

VII. GREENHOUSE GAS EMISSIONS

Would the project:

- 2 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 2 b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Create hazardous emissions or utilize hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 e) Result in a safety hazard for people residing or working in the project area for a project located within an Airport Land Use Plan or, where such a Plan has not been adopted, within two miles of a public airport or public use airport?
- 1 f) Result in a safety hazard for people residing or working in the project area for a project within the vicinity of a private airstrip?
- 1 g) Impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?
- 1 h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

IX. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards or waste discharge requirements?
- 1 b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- 2 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?
- 2 d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?

X. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 2 b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the General Plan, Specific Plan, local coastal program, or Zoning Ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- 1 c) Conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

XI. MINERAL RESOURCES

Would the project:

- 1 a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- 1 b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

XII. NOISE

Would the project:

- 2 a) Expose persons to or generate noise levels in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies?
- 2 b) Expose persons to or generate excessive ground-borne vibration or ground-borne noise levels?
- 2 c) Create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- 2 d) Create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 e) Expose people residing or working in the project area to excessive noise levels, for a project located within an Airport Land Use Plan or, where such a Plan has not been adopted, within two miles of a public airport or public use airport?
- 1 f) Expose people residing or working in the project area to excessive noise levels, for a project within the vicinity of a private airstrip?

XIII. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?
- 1 b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- 1 c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

XIV. PUBLIC SERVICES

Would the project:

Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- 2 a) Fire protection?
1 b) Police protection?
1 c) Schools?
1 d) Parks?
1 e) Other public facilities?

XV. RECREATION

Would the project:

- 1 a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
1 b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

XVI. TRANSPORTATION / TRAFFIC

Would the project:

- 2 a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
2 b) Conflict with an applicable Congestion Management Program including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?
1 c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, which results in substantial safety risks?
2 d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- 1 e) Result in inadequate emergency access?
1 f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
2 b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
2 c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
1 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?
1 e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
1 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
1 g) Comply with federal, state, and local statutes and regulations related to solid waste?

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 1 a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
2 b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
1 c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Documents Referenced:

This Initial Study is referenced by the documents listed below. These documents are available for public review at the County of Fresno, Department of Public Works and Planning, Development Services and Capital Projects Division, 2220 Tulare Street, Suite A, Fresno, California (corner of M & Tulare Streets).

Fresno County General Plan, Policy Document and Final EIR
Fresno County Zoning Ordinance
Important Farmland 2010 Map, State Department of Conservation

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Brad Bell/Bob Koury
- APPLICATION NOS.: Initial Study Application No. 7328 and Classified Conditional Use Permit Application No. 3583
- DESCRIPTION: Allow the addition of classrooms and a gymnasium to an existing church facility on a 6.99-acre parcel in the R-1-B (Single-Family Residential; 12,500 minimum parcel size) Zone District.
- LOCATION: The project site is located on southwest corner of E. Gettysburg and N. Palm Avenues within a County island in the City of Fresno (4545 N. Palm Avenue, Fresno, CA) (SUP. DIST. 2) (APN 426-020-09).

I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista; or
- B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

FINDING: NO IMPACT:

The project site is located in a fully developed residential neighborhood. The site is surrounded by single-family homes to the north, south and east and a middle school to the west and is not located along a designated scenic highway. No scenic vistas or scenic resources were identified on or near the property to be impacted by the proposal.

- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is developed with improvements related to an existing church. The existing improvements include office and classroom buildings, a fellowship hall, worship center, storage building and shed, outdoor plaza and paved parking.

The subject proposal, comprised of two phases, would allow additional classrooms and a gymnasium to augment church services. Phase 1 of the project includes building additions to existing classroom buildings and the use of three (3) temporary commercial coach trailers for both additional classroom space and restrooms. Phase 2 of the project includes the removal of three commercial coach trailers used in Phase 1 and construction of a permanent gymnasium building. The proposal involves no other improvements.

The proposed classrooms and the gymnasium are 20 to 35 feet in height, match in height, design, and construction to the existing improvements, and are located on the property approximately 90 to 200 feet from abutting streets. The project will have a less than significant impact on the visual character or quality of the site and its surroundings.

- D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project will utilize outdoor lighting that has the potential to generate new sources of light and glare in the area. To minimize lighting impact, a mitigation measure would require all lighting to be hooded and directed as to not shine toward adjacent properties and public streets.

* **Mitigation Measure**

1. *All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets.*

II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use; or
- B. Would the project conflict with existing agricultural zoning or Williamson Act Contracts; or
- C. Would the project conflict with existing zoning for or cause rezoning of forest land, timberland, or timberland zoned Timberland Production; or
- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not an active farmland, forestland, or timberland, or encumbered by a Williamson Act Land Conservation Contract. The subject proposal is not in conflict with residential zoning on the property. Churches are allowed uses in the R-1-B Zone District with discretionary approval and adherence to the applicable General Plan Policies. The site is developed with an existing church with related facilities. The new improvements (additional classrooms and a gymnasium) proposed by this application are complimentary to the existing improvements on or near the site.

III. AIR QUALITY

- A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Would the project violate any air quality standard or contribute to an existing or projected air quality violation; or
- C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under a Federal or State ambient air quality standard; or
- D. Would the project expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (Air District) reviewed the proposal and requires the Applicant to contact the Air District's Small Business Assistance Office to identify District rules or regulations that apply to the project or to obtain information about District permit requirements. This requirement will be included as a Project Note.

- E. Would the project create objectionable odors affecting a substantial number of people?

FINDING: NO IMPACT:

The project will not create objectionable odors that would affect people in the area.

IV. BIOLOGICAL RESOURCES

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species; or
- B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS); or

- C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means; or
- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites; or
- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

FINDING: NO IMPACT:

Developed with improvements related to an existing church, the project site does not provide suitable habitat for state and federally listed species and contains no riparian features.

This proposal was referred to the U.S. Fish and Wildlife Service (USFWS), which did not identify any concerns related to the project. This proposal was also referred to the California Department of Fish and Wildlife (CDFW), which also did not identify any concerns. Therefore, no impacts were identified in regard to: 1) any candidate, sensitive, or special-status species; 2) any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS; 3) any Federally-protected wetlands as defined by Section 404 of the Clean Water Act; and 4) the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impediment of the use of native wildlife nursery sites.

- F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

FINDING: NO IMPACT:

The project will not conflict with any biological resources related to tree preservation policies or any adopted Conservation Plans.

V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or
- B. Would the project cause a substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or
- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or

- D. Would the project disturb any human remains, including those interred outside of formal cemeteries?

FINDING: NO IMPACT:

The project site is not within or near an area sensitive to historical, archeological or paleontological resources. No impact to these resources would occur.

- E. Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074?

FINDING: NO IMPACT:

Per the discussion above, the project will have no impact on tribal cultural resources as defined in Public Resources Code Section 21074. The project was routed to the Picayune Rancheria of the Chuckchansi Indians, the Table Mountain Rancheria, Santa Rosa and Dumna Wo Wah Tribal Governments.

VI. GEOLOGY AND SOILS

- A. Would the project expose people or structures to potential substantial adverse effects, including risk of loss, injury or death involving:

1. Rupture of a known earthquake; or
2. Strong seismic ground shaking; or
3. Seismic-related ground failure, including liquefaction; or
4. Landslides?

FINDING: NO IMPACT:

The project is not located within a fault zone. As such, it will not create a substantial risk or expose people or structures to earthquake rupture, strong seismic ground shaking, seismic-related ground failure, liquefaction or landslides.

- B. Would the project result in substantial erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Development Engineering Section of the Fresno County Department of Public Works and Planning: 1) an Engineered Grading and Drainage Plan may be required to show how additional storm water runoff generated by the proposal will be handled without adversely impacting adjacent properties; and 2) a Grading Permit or Voucher shall be required for any grading proposed with this application. These requirements will be included as Project Notes.

- C. Would the project result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse; or
- D. Would the project be located on expansive soils, creating substantial risks to life or property?

FINDING: NO IMPACT:

The project is not located within an area of known risk of landslides, lateral spreading, subsidence, liquefaction, or collapse, or within an area of known expansive soils.

- E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative disposal systems where sewers are not available for wastewater disposal?

FINDING: NO IMPACT:

The project site is connected to the City of Fresno community sewer system. The proposed improvements will tie into that system.

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and expressed no concerns related to sewage disposal for the project

VII. GREENHOUSE GAS EMISSIONS

- A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- B. Would the project conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Comments received from the San Joaquin Valley Air Pollution Control District expressed no specific project-related concerns, supporting the determination that the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. The project will adhere to the Air District comment discussed in Section III. A.B.C.D. Air Quality.

VIII. HAZARDS AND HAZARDOUS MATERIALS

- A. Would the project create a significant public hazard through routine transport, use or disposal of hazardous materials; or
- B. Would the project create a significant public hazard involving accidental release of hazardous materials into the environment; or

- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school; or
- D. Would the project be located on a hazardous materials site?

FINDING: NO IMPACT:

The project involves no transport, use, or disposal of hazardous materials and is not located on a former hazardous materials site. No concerns were expressed by the Department of Public Health, Environmental Health Division.

The Wawona Middle School which abuts the westerly boundary of the project site will not be impacted by this proposal.

- E. Would a project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area; or
- F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within an Airport Land Use Plan area, two miles of a public use airport, or in the vicinity of a private airstrip. The nearest airport, Fresno-Yosemite International Airport in the City of Fresno is approximately 4.1 miles southeast of the site.

- G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan; or
- H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: NO IMPACT:

The project will not result in interference with any emergency response plan and is not within or adjacent to a wildlands fire area.

IX. HYDROLOGY AND WATER QUALITY

- A. Would the project violate any water quality standards or waste discharge requirements or otherwise degrade water quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VI. E. GEOLOGY AND SOILS.

According to the Central Valley Regional Water Quality Control Board, the project proponent shall obtain permit coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit). This requirement will be included as a Project Note.

The State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW) reviewed the proposal and expressed no concerns. According to the SWRCB-DDW, the project site is connected to the City of Fresno community water system and therefore is not regulated by the agency.

- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge so that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?

FINDING: NO IMPACT:

The project will not utilize groundwater. The City of Fresno currently provides potable water to the existing church on the property. The proposed improvements will connect to the same source of water supply.

The City of Fresno Utilities Department, and Water and Natural Resources Division of the Fresno County Department of Public Works and Planning reviewed the proposal and expressed no concerns related to water sustainability for the project.

- C. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site; or
- D. Would the project substantially alter existing drainage patterns, including alteration of the course of a stream or river, in a manner which would result in flooding on or off site?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the United States Geological Survey (USGS) Quad Maps, Fresno Irrigation District's (FID) Enterprise-Holland Colony No. 122 Canal runs northerly along the west side of the subject property and crosses Gettysburg Avenue. FID requires review and approval of plans for any improvements along the west side of the property or any street and/or utility improvements along Gettysburg Avenue or in the vicinity of the canal. This requirement will be included as a Condition of Approval.

- E. Would the project create or contribute run-off which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted run-off?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the discussion in Section VI. B. Geology and Soils, any changes to the existing drainage pattern resulting from this proposal would require review and approval of an

Engineered Grading and Drainage Plan and a Grading Permit or Voucher from the Development Engineering Section of the Fresno Department of Public Works and Planning.

According to the Fresno Metropolitan Flood Control District (FMFCD) review of the proposal, FMFCD shall approve the drainage and grading plan prior to its approval by the County, and on-site retention of storm water runoff is not required, provided the developer can verify to the County safe conveyance of runoff to the Master Plan inlet(s). These requirements will be included as Project Notes and addressed through Site Plan Review recommended as a Condition of Approval.

F. Would the project otherwise substantially degrade water quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in IX. A. above.

G. Would the project place housing within a 100-year floodplain?

FINDING: NO IMPACT:

No housing is proposed with this project.

H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?

FINDING: NO IMPACT:

According to the Federal Emergency Management Agency (FEMA) FIRM Panel 1570H, the project site is not subject to flooding from the 100-year storm.

I. Would the project expose persons or structures to levee or dam failure?

FINDING: NO IMPACT:

The project is not exposed to potential levee or dam failure, as none are located near the project site.

J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

The project site is not near inland bodies of water, within a volcanically-active area, or adjacent to steep slopes. These conditions preclude the possibility of seiche, tsunami and mudflow inundations.

X. LAND USE AND PLANNING

- A. Will the project physically divide an established community?

FINDING: NO IMPACT:

The proposal will not physically divide an established community. The project site is within a County island in the City of Fresno.

- B. Will the project conflict with any Land Use Plan, policy or regulation of an agency with jurisdiction over the project?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property is designated as Low-Density Residential in the Fig Garden Neighborhood Plan and is located within a County island in the City of Fresno.

The City of Fresno reviewed the proposal and expressed no concerns with the project. The proposed church expansion will not conflict with any land use plan, policy, or regulation of the City of Fresno. This proposal meets the following General Plan policies:

General Plan Policy PF-C.17 requires that determination shall be made for discretionary land uses with respect to water quantity, sustainability, and impact on other water users. The church has an existing connection with the City of Fresno Community water system. The proposed improvements will connect to that system. The Water and Natural Resources Division reviewed the proposal and identified no concerns related to water.

General Plan Policy PF-D.6 requires that the County shall permit on-site sewage disposal systems on parcels that have the area, soils and other characteristics that permit installation of such systems without threatening groundwater quality or posing health hazards. The church has an existing connection with the City of Fresno community sewer system. The proposed improvements will connect to that system. The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and identified no concerns related to sewage disposal.

- C. Will the project conflict with any applicable Habitat Conservation Plan or Natural Community Conservation Plan?

FINDING: NO IMPACT:

The project will not conflict with any Habitat Conservation or Natural Community Conservation Plans.

XI. MINERAL RESOURCES

- A. Would the project result in the loss of availability of a known mineral resource; or

- B. Would the project result in the loss of availability of a locally-important mineral resource recovery site designated on a General Plan?

FINDING: NO IMPACT:

No mineral resource impacts were identified in the analysis. The site is not located in a mineral resource area as identified in Policy OS-C.2 of the General Plan.

XII. NOISE

- A. Would the project result in exposure of people to severe noise levels; or
- B. Would the project result in exposure of people to or generate excessive ground-borne vibration or ground-borne noise levels; or
- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity; or
- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Noise impacts associated with construction are expected to be short-term. Construction noise is considered exempt from compliance with the Fresno County Noise Ordinance provided that noise-generating construction activity should be limited to the hours of 6:00 a.m. to 9:00 p.m. Monday through Friday, and 7:00 a.m. to 5:00 p.m. Saturday and Sunday.

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and expressed no concerns related to noise.

- E. Would the project expose people to excessive noise levels associated with a location near an airport or a private airstrip; or
- F. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The project site is not located near an airport nor will be impacted by airport noise. The nearest airport, Fresno-Yosemite International Airport, in the City of Fresno is approximately 4.1 miles southeast of the site.

XIII. POPULATION AND HOUSING

- A. Would the project induce substantial population growth either directly or indirectly; or

- B. Would the project displace substantial numbers of existing housing; or
- C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?

FINDING: NO IMPACT:

The project will not result in an increase of housing, nor will it otherwise induce population growth.

XIV. PUBLIC SERVICES

- A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically-altered public facilities in the following areas:

- 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno Fire Department (FFD) has jurisdiction over the project. The approved Site Plan would require FFD approval prior to the issuance of building permits by the County. This requirement will be included as a Project Note and addressed through Site Plan Review recommended as a Condition of Approval.

- 2. Police protection; or
- 3. Schools; or
- 4. Parks; or
- 5. Other public facilities?

FINDING: NO IMPACT:

The project will not have impacts on police services, schools, parks or any other public facilities.

XV. RECREATION

- A. Would the project increase the use of existing neighborhood and regional parks; or
- B. Would the project require the construction of or expansion of recreational facilities?

FINDING: NO IMPACT:

The project will not impact any existing or future parks or recreational facilities in the area.

XVI. TRANSPORTATION/TRAFFIC

- A. Would the project conflict with any applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation; or
- B. Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demands measures?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject proposal would allow additional classrooms and a gymnasium to augment church services. Phase 1 of the project includes building additions to existing classroom buildings and the use of three (3) temporary commercial coach trailers for both additional classroom space and restrooms. Phase 2 of the project includes removal of three commercial coach trailers used in Phase 1 and construction of a permanent gymnasium building. No other improvements are proposed by this application.

According to the Applicant's Operational Statement, the proposed classroom expansion will serve as the Sunday school classrooms during the morning church services held weekly on Sunday mornings, as well as providing childcare facilities during special events and other programs. Attendance numbers for three Sunday services include approximately 600 adults and 250 children, divided equally between the three services.

The project was reviewed by the Design Division of the Fresno County Department of Public Works and Planning. Given the number of children in the classrooms at any time is commensurate with the number of adults who attend the service, no new enrollment for class offered at the church, the gymnasium will only be used for church events on a sporadic basis, and no increase in the seating capacity of the main sanctuary, the Design Division expressed no concerns regarding traffic generated by the proposal and did not require a Traffic Impact Study.

- C. Would the project result in a change in air traffic patterns?

FINDING: NO IMPACT:

The project will not result in a change in air traffic patterns. The tallest proposed structure (gymnasium) will be 35 feet in height and be located approximately 4.1 miles southeast of the Fresno-Yosemite International Airport. The building height and the distance from the airport eliminate the possibility of altering air traffic patterns.

- D. Would the project substantially increase traffic hazards due to design features?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site gains access from Gettysburg and Palm Avenues. No changes to the current site access are proposed by this application. The site is developed with curb and gutter, and sidewalks.

The Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning reviewed the proposal and requires that the Applicant shall irrevocably offer a 20-foot by 20-foot corner cutoff to facilitate ADA-compliant ramps at the corner of the Palm and Gettysburg intersection. This will be included as a Condition of Approval.

- E. Would the project result in inadequate emergency access?

FINDING: NO IMPACT:

The project would not result in on-site or off-site activities that would impair emergency vehicle movement or personnel. The existing site accesses off Gettysburg and Palm Avenues are of sufficient design and construction to accommodate emergency services response to the site.

- F. Would the project conflict with adopted plans, policies or programs regarding public transit, bicycle or pedestrian facilities or otherwise decrease the performance or safety of such facilities?

FINDING: NO IMPACT:

The project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements?

FINDING: NO IMPACT:

See discussion in Section VI. E. Geology and Soils.

- B. Would the project require construction of or the expansion of new water or wastewater treatment facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section IX. A. Hydrology and Water Quality.

- C. Would the project require or result in the construction or expansion of new storm water drainage facilities?

FINDING: LESS THAN SIGNIFICATION IMPACT:

See discussion in Section IX.E Hydrology and Water Quality.

- D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed?

FINDING: NO IMPACT:

See discussion in Section IX. B. Hydrology and Water Quality.

- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand?

FINDING: NO IMPACT:

See discussion in Section VI.E Geology and Soils.

- F. Would the project be served by a landfill with sufficient permitted capacity; or

- G. Would the project comply with federal, state and local statutes and regulations related to solid waste?

FINDING: NO IMPACT:

Any solid waste generated by this proposal will be minimal and collected through regular trash collection service.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California prehistory or history?

FINDING: NO IMPACT:

No impacts on biological or cultural resources were identified in the project analysis.

- B. Does the project have impacts that are individually limited, but cumulatively considerable?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code. No cumulatively

considerable impacts were identified in the analysis other than aesthetics, which will be addressed with the Mitigation Measure discussed in Section I.D.

- C. Does the project have environmental impacts which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

No substantial impacts on human beings, either directly or indirectly, were identified in the analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study (IS 7328) prepared for Conditional Use Permit Application No. 3583, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to biological resources, cultural resources, hazards and hazardous materials, mineral resources, population and housing, or recreation.

Potential impacts related to agricultural and forestry resources, air quality, geology and soils, greenhouse gas emissions, hydrology and water quality, land use and planning, noise, public services, transportation/traffic, and utilities and service systems have been determined to be less than significant.

Potential impacts to aesthetics have been determined to be less than significant with the identified Mitigation Measure.

A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, Street level, located on the southwest corner of Tulare and "M" Streets, Fresno, California.

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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 7328	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION	County Clerk File No: E-	
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): Brad Bell/Bob Koury	Project Title: Classified Conditional Use Permit Application No. 3583		
Project Description: Allow the addition of classrooms and a gymnasium to an existing church facility on a 6.99-acre parcel in the R-1-B (Single-Family Residential; 12,500 minimum parcel size) Zone District. The project site is located on southwest corner of E. Gettysburg and N. Palm Avenues within a County island in the City of Fresno (4545 N. Palm Avenue, Fresno, CA) (SUP. DIST. 2) (APN 426-020-09).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7328) prepared for Classified Conditional Use Permit Application No. 3583, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to biological resources, cultural resources, hazards and hazardous materials, mineral resources, population and housing, or recreation. Potential impacts related to agricultural and forestry resources, air quality, geology and soils, greenhouse gas emissions, hydrology and water quality, land use and planning, noise, public services, transportation/traffic, and utilities and service systems have been determined to be less than significant. Potential impact related to aesthetics has been determined to be less than significant with the identified mitigation measure. The Initial Study and MND is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – January 12 , 2018		Review Date Deadline: February 12, 2018	
Date: January 10, 2018	Type or Print Name: Marianne Mollring, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7328
Classified Conditional Use Permit Application No. 3583**

Mitigation Measure					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Aesthetics	All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning	On-going; for duration of the project

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.

Ahmad, Ejaz

From: Ahmad, Ejaz
Sent: Wednesday, January 03, 2018 1:17 PM
To: Mtunga, Tawanda; Luna, Hector; Jia, Bei; Sidhu, Sukhdeep; 'mike.sanchez@fresno.gov'; Jill Gormley (Jill.Gormley@fresno.gov); 'lon.martin@fresno.gov'; Daniele, Frank; Kooner, Harpreet; Xiong, Tong (PWP); 'centralvalleyfresno@waterboards.ca.gov'
Cc: Rhodes, Steven
Subject: Conditional Use Permit Application No. 3583; Initial Study Application No. 7328 (Allow expansion to an existing church)



CUP3583 Routing
Pkg.pdf



Revised Well Fig
Operational S...



CUP3583 Proj.
Draw'g (rev. 122...



CUP3583
Comments Prior...

All:

The subject application (CUP 3583) was routed for your review and comments on June 23, 2017 (see attached CUP 3583 Routing Pkg.). The applicant has revised the application to phase out the project. Phase 1 would allow temporary modular buildings for classrooms along with a restroom trailer. In Phase 2 of the project a new gymnasium will replace the modular (see attached project drawings and Operational statement). Office addition has been eliminated from this proposal.

Please review the attachments and provide me with your revised or new comments on the project (prior comments are attached). If no changes to your prior comments, please say "No new comments" or "No changes to the prior comments" in your response to this request. Please provide comments by no later than **January 10, 2018.**

Thanks

Ejaz Ahmad, Planner
Development Services Division
Department of Public Works and Planning
(559) 600-4204



Fresno County Department of Public Works and Planning

Received: 01-03-18

CUP3583
(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:

This application proposes an amendment to the previously-submitted application for CUP 3583 to allow for the expansion and addition of church related facilities for an existing church campus. The proposal will add permanent and temporary classrooms (Phase I), and a new gymnasium (Phase II).

No new office space is now proposed.

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: West side of N Palm Ave.
between E Gettysburg Ave. and E Indianapolis Ave.
Street address: 4545 N Palm Ave., Fresno, CA 93704

APN: 426-020-09 Parcel size: 7 Acres Section(s)-Twp/Rg: S 17 - T 13S S/R 20 E

ADDITIONAL APN(s): _____

I, [Signature] (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

The Well Community Church	2044 E Nees Ave., Fresno, CA 93720	(559) 326-5100
Owner (Print or Type)	Address City Zip	Phone
Brad Bell / Bob Koury	2044 E Nees Ave., Fresno, CA 93720	(559) 326-5100
Applicant (Print or Type)	Address City Zip	Phone
Philip Mettler, The Taylor Group Architects	10 River Park Place E, Ste 208, Fresno, CA 93720	(559) 708-4046
Representative (Print or Type)	Address City Zip	Phone

CONTACT EMAIL: phil.m@ttgarchitects.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

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v2\0141105.docm

(PRINT FOR

Application Type / No.: CUP 3583 (Revision) Fee: \$ 1,142.25
 Application Type / No.: 25% of CUP fee Fee: \$
 Application Type / No.: Fee: \$
 Application Type / No.: Fee: \$
 PER/Initial Study No.: Fee: \$
 Ag Department Review: Fee: \$
 Health Department Review: Fee: \$
 Received By: EIAZ Invoice No.: TOTAL: \$1,142.25

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Related Application(s): CUP 3583
Zone District: R-1-B
Parcel Size: _____

Operational Statement

The Well Community Church – Fig Garden Campus, Classroom and Gym Expansion

Overview: The existing church campus is currently being used as it has been for years. In order to utilize the campus more effectively, additional classroom and gymnasium space is proposed to augment church services. The proposed scope of work involves two phases:

Phase 1 includes building additions to existing classroom buildings and the use of 3 temporary commercial coach trailers for both additional classroom space and restrooms.

Phase 2 includes the removal of the 3 commercial coach trailers used in Phase 1 and construction of a permanent gymnasium building.

The proposed classroom expansion will serve as the Sunday School classrooms during the morning church services held weekly on Sunday mornings at 9AM and 11AM, as well as providing child care facilities during special events and other programs. Attendance numbers for three Sunday services include approximately 600 adults and 250 children, divided roughly equally between the three services.

The expansions to existing buildings, temporary trailers, and the Phase 2 gym will not create any additional or unusual noise, glare, dust or odor. Existing advertising and access will not be significantly affected. Existing access is from public streets.

The proposed new gymnasium will provide a facility for playing dodgeball, basketball and volleyball in support of the youth and adult programs.

Storage: Chairs/tables and equipment to support the staff and meeting spaces on site, additional office supplies. Books and curriculum will be stored as well.

Deliveries: No regularly scheduled deliveries are anticipated. Existing campus may have food deliveries for special events such as weddings.

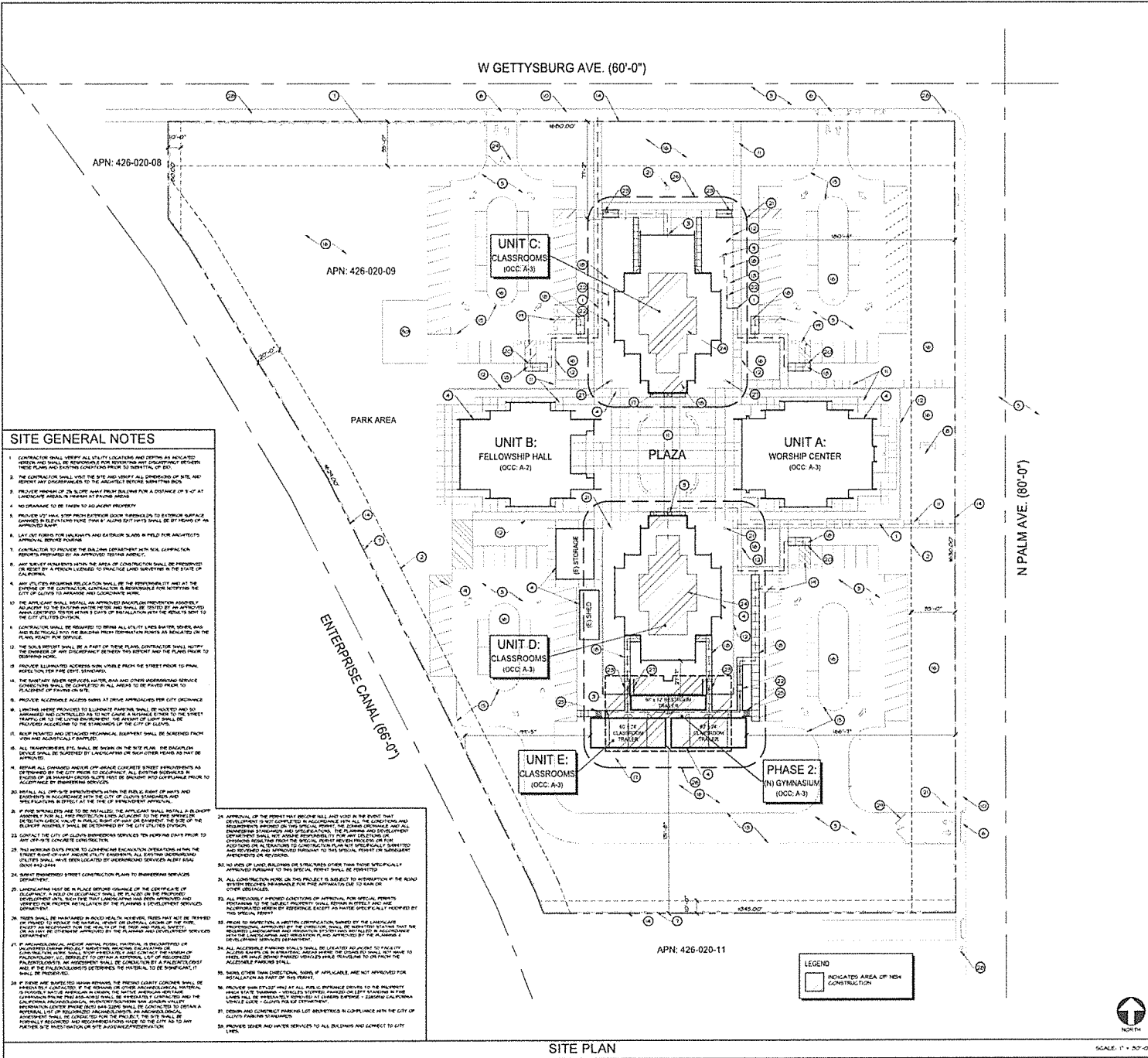
Classrooms: Sunday School instruction by volunteer teachers during Sunday AM services. Child care will be provided when necessary during special events and other programs and will be staffed by volunteers. No special equipment is anticipated.

Gymnasium: This space would primarily be used to support the weekly middle school, high school, college group meetings with the addition of after school & weekend community group/sport activities.

- **Middle School-**Wednesday from 6pm-9pm for 7th and 8th graders meeting for games/activities/teaching.
- **High School-** Wednesday from 6pm-9pm for 9th and 12th graders meeting for games/activities/teaching.
- **College Ministry-**weekly meeting to gather for activities and teaching.

Parking: Parking provided for parishioners shall include 104 spaces, sufficient for the typical attendance at each service.

Water: No change to existing water usage is anticipated with this scope of work.



SITE GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPT'S AS INDICATED HEREON AND SHALL BE RESPONSIBLE FOR VERIFYING ANY DISCREPANCY BETWEEN THESE PLANS AND EXISTING CONDITIONS PRIOR TO START OF WORK.
2. THE CONTRACTOR SHALL VERIFY THE SITE AND VERIFY ALL CONDITIONS OF SITE AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE STARTING WORK.
3. PROVIDE MINIMUM OF 2% SLOPE AWAY FROM BUILDING FROM A DISTANCE OF 10' AT LANDSCAPE DESIGN TO PREVENT STANDING WATER.
4. NO STORMWATER TO BE TAKEN TO ADJACENT PROPERTY.
5. PROVIDE UTILITY STOP FROM EXISTING LOCATIONS TO EXISTING SURFACE CONCRETE IN ALL AREAS OTHER THAN AT ALTERNATE UTILITY LOCATIONS OR AT APPROVED RAMP.
6. LAY OUT FORMER DRIVEWAYS AND EXISTING SLABS IN FIELD FOR RECONSTRUCTION APPROX 18" ABOVE FINISH.
7. CONTRACTOR TO PROVIDE THE BUILDING DEPARTMENT WITH SOIL CONSTRUCTION REPORTS PREPARED BY AN APPROVED TEST AGENCY.
8. ALL SOIL REMOVALS WITHIN THE AREA OF CONSTRUCTION SHALL BE APPROVED TO BE RECYCLED BY A TRUCK LICENSED TO TRANSPORT LOADS WITHIN THE STATE OF CALIFORNIA.
9. ALL UTILITIES REMOVED OR RELAYED SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE CITY OF ALL UTILITIES REMOVED AND LOCATIONS WHERE TO BE RELOCATED.
10. THE APPROVED SHALL INSTALL AN APPROVED BACKFLOW PREVENTION ASSEMBLY AS REQUIRED BY THE BUILDING DEPARTMENT AND SHALL BE PROVIDED BY AN APPROVED TEST AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF ALL UTILITIES REMOVED AND LOCATIONS WHERE TO BE RELOCATED.
11. CONTRACTOR SHALL BE REQUIRED TO BRING ALL UTILITY LINES BACK TO THEIR ORIGINAL LOCATION OR TO A DEPT. APPROVED LOCATION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF ALL UTILITIES REMOVED AND LOCATIONS WHERE TO BE RELOCATED.
13. PROVIDE UNIMPAIRED ACCESS FROM THE STREET TO THE MAIN ENTRANCE TO THE BUILDING.
14. THE SANITARY SEWER SERVICE SHALL BE PROVIDED BY THE BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF ALL UTILITIES REMOVED AND LOCATIONS WHERE TO BE RELOCATED.
15. PROVIDE ACCESSIBLE ACCESS FROM THE STREET TO THE MAIN ENTRANCE TO THE BUILDING.
16. LANDSCAPE DESIGN SHALL BE PROVIDED BY THE ARCHITECT AND SHALL BE PROVIDED TO THE CONTRACTOR FOR REVIEW AND APPROVAL BY THE CITY OF PALM BEACH COUNTY.
17. ALL UTILITIES REMOVED OR RELAYED SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE CITY OF ALL UTILITIES REMOVED AND LOCATIONS WHERE TO BE RELOCATED.
18. ALL REMOVALS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PALM BEACH COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF ALL UTILITIES REMOVED AND LOCATIONS WHERE TO BE RELOCATED.
19. PROVIDE ALL REMOVED MATERIALS TO BE RECYCLED OR TO A DEPT. APPROVED LOCATION.
20. INSTALL ALL OFF-GAS EXHAUSTION WHEN THE FINAL SCHEMATIC OF UNITS AND EXHAUSTION IS APPROVED BY THE CITY OF PALM BEACH COUNTY.
21. IF FIRE SUPPLEMENTS ARE TO BE INSTALLED, THE APPLICANT SHALL INSTALL A RATED GLASS DOOR WITH PROTECTIVE GLASS AND A RATED GLASS DOOR WITH PROTECTIVE GLASS AND A RATED GLASS DOOR WITH PROTECTIVE GLASS.
22. CONTACT THE CITY OF PALM BEACH COUNTY FOR ALL PERMITS AND APPROVALS PRIOR TO START OF WORK.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF ALL UTILITIES REMOVED AND LOCATIONS WHERE TO BE RELOCATED.
24. APPROVAL OF THE PERMIT FOR THIS PROJECT IS SUBJECT TO INTERVIEW WITH THE BUILDING DEPARTMENT AND THE CITY OF PALM BEACH COUNTY.
25. ALL UTILITIES REMOVED OR RELAYED SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE CITY OF ALL UTILITIES REMOVED AND LOCATIONS WHERE TO BE RELOCATED.
26. PROVIDE TO SUPPORT ON A SECTION CONSTRUCTION BY THE LANDSCAPE ARCHITECT. APPROVAL OF THE CONTRACTOR SHALL BE OBTAINED PRIOR TO START OF WORK.
27. ALL ACCESSIBLE PARKING SPACES SHALL BE LOCATED AS SHOWN TO FACE OF CURB OR AS SHOWN TO FACE OF CURB OR AS SHOWN TO FACE OF CURB.
28. SIGNAGE OTHER THAN CONSTRUCTION SIGNAGE IS NOT APPROVED FOR INSTALLATION AS PART OF THIS PROJECT.
29. PROVIDE SIGNAGE TO ALL UTILITIES REMOVED OR RELAYED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF ALL UTILITIES REMOVED AND LOCATIONS WHERE TO BE RELOCATED.
30. PROVIDE SIGNAGE TO ALL UTILITIES REMOVED OR RELAYED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF ALL UTILITIES REMOVED AND LOCATIONS WHERE TO BE RELOCATED.

SCOPE OF WORK

- SCOPE OF WORK INCLUDED IN THIS CONDITIONAL USE PERMIT SUBMITTAL:
- PHASE 1: EXISTING ADDITIONS TO UNIT C AND UNIT D 3 COMMERCIAL GRADE TEMPORARY FACILITIES
 - PHASE 2: RENOVATION OF COMMERCIAL GRADE UNITS CONSTRUCTION OF NEW GYMNASIUM

PROJECT INFORMATION

SITE ADDRESS:	4545 NORTH PALM AVENUE PESQUERA, CA 92058-3681
APN:	426-020-09
EXISTING USE:	CHURCH CAMPUS
ZONING:	R-10 SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD BEAUTIFICATION
COMMUNITY PLAN:	BALLARD
SITE AREA:	11.0 AC. (238,840 SQ. FT.)
BUILDING AREA:	UNIT A (A-3): 83,744 SQ. FT. UNIT B (A-3): 83,675 SQ. FT. UNIT C (B3): 45,820 SQ. FT. 34,508 SQ. FT. UNIT D (A-3): 83,400 SQ. FT. 64,300 SQ. FT. 0 PM (A-3): 67,500 SQ. FT. STORAGE (F-2): 83,124 SQ. FT.
PHASE 1 ONLY (PHASE 2) RELOCATED BY:	3,600 SQ. FT.
5,600 SQ. FT.	12,442 SQ. FT.
TOTAL AFTER COMPLETION OF PHASE 2:	37,844 SQ. FT.
COVERAGE:	12.5%
BUILDING HEIGHT:	SINGLE STORY, SEE ELEVATIONS
PARKING PROVIDED:	12 STANDARD STALLS 12 ACCESSIBLE STALLS TOTAL = 24 STALLS
TYPE OF CONST.:	TYPE V-B, NON-SMOKER/SMELLED
OCCUPANCY GROUP:	A-2, A-3 B
ASSOCIATED C.U.P.:	CUP-5552

LEGAL DESIGNATION

SECTION 11, TOWNSHIP 15S, RANGE 20E, 6RANGE IN 1/2 OF NE1/4 OF SE1/4 16S 11 T3420

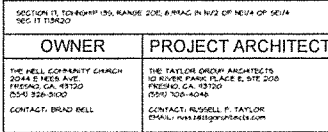
OWNER

THE WELL COMMUNITY CHURCH
2044 E REES AVE.
PESQUERA, CA 92058
(760) 760-4048
CONTACT: BRAND REEL

PROJECT ARCHITECT

THE TAYLOR GROUP ARCHITECTS
10 RIVER PARK PLACE E, SUITE 200
PESQUERA, CA 92058
(760) 760-4048
CONTACT: RUSSELL F. TAYLOR
EMAIL: RUSSELL@TGARCHITECTS.COM

VICINITY MAP



KEYNOTES

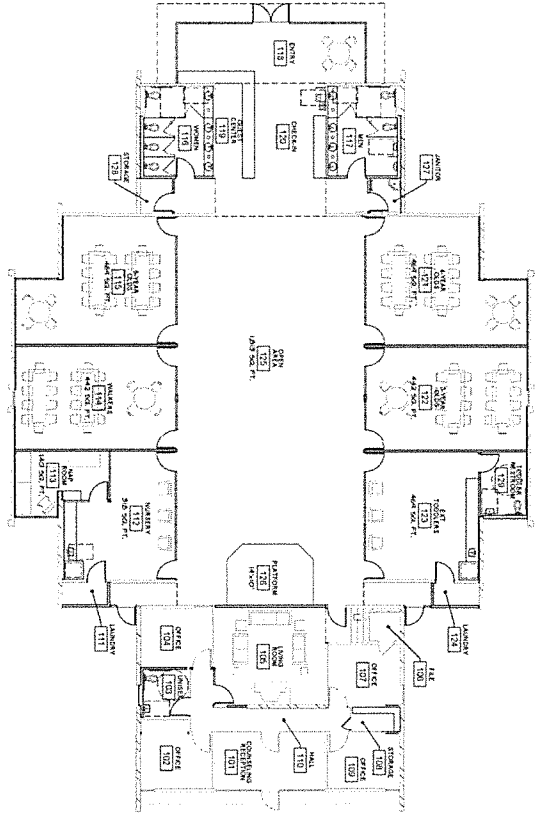
- NOTE: UNLESS OTHERWISE NOTED, ALL SITE FEATURES ARE EXISTING AND TO REMAIN.
1. DASHED LINE INDICATES ACCESSIBLE PATH OF TRAVEL FROM MAX. SLOPE 1:58 MAX. CROSS-SLOPE FROM PUBLIC RIGHT-OF-WAY TO ACCESSIBLE PARKING. TYP. SEE ACCESSIBLE PARKING.
 2. INDICATES EXISTING OR RELOCATED, TYP.
 3. N ACCESSIBLE BUILDING ENTRANCE
 4. INDICATES BUILDING FOOTPRINT, TYP.
 5. AC STREET/PARKING LOT PAVEMENT
 6. DRIVEWAY APPROACH
 7. 4' FT. GABLE END SITE PERIMETER FENCE
 8. MONUMENT SIGN
 9. SOIL-WASTE PICKUP LOCATION
 10. CONCRETE SIDEWALK, CURB AND BUTTER
 11. CONCRETE WALKWAYS, TYP.
 12. RETAINING WALL/RETAINING WALL, TYP.
 13. IN CAR RETAINING WALL TO MATCH EX.
 14. INDICATES EX PROPERTY LINE, TYP.
 15. A RAISED CONCRETE CURB, TYP.
 16. UNGRADED AREA
 17. NO LANDSCAPING SEE LANDSCAPE PLANS
 18. IN CONCRETE CLASSIC/CLASSIC 1:50 MAX. SLOPE, 1:58 MAX. CROSS-SLOPE, SEE CIVIL. LANDSCAPING DESIGN AND DETAIL. 8' 0" MAX. CROSS-SLOPE FROM TOP OF CURB TO FINISH GRADE. SEE CIVIL. LANDSCAPING DESIGN AND DETAIL. 8' 0" MAX. CROSS-SLOPE FROM TOP OF CURB TO FINISH GRADE. SEE CIVIL. LANDSCAPING DESIGN AND DETAIL.
 19. VAN ACCESSIBLE AND STANDARD ACCESSIBLE PARKING SPACES W/ ACCESSIBLE ACCESS
 20. EXISTENT PAVEMENT WITH CURB OR BALK, TYP. AT ACCESSIBLE STALLS W/ ACCESSIBLE ACCESS
 21. SITE LIGHTING FIXTURES, TYP.
 22. IN SLOPED WALKWAY 1:50 MAX. SLOPE, 1:58 MAX. CROSS-SLOPE
 23. IN CONC. RAMP W/ HANDRAILS, 1:12 MAX. SLOPE, 1:58 MAX. CROSS-SLOPE
 24. INDICATES IN HIGH-RAMP AND GLASS/STAIR FLYING WALKWAY (S) ROOF
 25. IN CONCRETE STAIRS W/ HANDRAILS
 26. INDICATES AREA OF REMOVALS, TYP.
 27. INDICATES SITE ELEVATION TO BE DEMOL. TYP.
 28. FIRE HYDRANT
 29. CHAIN LINK GATE
 30. COVERED PLAYGROUND AREA



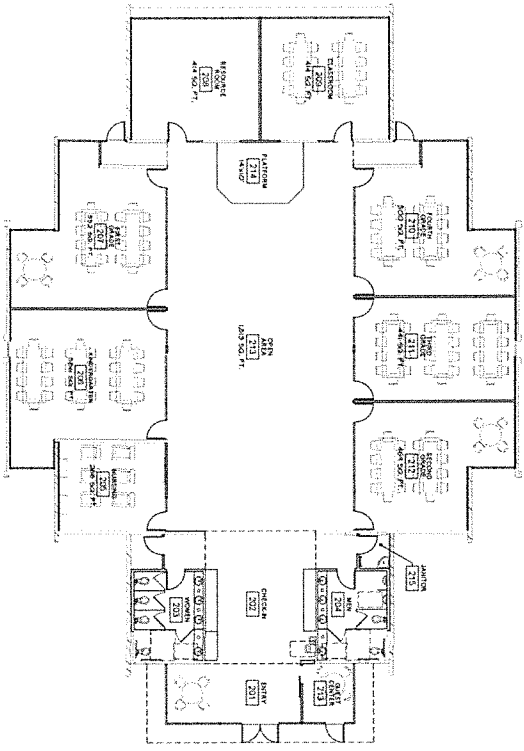
DATE	DESCRIPTION
11/20/2023	ISSUED FOR REVIEW
1/27/2024	ISSUED FOR PERMITS

PROPOSED ADDITION TO:
THE WELL COMMUNITY CHURCH - FIG GARDEN CAMPUS
4545 NORTH PALM AVENUE
PESQUERA, CA 92058

SITE PLAN



KEYNOTE FLOOR PLAN - UNIT 'C'



KEYNOTE FLOOR PLAN - UNIT 'D'



KEYNOTES

1. SEE PLAN FOR ELECTRICAL PLANS
2. RELOCATE HATCHES FROM THE TOP OF HATCHES TO THE BOTTOM OF HATCHES
3. RELOCATE ROOM NAMES FROM THE TOP OF HATCHES TO THE BOTTOM OF HATCHES
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GENERAL NOTES

1. SEE ARCHITECTURAL RELATED ITEMS TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS
2. SEE DETAILS X - 500000 FOR GENERAL DIMENSIONS, MATERIALS AND FINISHES

NO.	DATE	DESCRIPTION
1	8/29/2017	VERSION 3.0 DECISION
2	11/22/2017	REVISED CLIP DRAWING
3		
4		



PROPOSED ADDITION TO:
THE WELL COMMUNITY CHURCH - FIG GARDEN CAMPUS
 4545 NORTH PALM AVENUE
 FRESNO, CA 93704

UNITS 'B' & 'C' KEYNOTE FLOOR PLANS

A200
 THE TAYLOR GROUP
 ARCHITECTS

PROPOSED ADDITION TO:
THE WELL COMMUNITY CHURCH - FIG GARDEN CAMPUS
4545 NORTH PALM AVENUE
PENSACOLA, FL 32504
COMMERCIAL COACH RESTROOMS

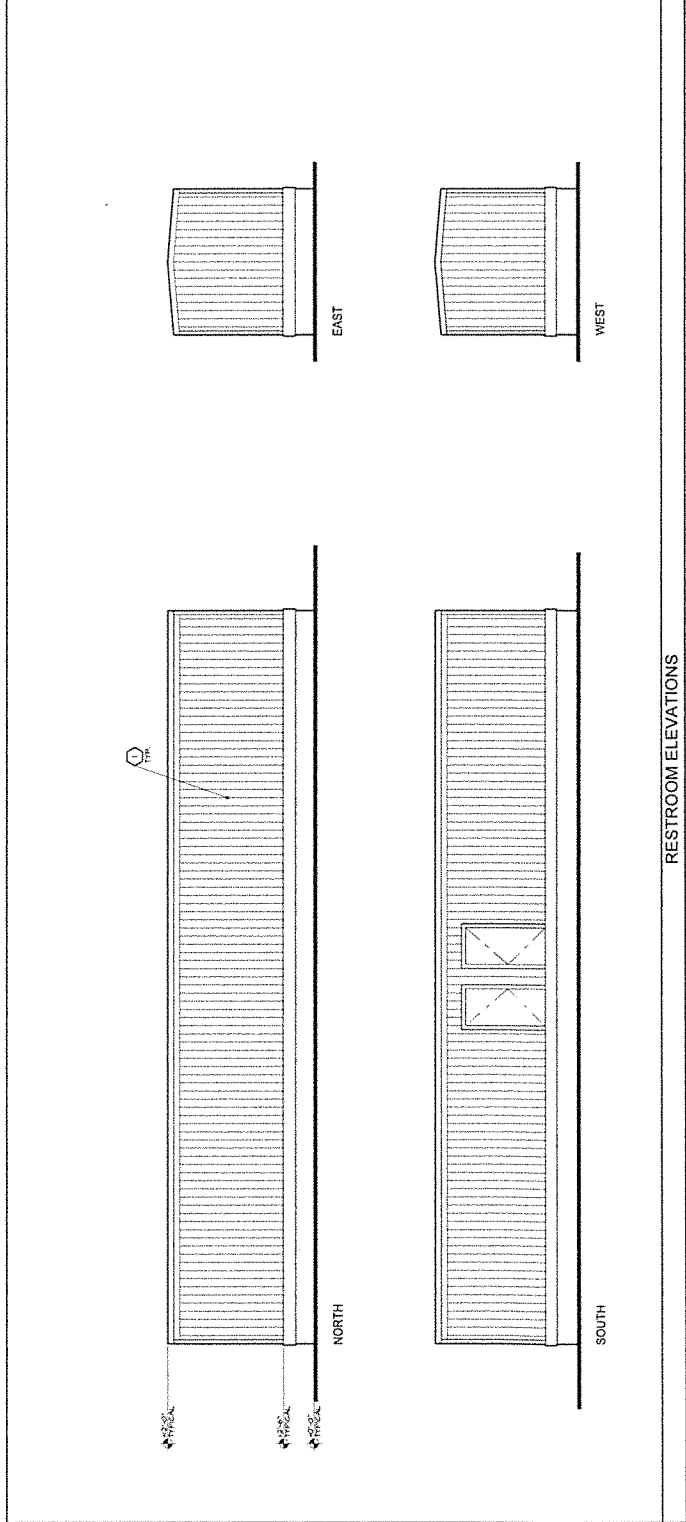
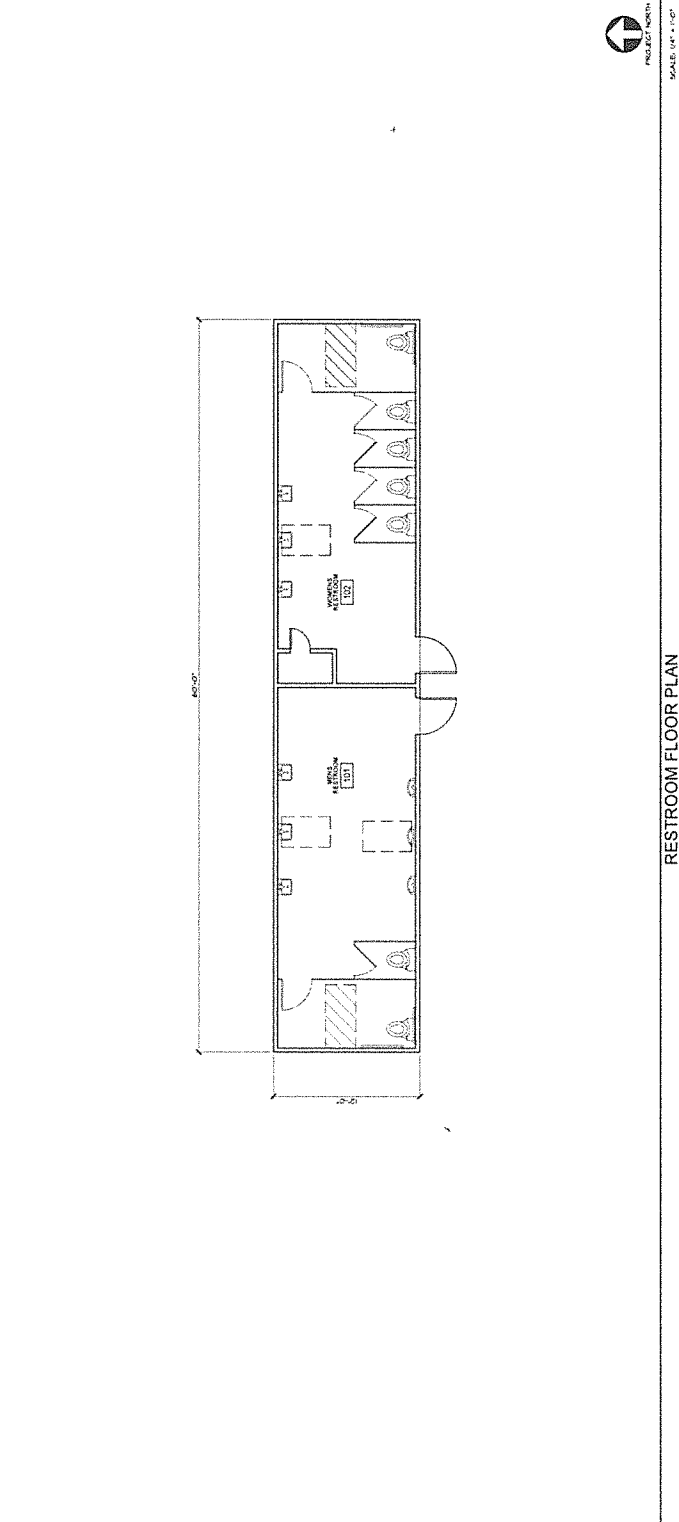
1	9/28/2017	PERSON 2.0 REVISION
2	12/22/2017	REVISED C.O.P. DRAWINGS
3		
4		
5		



NO.	MATERIAL	DESCRIPTION
1.	CONCRETE JOIST	4x12 TYPICAL BRKAL WALL FINISH
2.	CONCRETE FLOORING	TYPE A1 (1) PLASTER WALL FINISH
3.	CONCRETE JOIST	TYPE A1 (2) PLASTER WALL FINISH
4.	ALUMINUM FINISH	WALL FINISH 2X4 W/ RISE
5.	EXTERIOR PLASTER SYSTEM	INTERIOR WALL FINISH, BRICKWORK FINISH, BRICKWORK FINISH, BRICKWORK FINISH
6.	CONCRETE CURBS	ALL PERIMETER WALL TO FOOTING
7.	EXTERIOR PLASTER SYSTEM	INTERIOR WALL FINISH, BRICKWORK FINISH, BRICKWORK FINISH, BRICKWORK FINISH
8.	WALL FINISH	TYPE A1 (1) PLASTER WALL FINISH
9.	WALL FINISH	TYPE A1 (2) PLASTER WALL FINISH
10.	WALL FINISH	TYPE A1 (3) PLASTER WALL FINISH
11.	WALL FINISH	TYPE A1 (4) PLASTER WALL FINISH
12.	WALL FINISH	TYPE A1 (5) PLASTER WALL FINISH
13.	WALL FINISH	TYPE A1 (6) PLASTER WALL FINISH
14.	WALL FINISH	TYPE A1 (7) PLASTER WALL FINISH
15.	WALL FINISH	TYPE A1 (8) PLASTER WALL FINISH

GENERAL NOTES

LEGEND



PROPOSED ADDITION TO:
 THE WELL COMMUNITY CHURCH - FIG GARDEN CAMPUS
 4545 NORTH PALM AVENUE
 FRESNO, CA 93710
 COMMERCIAL COACH CLASSROOMS

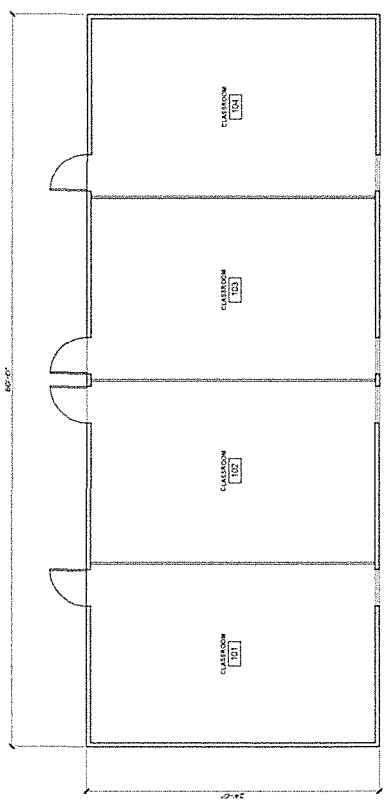
DATE	DESCRIPTION
12/17/17	ISSUED FOR PERMITS
12/17/17	REVISION 02 MODIFIED
12/17/17	REVISION 01 CHANGES



KEYNOTES

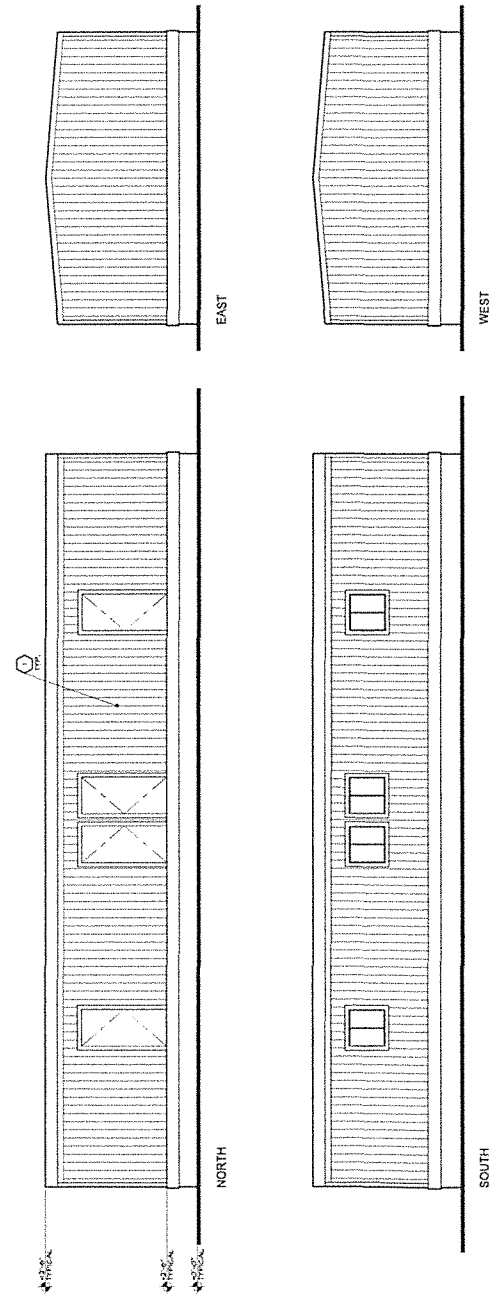
LEGEND

GENERAL NOTES



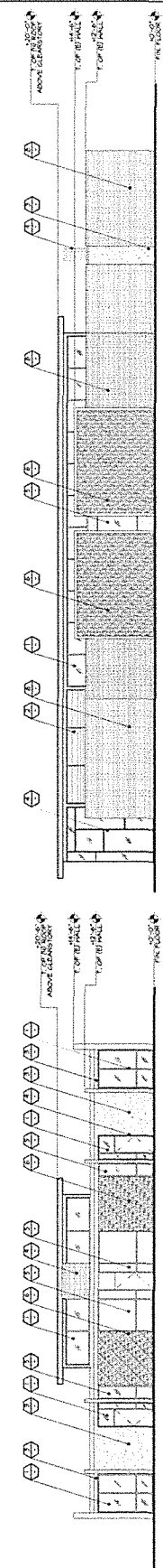
CLASSROOM FLOOR PLAN

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

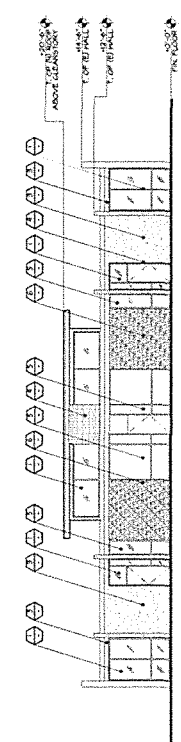


CLASSROOM ELEVATIONS

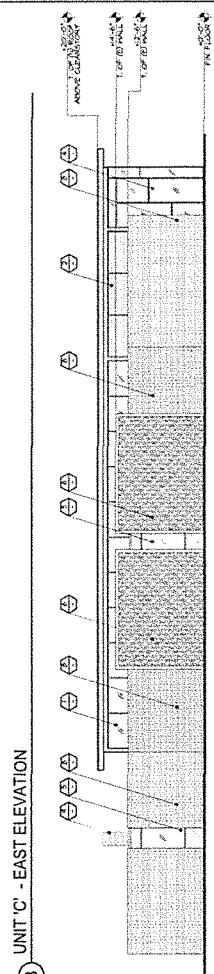
NO.	DATE	DESCRIPTION
1	12/2/2017	ISSUED FOR PERMITS
2	12/2/2017	REVISION 2.0 REVISION



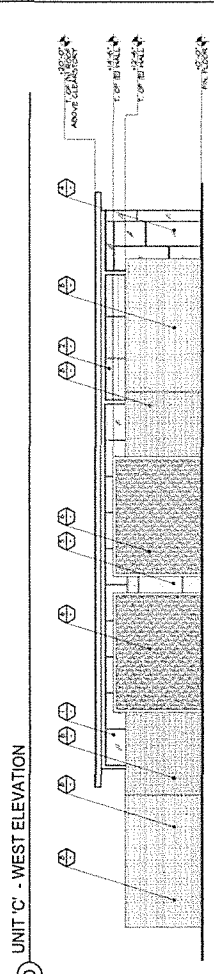
A UNIT 'C' - NORTH ELEVATION



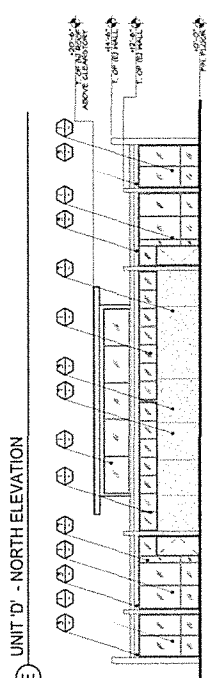
B UNIT 'C' - EAST ELEVATION



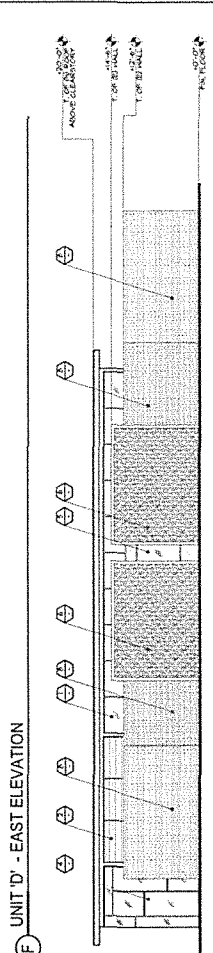
D UNIT 'C' - WEST ELEVATION



E UNIT 'D' - NORTH ELEVATION



F UNIT 'D' - EAST ELEVATION



G UNIT 'D' - WEST ELEVATION

EXTERIOR PAINTING SCHEDULE

THE FOLLOWING ITEMS SHALL BE PAINTED UNLESS NOTED OTHERWISE:

ALL SURFACES SHALL BE PREPARED AS SPECIFIED IN SECTION 09 51 00 - PAINTING.

EXTERIOR PAINTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

1. SURFACES TO BE PAINTED SHALL BE PROPERLY PREPARED AND CLEANED.

2. ALL SURFACES SHALL BE PROPERLY PRIMED AND PAINTED WITH A QUALITY EXTERIOR PAINT.

3. PAINTING SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

4. PAINTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

5. PAINTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

6. PAINTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

7. PAINTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

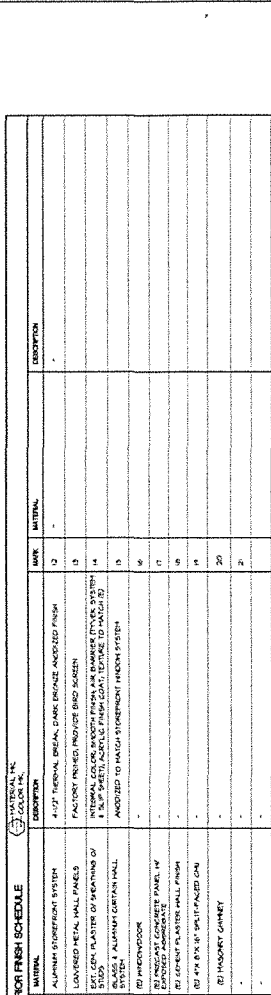
8. PAINTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

9. PAINTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

10. PAINTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

EXTERIOR FINISH SCHEDULE

MARK	FINISH	DESCRIPTION
1	ALUMINUM SUBSEQUENT SYSTEM	
2	LAYERED METAL WALL FINISH	
3	GLASS & ALUMINUM CURTAIN WALL	
4	INTERIOR FINISH	
5	INTERIOR FINISH	
6	INTERIOR FINISH	
7	INTERIOR FINISH	
8	INTERIOR FINISH	
9	INTERIOR FINISH	
10	INTERIOR FINISH	



EXTERIOR ELEVATIONS - UNITS 'C' & 'D'



County of Fresno

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

DATE: June 23, 2017

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Development Services, Attn: William M. Kettler, Division Manager
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Policy Planning, ALCC, Attn: Mohammad Khorsand
Development Services, Water/Geology/Natural Resources, Attn: Jennifer Parks
Development Services, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services, Site Plan Review, Attn: Hector Luna
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Jennifer Parks, Grading/Mapping
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Transportation Planning, Attn: Dale Siemer/Harpreet Kooner
Department of Public Health, Environmental Health Division, Attn: Glenn Allen/Janet Gardner
U.S. Department of Interior, Fish & Wildlife Service, Attn: Patricia Cole
CA Department of Fish and Wildlife, Attn: Steve Hulbert
CA Regional Water Quality Control Board, Attn:
Centralvalleyfresno@waterboards.ca.gov
Fig Garden Homeowners Association: Attn: Dan Gallagher
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
City of Fresno, Planning & Development Dept.; Attn: Mike Sanchez
City of Fresno, Traffic Engineering; Attn: Jill Gormley
City of Fresno, Department of Public Utilities, Attn: Lon Martin
State Water Resources Control Board, Division of Drinking Water, Attn: Jose Robeldo
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director
Santa Rosa Rancheria, Attn: Ruben Barrios, Tribal Chairman
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division)
North Central Fire Protection District, Attn: Laurie Sawhill

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Classified Conditional Use Permit (CUP) Application No. 3583; Initial Study
Application No. 7328

APPLICANT: Brad Bell/Bob Koury

DUE DATE: July 7, 2017

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposing to allow the expansion of an existing church facility on a 6.99-acre

parcel in the R-1-B (Single-Family Residential) Zone District. The proposed expansion includes an office, classrooms and a gymnasium. e

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 **July 7, 2017**. Any comments received after this date may not be used.

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, 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.

G:\4360Devs&PIn\PROJSEC\PROJDOCS\CUP\3500-3599\3582\ROUTING\CUP 3582 Routing Ltr.doc

Activity Code (Internal Review):2381

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 06/14/17

CUP 3583

(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:

CUP to allow for the expansion and addition of church related facilities for an existing church campus. The proposal will add office space, classrooms, and a new gymnasium

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: West side of N Palm Ave.
between E Gettysburg Ave. and E Indianapolis Ave.
Street address: 4545 N Palm Ave., Fresno, CA 93704

APN: 426-020-09 Parcel size: 7 Acres Section(s)-Twp/Rg: S 17 - T 13S S/R 20 E

ADDITIONAL APN(s): _____

Bob Koury (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.

The Well Community Church	2044 E Nees Ave., Fresno, CA 93720	(559) 326-5100
Owner (Print or Type)	Address	City Zip Phone
Brad Bell / Bob Koury	2044 E Nees Ave., Fresno, CA 93720	(559) 326-5100
Applicant (Print or Type)	Address	City Zip Phone
Philip Mettler, The Taylor Group Architects	10 River Park Place E, Ste 208, Fresno, CA 93720	(559) 708-4046
Representative (Print or Type)	Address	City Zip Phone

CONTACT EMAIL: phil.m@ttgarchitects.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

G:\360Devs&Pin\PROJSEC\PROJDOCS\TEMPLATES\PWandPlanningApplicationF-8Rvsd-V2\0141105.docm (PRINT)

Application Type / No.:	CUP 3583	Fee: \$ 4,569. ⁰⁰
Application Type / No.:		Fee: \$
Application Type / No.:		Fee: \$
Application Type / No.:		Fee: \$
PER/Initial Study No.:	IS 7328	Fee: \$ 3,901. ⁰⁰
Ag Department Review:		Fee: \$
Health Department Review:		Fee: \$ 992. ⁰⁰
Received By: <u>EJAZ</u>	Invoice No.:	TOTAL: \$ 9,462. ⁰⁰

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Related Application(s): NONE
Zone District: R-1-B
Parcel Size: _____



Development mailto!
 Services Philip Mettler
 Division 10 River Park PL
Ste 208
Fresno, CA 93720

Pre-Application Review
 Department of Public Works and Planning

NUMBER: 39169
 APPLICANT: Philip Mettler
 PHONE: 708-4646

PROPERTY LOCATION: 4545 N. Palm Ave
 APN: 426-020-09 ALCC: (X) No Yes # VIOLATION NO. _____
 CNEL: (X) No Yes (level) LOW WATER: (X) No Yes WITHIN 1/2 MILE OF CITY: No (X) Yes Fresno
 ZONE DISTRICT: R1B(NB) SRA: (X) No Yes HOMESITE DECLARATION REQ'D.: (X) No Yes
 LOT STATUS:

Zoning: (X) Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)

Merger: May be subject to merger (X) No Yes ZM# _____ Initiated _____ In process _____

Map Act: () Lot of Rec. Map; (X) On '72 rolls; () Other _____; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes (X) DISTRICT PERMIT JACKET: No (X) Yes

FMFCD FEE AREA: () Outside (X) District No.: 00 FLOOD PRONE: No (X) Yes

PROPOSAL for a conditional use permit to allow for the expansion and addition of church related facilities for an existing church. The proposal will add office space, classrooms and a new gymnasium.

COMMENTS: No charge pre app. towards Mtunga 4/27/17.

ORD. SECTION(S): 824.3 A BY: Tawanda Mtunga DATE: 4/27/2017

GENERAL PLAN POLICIES: Low Density Residential

LAND USE DESIGNATION: FIG GARDEN () GPA: _____ () MINOR VA: _____

COMMUNITY PLAN: Neighborhood Plan () JA: _____ () JHD: \$ 992.00

REGIONAL PLAN: _____ () CUP: \$ 4,569.00 () JAG COMM: _____

SPECIFIC PLAN: _____ () JRA: _____ () JALCC: _____

SPECIAL POLICIES: _____ () JVA: _____ () JIS/PER*: \$ 3,901.00

SPHERE OF INFLUENCE: _____ () JAT: _____ () Viol. (35%): _____

ANNEX REFERRAL (LU-G17/MOU): _____ () JTT: _____ () Other: _____

COMMENTS: _____

Filing Fee: \$ 9,462.00
 Pre-Application Fee: \$247.00
 Total County Filing Fee: \$ 9,462.00

FILING REQUIREMENTS:

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

OTHER FILING FEES:

- Archaeological Inventory Fee: \$75 at time of filing
(Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (DFW): (\$50) (\$50+\$2,792.25; \$50+\$2,010.25)
(Separate check to Fresno County Clerk for pass-thru to DFW. Must be paid prior to IS closure and prior to setting hearing date.)

BY: [Signature] Referral Letter # _____
EJAZ
ATMAD DATE: 05/02/17
 PHONE NUMBER: (559) 602-4204

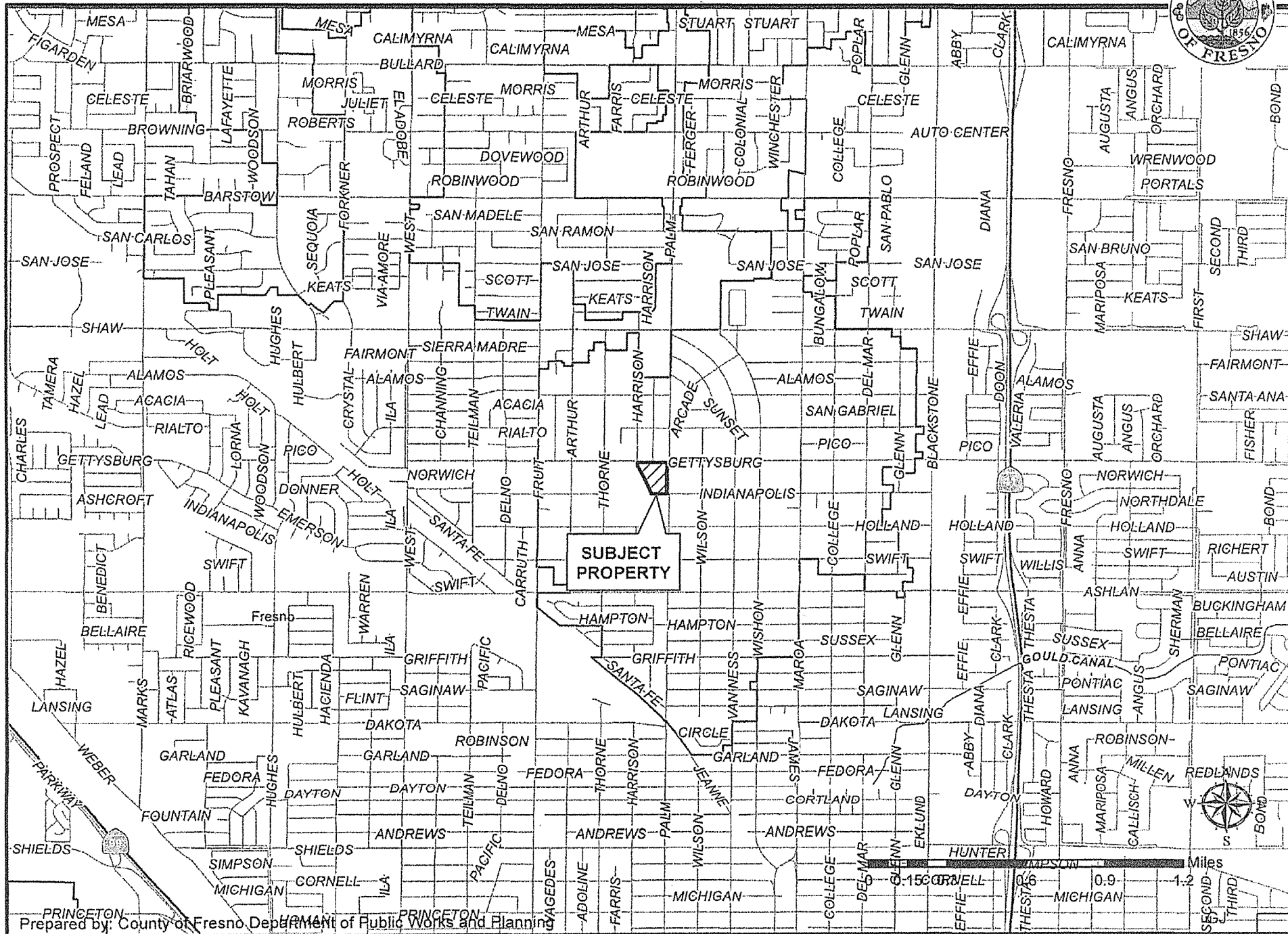
NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- COVENANT
- MAP CERTIFICATE
- PARCEL MAP
- FINAL MAP
- FMFCD FEES
- ALUC or ALCC
- SITE PLAN REVIEW
- BUILDING PLANS
- BUILDING PERMITS
- WASTE FACILITIES PERMIT
- SCHOOL FEES
- OTHER (see reverse side)

PLU # 113 Fee: \$247.00

Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

LOCATION MAP

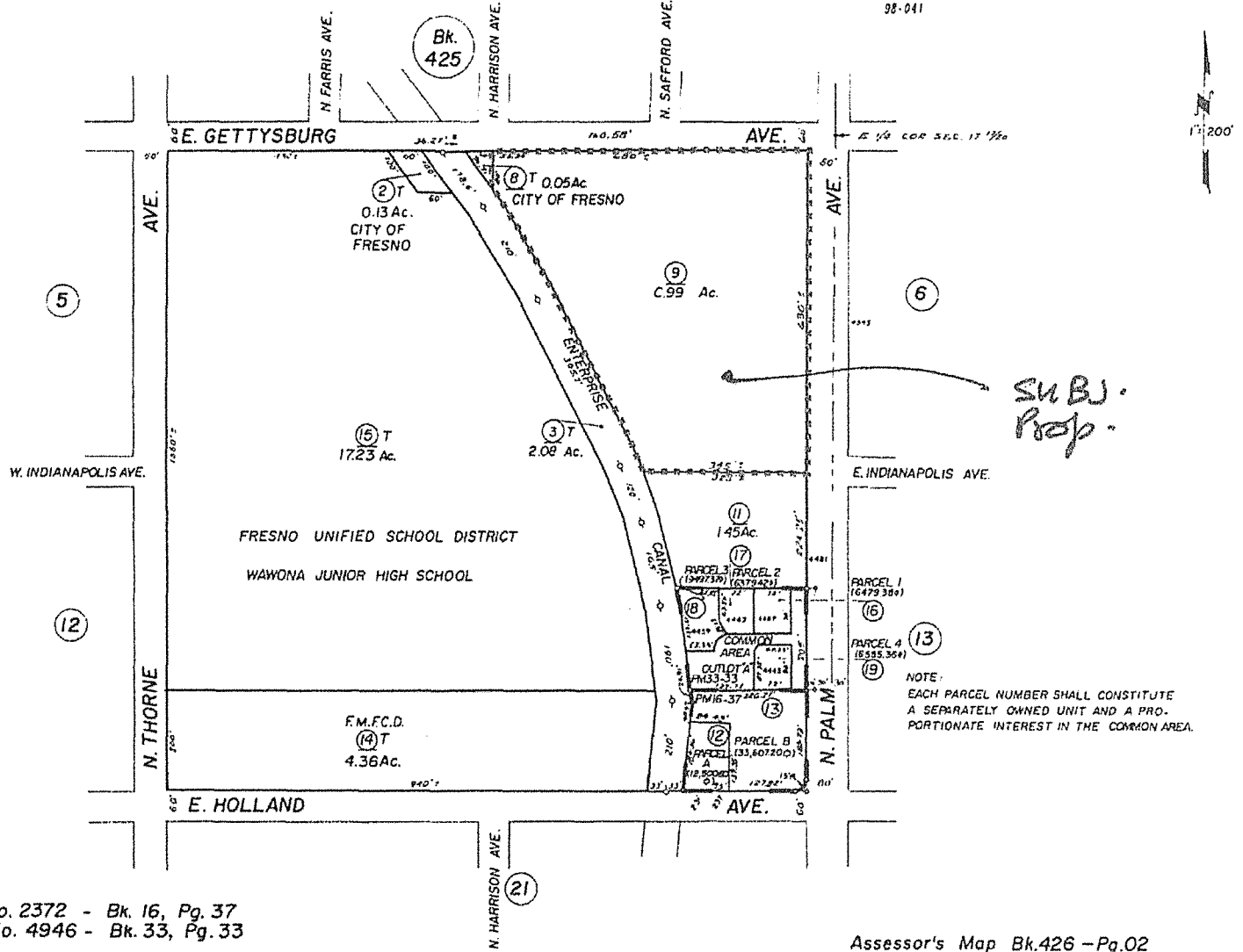


— NOTE —
 This map is for Assessment purposes only.
 It is not to be construed as portraying legal
 ownership or divisions of land for purposes
 of zoning or subdivision law.

POR. SEC. 17, T.13S., R.20E., M.D.B.&M.

Tax Area
 98-041

426-02



Parcel Map No. 2372 - Bk. 16, Pg. 37
 Parcel Map No. 4946 - Bk. 33, Pg. 33

Assessor's Map Bk.426 -Pg.02
 County of Fresno, Calif.

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

Operational Statement
The Well Community Church – Fig Garden Office, Classroom and Gym Expansion

The proposed office expansion will become the main office location housing 70+ Well-Staff members and Volunteers. Hours of operation for the office will be Monday-Friday 8:00 am – 5:00 pm, with periodic special meetings/programs before 8:00 am and after 5:00 pm and on weekends (details below).

The proposed classroom expansion will serve as the Sunday School classrooms during the morning church services held weekly on Sunday mornings at 9AM and 11AM, as well as providing child care facilities during special events and other programs. Currently, we have 80 – 100 kids at each service.

These are expansions to existing buildings and will not create any additional or unusual noise, glare, dust or odor. Existing advertising and access will not be significantly affected.

The proposed new gymnasium will provide a facility for playing dodgeball, basketball and volleyball in support of the youth and adult programs.

Storage: Chairs/tables and equipment to support the staff and meeting spaces on site, additional office supplies. Books and curriculum will be stored as well.

Deliveries:

- General office supplies.
- Coffee supplies.
- Deliveries of printing/copying jobs

Well Offices:

General office use, answering phones, database management, conference rooms. Pastoral care meetings. Developing and implementing the vision for the mission of The Well Community Church-“Helping people connect to God and each other in every neighborhood”.

Office equipment would include computers/monitors/printers/laminators/paper cutting machines/desks/file cabinets/fax machines

Staff break area and coffee bar space for staff and volunteers.

Classrooms:

Sunday School instruction by volunteer teachers during Sunday AM services. Child care will be provided when necessary during special events and other programs and will be staffed by volunteers. No special equipment is anticipated.

CO P3583
RECEIVED
COUNTY OF FRESNO
JUN 14 2017
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Gymnasium:

This space would primarily be used to support the weekly middle school, high school, college group meetings with the addition of after school & weekend community group/sport activities.

- **Middle School**-Wednesday from 6pm-9pm for 7th and 8th graders meeting for games/activities/teaching.
- **High School**- Wednesday from 6pm-9pm for 9th and 12th graders meeting for games/activities/teaching.
- **College Ministry**-weekly meeting to gather for activities and teaching.



RECEIVED
COUNTY OF FRESNO

County of Fresno

JUN 14 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

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. 1328
Project No(s). COP 3583
Application Rec'd.:
06/14/17

GENERAL INFORMATION

- Property Owner: THE WELL COMMUNITY CHURCH Phone/Fax: 559-326-5100
Mailing Address: 2044 E NEES AVE, FRESNO CA 93720
Street City State/Zip
- Applicant: BRAD BELL Phone/Fax: 559-326-5100
Mailing Address: 2044 E NEES AVE, FRESNO CA 93720
Street City State/Zip
- Representative: PHILIP METZEL Phone/Fax: 559-708-4046
Mailing Address: 10 E. RIVER PARK PL. E, STE 208. FRESNO, CA 93720
Street City State/Zip
- Proposed Project: ± 19,000 SQ. FT. ADDITION & EXPANSION OF AN EXISTING CHURCH CAMPUS ON A ± 7.0 ACRE SITE (NEW GYM + ADDITIONAL OFFICES & CLASSROOMS)
- Project Location: 4545 N. PALM AVE, FRESNO CA 93704
S.W. CORNER OF PALM & GETTYSBURG
- Project Address: 4545 N. PALM AVE, FRESNO, CA 93704
- Section/Township/Range: 17 / 13S / 20E 8. Parcel Size: 6.99 AC
- Assessor's Parcel No. 426 020 09

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
<u>X</u> Other <u>FMPCD, NCFPD</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: R1B(NB)

14. Existing General Plan Land Use Designation¹: MEDIUM-LOW DENSITY RES PS-4

ENVIRONMENTAL INFORMATION

15. Present land use: CHURCH CAMPUS (WORSHIP, GATHERING HALL, CLASSROOMS)

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

≈ 25,000 sq ft BLDGS; PARKING LOTS FOR 104 VEHICLES;
≈ 53,000 sq OPEN "PAV" AREA.

Describe the major vegetative cover: LARGE TREES @ PERIMETER OF PROPERTY, BUSHES WITH

Any perennial or intermittent water courses? If so, show on map: N/A

Is property in a flood-prone area? Describe:

NO

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

North: SINGLE-FAMILY RESIDENTIAL

South: SINGLE-FAMILY RESIDENTIAL

East: SINGLE-FAMILY RESIDENTIAL

West: ENTERPRISE CANAL

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

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

19. Transportation:

NOTE: The information below will be used in determining traffic impacts from this project. The data may also show the need for a Traffic Impact Study (TIS) for the project.

A. Will additional driveways from the proposed project site be necessary to access public roads?
 Yes X No

B. Daily traffic generation:

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

II. Commercial - Number of Employees 73
Number of Salesmen 0
Number of Delivery Trucks 0
Total Square Footage of Building 43,816 #

NEW - 19,100 #
EXIST - 24,716 #

III. Describe and quantify other traffic generation activities:
 NONE

20. Describe any source(s) of noise from your project that may affect the surrounding area: N/A

21. Describe any source(s) of noise in the area that may affect your project: N/A

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

23. Proposed source of water:
() private well
(X) community system³—name: EXISTING CONNECTION

24. Anticipated volume of water to be used (gallons per day)²: 400 gallon
25. Proposed method of liquid waste disposal:
 () septic system/individual
 (X) community system³-name EXISTING CONNECTION
26. Estimated volume of liquid waste (gallons per day)²: N/A
27. Anticipated type(s) of liquid waste: N/A
28. Anticipated type(s) of hazardous wastes²: N/A
29. Anticipated volume of hazardous wastes²: N/A
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: OFFICE WASTE
32. Anticipated amount of solid waste (tons or cubic yards per day): .25 yd³ PER DAY
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): .5 yd³ PER DAY
34. Proposed method of solid waste disposal: EXISTING SERVICE
35. Fire protection district(s) serving this area: FRESNO COUNTY
36. Has a previous application been processed on this site? If so, list title and date: YES; CUP-3352
37. Do you have any underground storage tanks (except septic tanks)? Yes No X
38. If yes, are they currently in use? Yes No

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

[Signature]
SIGNATURE

6/12/17
DATE

¹ Refer to Development Services Conference Checklist

² For assistance, contact Environmental Health System, (559) 600-3357

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

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, 2017: \$3,078.25 for an EIR; \$2,216.25 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 CEQA (California Environmental Quality Act).
2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.

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

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

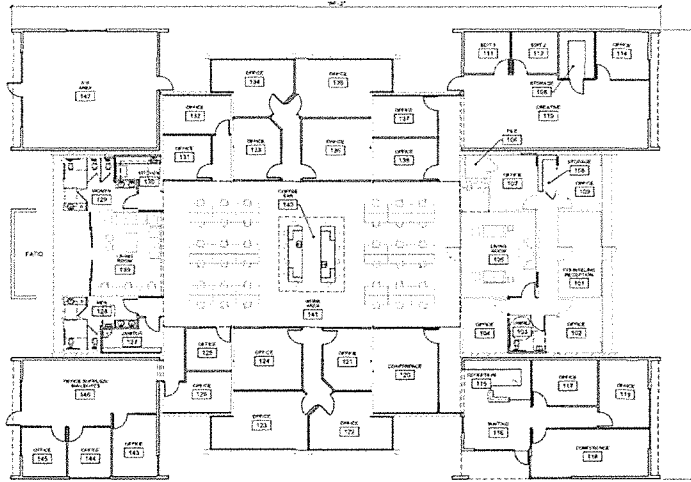


Applicant's Signature

6/12/17



Date

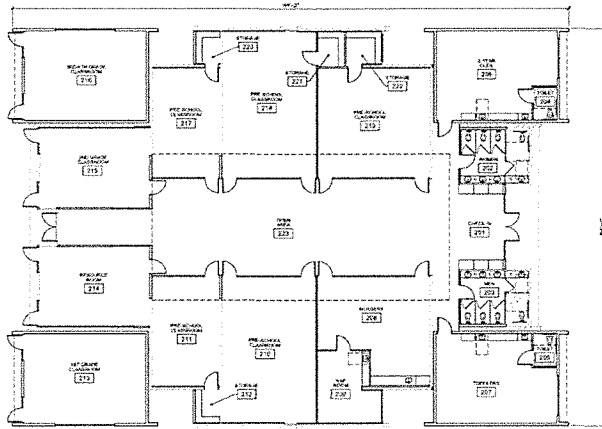


MEASUREMENTS
 OCCUPANCY: 10
 BUILDING AREA: 4225 SQ. FT.
 OCCUPANCY PER TABLE: 100/21.1 104
 ENTRY REQUIRED PER TABLE: 600/21.1 2
 ENTRY PROVIDED: 2
 ENTRY WIDTH: 36" (36" MIN.)
 ENTRY HEIGHT: 80" (80" MIN.)
 MAX. ALLOWABLE EXPRESS TRAVEL DISTANCE: 10'

KEYNOTES

KEYNOTE FLOOR PLAN - UNIT 'C'

SCALE: 1/8" = 1'-0"



MEASUREMENTS
 OCCUPANCY: 8
 BUILDING AREA: 3400 SQ. FT.
 OCCUPANCY PER TABLE: 100/21.1 44
 ENTRY REQUIRED PER TABLE: 600/21.1 2
 ENTRY PROVIDED: 2
 ENTRY WIDTH: 36" (36" MIN.)
 ENTRY HEIGHT: 80" (80" MIN.)
 MAX. ALLOWABLE EXPRESS TRAVEL DISTANCE: 10'

GENERAL NOTES

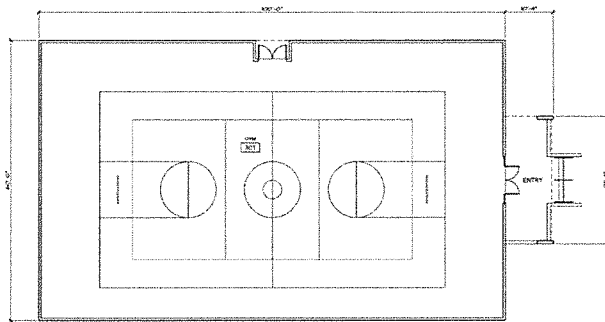
KEYNOTE FLOOR PLAN - UNIT 'D'

SCALE: 1/8" = 1'-0"



NO.	REVISION	DATE

PROPOSED ADDITION TO:
 THE WELL COMMUNITY CHURCH - FIG GARDEN CAMPUS
 1100 S. PALM AVENUE
 MESA, AZ 85202
 UNITS 'B', 'C', 'D' KEYNOTE FLOOR PLANS



WITH EXCLUSIONS:
 OCCUPANCY: A-9
 BUILDING AREA: 8,204 SQ. FT.
 OCCUPANCY PER TABLE CODE: 125
 EXITS: 2
 EXITS PROVIDED: 2
 EXITS WITH REQUIRED OPEN DOOR: 2
 EXITS WITH REQUIRED OPEN DOOR: 2
 THROUGH EXITS PROVIDED: 4

KEYNOTES

0 -
 GENERAL NOTES



NO.	DATE	DESCRIPTION
1	1/1/2020	ISSUED FOR PERMITS

**PROPOSED ADDITION TO:
 THE WELL COMMUNITY CHURCH - FIG GARDEN CAMPUS**
 1100 PALM AVENUE
 FRENCH CREEK, CA 95034
 GYM FLOOR PLAN

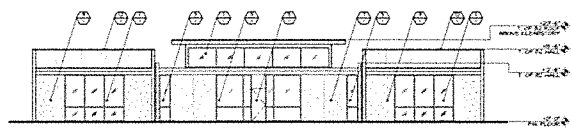
FLOOR PLAN - GYM



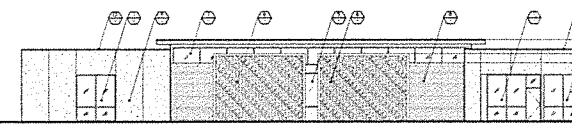


DATE	
BY	ARCHITECT
CHKD	ARCHITECT
SCALE	

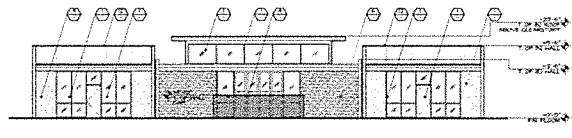
PROPOSED ADDITION TO:
THE WELL COMMUNITY CHURCH - FIG GARDEN CAMPUS
4555 NORTH PALM AVENUE
DESIGNED BY TAYLOR GROUP ARCHITECTS
EXTERIOR ELEVATIONS - UNITS 'C' & 'D'



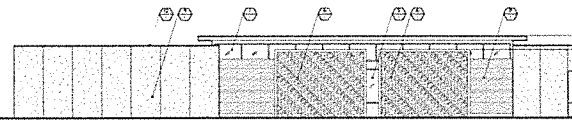
(A) UNIT 'C' - NORTH ELEVATION



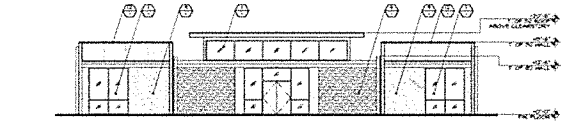
(B) UNIT 'C' - EAST ELEVATION



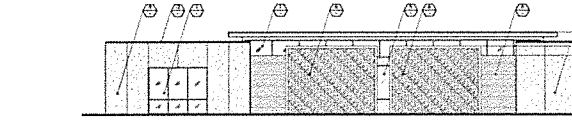
(C) UNIT 'C' - SOUTH ELEVATION



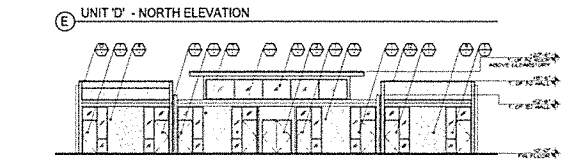
(D) UNIT 'C' - WEST ELEVATION



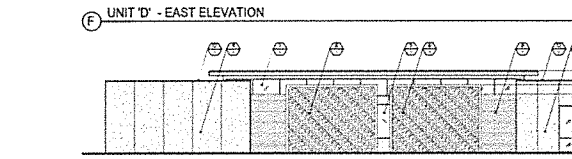
(E) UNIT 'D' - NORTH ELEVATION



(F) UNIT 'D' - EAST ELEVATION



(G) UNIT 'D' - SOUTH ELEVATION



(H) UNIT 'D' - WEST ELEVATION

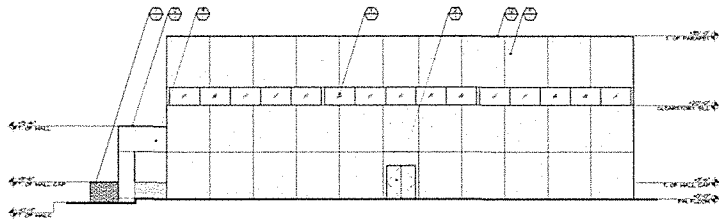
EXTERIOR PAINTING SCHEDULE	
THE FOLLOWING ITEMS SHALL BE PAINTED AND FINISHES INDICATED THEREIN. FINISHES SHALL BE APPLIED TO ALL SURFACES UNLESS OTHERWISE SPECIFIED.	THE FOLLOWING ITEMS SHALL NOT BE PAINTED UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS.
1. EXTERIOR MASONRY - CLEAN, WASH AND BRUSH TO REMOVE ALL SURFACE CONTAMINATION. APPLY WATER PROOFING AS SPECIFIED IN THE SPECIFICATIONS.	2. INTERIOR MASONRY - CLEAN, WASH AND BRUSH TO REMOVE ALL SURFACE CONTAMINATION. APPLY WATER PROOFING AS SPECIFIED IN THE SPECIFICATIONS.
3. CONCRETE - CLEAN, WASH AND BRUSH TO REMOVE ALL SURFACE CONTAMINATION. APPLY WATER PROOFING AS SPECIFIED IN THE SPECIFICATIONS.	4. METAL - CLEAN, WASH AND BRUSH TO REMOVE ALL SURFACE CONTAMINATION. APPLY WATER PROOFING AS SPECIFIED IN THE SPECIFICATIONS.

- NOTES:
- ALL SHEET METAL FINISHING TO BE PERFORMED UNDER COVER.
 - SEE SPECIFIED DETAILS FOR FINISH MATERIALS.
 - INCLUDE EXPANSION JOINTS AT BALCONY FLOOR LINE, BUT NOT OVER THE BALCONY.
 - INCLUDE EXPANSION JOINTS AT ALL VERTICAL SURFACE BREAKS AND AT ALL VERTICAL SURFACE BREAKS ABOVE FLOOR LINE. SEE SPECIFIED DETAILS FOR LOCATION AND DETAIL FOR EXPANSION JOINTS.
 - FOR TYPICAL SEALANT APPLICATIONS, SEE DETAIL NUMBER.
 - FOR TYPICAL SEALANT JOINTS, SEE DETAIL NUMBER.
 - FOR FLASHING AND/OR PENETRATIONS AT FLASHING, SEE DETAIL NUMBER.
 - ALL EXPOSED STEEL, UNLESS OTHERWISE SPECIFIED, SHALL BE PAINTED TO PREVENT CORROSION.
 - ALL EXPOSED STEEL, UNLESS OTHERWISE SPECIFIED, SHALL BE PAINTED TO PREVENT CORROSION.
 - EXPANSION JOINTS SHALL BE APPLIED TO PLASTER, STONE, CONCRETE, AND BRICK. BRICK PENETRATION JOINTS SHALL BE APPLIED TO BRICK AND CONCRETE.
 - EXPANSION JOINTS SHALL BE APPLIED TO PLASTER, STONE, CONCRETE, AND BRICK. BRICK PENETRATION JOINTS SHALL BE APPLIED TO BRICK AND CONCRETE.

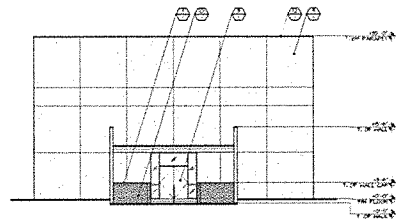
EXTERIOR FINISH SCHEDULE		EXTERIOR FINISH SCHEDULE	
NO.	FINISH	NO.	FINISH
1	ALUMINUM STOREFRONT SYSTEM	12	BRUSHED METAL, CAP PLASTER
2	ALUMINUM METAL DOOR & FRAME	13	FACTORY FINISH
3	STEEL JOINTS AND BOLTS	14	FACTORY FINISH
4	ALUMINUM WINDOW SASH AND GLASS	15	FACTORY FINISH
5	PRECAST CONCRETE PANEL	16	PRECAST CONCRETE CAP
6	PRECAST CONCRETE PANEL	17	PRECAST CONCRETE CAP
7	PRECAST CONCRETE PANEL	18	PRECAST CONCRETE CAP
8	PRECAST CONCRETE PANEL	19	PRECAST CONCRETE CAP
9	PRECAST CONCRETE PANEL	20	PRECAST CONCRETE CAP
10	PRECAST CONCRETE PANEL	21	PRECAST CONCRETE CAP
11	PRECAST CONCRETE PANEL	22	PRECAST CONCRETE CAP
12	PRECAST CONCRETE PANEL	23	PRECAST CONCRETE CAP
13	PRECAST CONCRETE PANEL	24	PRECAST CONCRETE CAP
14	PRECAST CONCRETE PANEL	25	PRECAST CONCRETE CAP
15	PRECAST CONCRETE PANEL	26	PRECAST CONCRETE CAP
16	PRECAST CONCRETE PANEL	27	PRECAST CONCRETE CAP
17	PRECAST CONCRETE PANEL	28	PRECAST CONCRETE CAP
18	PRECAST CONCRETE PANEL	29	PRECAST CONCRETE CAP
19	PRECAST CONCRETE PANEL	30	PRECAST CONCRETE CAP
20	PRECAST CONCRETE PANEL	31	PRECAST CONCRETE CAP
21	PRECAST CONCRETE PANEL	32	PRECAST CONCRETE CAP
22	PRECAST CONCRETE PANEL	33	PRECAST CONCRETE CAP
23	PRECAST CONCRETE PANEL	34	PRECAST CONCRETE CAP
24	PRECAST CONCRETE PANEL	35	PRECAST CONCRETE CAP
25	PRECAST CONCRETE PANEL	36	PRECAST CONCRETE CAP
26	PRECAST CONCRETE PANEL	37	PRECAST CONCRETE CAP
27	PRECAST CONCRETE PANEL	38	PRECAST CONCRETE CAP
28	PRECAST CONCRETE PANEL	39	PRECAST CONCRETE CAP
29	PRECAST CONCRETE PANEL	40	PRECAST CONCRETE CAP
30	PRECAST CONCRETE PANEL	41	PRECAST CONCRETE CAP
31	PRECAST CONCRETE PANEL	42	PRECAST CONCRETE CAP
32	PRECAST CONCRETE PANEL	43	PRECAST CONCRETE CAP
33	PRECAST CONCRETE PANEL	44	PRECAST CONCRETE CAP
34	PRECAST CONCRETE PANEL	45	PRECAST CONCRETE CAP
35	PRECAST CONCRETE PANEL	46	PRECAST CONCRETE CAP
36	PRECAST CONCRETE PANEL	47	PRECAST CONCRETE CAP
37	PRECAST CONCRETE PANEL	48	PRECAST CONCRETE CAP
38	PRECAST CONCRETE PANEL	49	PRECAST CONCRETE CAP
39	PRECAST CONCRETE PANEL	50	PRECAST CONCRETE CAP
40	PRECAST CONCRETE PANEL	51	PRECAST CONCRETE CAP
41	PRECAST CONCRETE PANEL	52	PRECAST CONCRETE CAP
42	PRECAST CONCRETE PANEL	53	PRECAST CONCRETE CAP
43	PRECAST CONCRETE PANEL	54	PRECAST CONCRETE CAP
44	PRECAST CONCRETE PANEL	55	PRECAST CONCRETE CAP
45	PRECAST CONCRETE PANEL	56	PRECAST CONCRETE CAP
46	PRECAST CONCRETE PANEL	57	PRECAST CONCRETE CAP
47	PRECAST CONCRETE PANEL	58	PRECAST CONCRETE CAP
48	PRECAST CONCRETE PANEL	59	PRECAST CONCRETE CAP
49	PRECAST CONCRETE PANEL	60	PRECAST CONCRETE CAP
50	PRECAST CONCRETE PANEL	61	PRECAST CONCRETE CAP
51	PRECAST CONCRETE PANEL	62	PRECAST CONCRETE CAP
52	PRECAST CONCRETE PANEL	63	PRECAST CONCRETE CAP
53	PRECAST CONCRETE PANEL	64	PRECAST CONCRETE CAP
54	PRECAST CONCRETE PANEL	65	PRECAST CONCRETE CAP
55	PRECAST CONCRETE PANEL	66	PRECAST CONCRETE CAP
56	PRECAST CONCRETE PANEL	67	PRECAST CONCRETE CAP
57	PRECAST CONCRETE PANEL	68	PRECAST CONCRETE CAP
58	PRECAST CONCRETE PANEL	69	PRECAST CONCRETE CAP
59	PRECAST CONCRETE PANEL	70	PRECAST CONCRETE CAP
60	PRECAST CONCRETE PANEL	71	PRECAST CONCRETE CAP
61	PRECAST CONCRETE PANEL	72	PRECAST CONCRETE CAP
62	PRECAST CONCRETE PANEL	73	PRECAST CONCRETE CAP
63	PRECAST CONCRETE PANEL	74	PRECAST CONCRETE CAP
64	PRECAST CONCRETE PANEL	75	PRECAST CONCRETE CAP
65	PRECAST CONCRETE PANEL	76	PRECAST CONCRETE CAP
66	PRECAST CONCRETE PANEL	77	PRECAST CONCRETE CAP
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70	PRECAST CONCRETE PANEL	81	PRECAST CONCRETE CAP
71	PRECAST CONCRETE PANEL	82	PRECAST CONCRETE CAP
72	PRECAST CONCRETE PANEL	83	PRECAST CONCRETE CAP
73	PRECAST CONCRETE PANEL	84	PRECAST CONCRETE CAP
74	PRECAST CONCRETE PANEL	85	PRECAST CONCRETE CAP
75	PRECAST CONCRETE PANEL	86	PRECAST CONCRETE CAP
76	PRECAST CONCRETE PANEL	87	PRECAST CONCRETE CAP
77	PRECAST CONCRETE PANEL	88	PRECAST CONCRETE CAP
78	PRECAST CONCRETE PANEL	89	PRECAST CONCRETE CAP
79	PRECAST CONCRETE PANEL	90	PRECAST CONCRETE CAP
80	PRECAST CONCRETE PANEL	91	PRECAST CONCRETE CAP
81	PRECAST CONCRETE PANEL	92	PRECAST CONCRETE CAP
82	PRECAST CONCRETE PANEL	93	PRECAST CONCRETE CAP
83	PRECAST CONCRETE PANEL	94	PRECAST CONCRETE CAP
84	PRECAST CONCRETE PANEL	95	PRECAST CONCRETE CAP
85	PRECAST CONCRETE PANEL	96	PRECAST CONCRETE CAP
86	PRECAST CONCRETE PANEL	97	PRECAST CONCRETE CAP
87	PRECAST CONCRETE PANEL	98	PRECAST CONCRETE CAP
88	PRECAST CONCRETE PANEL	99	PRECAST CONCRETE CAP
89	PRECAST CONCRETE PANEL	100	PRECAST CONCRETE CAP

EXTERIOR ELEVATIONS - UNITS 'C' & 'D'

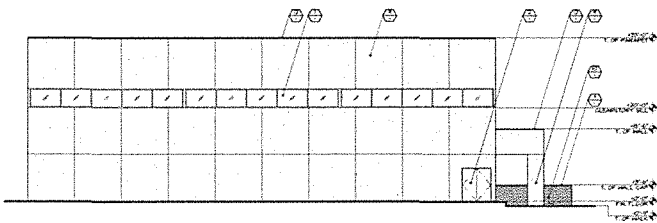
SCALE: 1/8" = 1'-0"



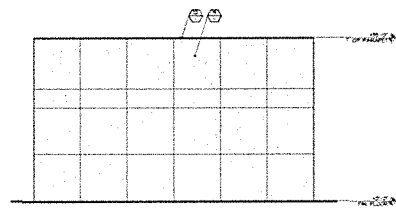
J GYMNASIUM - NORTH ELEVATION



K GYMNASIUM - EAST ELEVATION



L GYMNASIUM - SOUTH ELEVATION



M GYMNASIUM - WEST ELEVATION

EXTERIOR PAINTING SCHEDULE	
THE FOLLOWING ITEMS SHALL BE PAINTED: ALL EXTERIOR METALLIC FINISHES REQUIRED AT ALL TO AND EX OF THE LISTED ITEMS UNLESS OTHERWISE NOTED	THE FOLLOWING ITEMS DO NOT REQUIRE PAINTING UNLESS SPECIFICALLY NOTED AS REQUIRED IN SPECIFICATION
1. EXTERIOR METALLIC FINISHES 2. EXTERIOR METALLIC FINISHES 3. EXTERIOR METALLIC FINISHES 4. EXTERIOR METALLIC FINISHES 5. EXTERIOR METALLIC FINISHES 6. EXTERIOR METALLIC FINISHES 7. EXTERIOR METALLIC FINISHES 8. EXTERIOR METALLIC FINISHES 9. EXTERIOR METALLIC FINISHES 10. EXTERIOR METALLIC FINISHES 11. EXTERIOR METALLIC FINISHES 12. EXTERIOR METALLIC FINISHES	1. CONCRETE 2. BRICK 3. CERAMIC TILE 4. GLASS 5. Gypsum Board 6. METAL PANELS 7. METAL PANELS 8. METAL PANELS 9. METAL PANELS 10. METAL PANELS 11. METAL PANELS 12. METAL PANELS
EXTERIOR FINISHES SEE DETAIL HANDBOOK FOR EXTERIOR FINISHES	EXTERIOR FINISHES SEE DETAIL HANDBOOK FOR EXTERIOR FINISHES

- NOTES:
- ALL SHEET METAL FLASHING TO BE PER 24 OR 36 IN. VERTICAL OVERLAP AS INDICATED.
 - SEE SPECIFIED SECTION FOR ALL METALLIC FINISHES.
 - PROVIDE EXPANSION JOINTS AT EACH FLOOR LINE FOR ALL SHEET METAL FLASHING.
 - PROVIDE STOP SINK BEHIND ALL EXTERIOR FLASHING AT ALL JOINTS. FLASHING TO BE APPLIED TO BOTH SIDES OF JOINT. FLASHING TO BE APPLIED TO BOTH SIDES OF JOINT. FLASHING TO BE APPLIED TO BOTH SIDES OF JOINT.
 - FOR TYPICAL SEALER JOINTS, SEE DETAIL HANDBOOK.
 - FOR FLASHING DETAILS, SEE DETAIL HANDBOOK.
 - ALL EXTERIOR METALLIC FINISHES TO BE APPLIED TO ALL EXTERIOR METALLIC FINISHES.
 - ALL EXTERIOR METALLIC FINISHES TO BE APPLIED TO ALL EXTERIOR METALLIC FINISHES.
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EXTERIOR FINISH SCHEDULE		EXTERIOR FINISH SCHEDULE	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	ALUMINUM STOREFRONT SYSTEM	12	PAINT METAL CAP FLASHING
2	ALUMINUM METAL DOOR & FRAME	13	FACTORY FINISH
3	STEEL DECKING SYSTEM	14	FACTORY FINISH
4	ALUMINUM CLADDING SYSTEM	15	FACTORY FINISH
5	CONCRETE	16	FACTORY FINISH
6	BRICK	17	FACTORY FINISH
7	CERAMIC TILE	18	FACTORY FINISH
8	GLASS	19	FACTORY FINISH
9	Gypsum Board	20	FACTORY FINISH
10	METAL PANELS	21	FACTORY FINISH
11	METAL PANELS	22	FACTORY FINISH
12	METAL PANELS	23	FACTORY FINISH
13	METAL PANELS	24	FACTORY FINISH
14	METAL PANELS	25	FACTORY FINISH
15	METAL PANELS	26	FACTORY FINISH
16	METAL PANELS	27	FACTORY FINISH
17	METAL PANELS	28	FACTORY FINISH
18	METAL PANELS	29	FACTORY FINISH
19	METAL PANELS	30	FACTORY FINISH
20	METAL PANELS	31	FACTORY FINISH
21	METAL PANELS	32	FACTORY FINISH
22	METAL PANELS	33	FACTORY FINISH
23	METAL PANELS	34	FACTORY FINISH
24	METAL PANELS	35	FACTORY FINISH
25	METAL PANELS	36	FACTORY FINISH
26	METAL PANELS	37	FACTORY FINISH
27	METAL PANELS	38	FACTORY FINISH
28	METAL PANELS	39	FACTORY FINISH
29	METAL PANELS	40	FACTORY FINISH
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52	METAL PANELS	63	FACTORY FINISH
53	METAL PANELS	64	FACTORY FINISH
54	METAL PANELS	65	FACTORY FINISH
55	METAL PANELS	66	FACTORY FINISH
56	METAL PANELS	67	FACTORY FINISH
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62	METAL PANELS	73	FACTORY FINISH
63	METAL PANELS	74	FACTORY FINISH
64	METAL PANELS	75	FACTORY FINISH
65	METAL PANELS	76	FACTORY FINISH
66	METAL PANELS	77	FACTORY FINISH
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69	METAL PANELS	80	FACTORY FINISH
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78	METAL PANELS	89	FACTORY FINISH
79	METAL PANELS	90	FACTORY FINISH
80	METAL PANELS	91	FACTORY FINISH
81	METAL PANELS	92	FACTORY FINISH
82	METAL PANELS	93	FACTORY FINISH
83	METAL PANELS	94	FACTORY FINISH
84	METAL PANELS	95	FACTORY FINISH
85	METAL PANELS	96	FACTORY FINISH
86	METAL PANELS	97	FACTORY FINISH
87	METAL PANELS	98	FACTORY FINISH
88	METAL PANELS	99	FACTORY FINISH
89	METAL PANELS	100	FACTORY FINISH

EXTERIOR ELEVATIONS - GYMNASIUM

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

THE TAYLOR GROUP ARCHITECTS

PROPOSED ADDITION TO THE WELL COMMUNITY CHURCH - FIG GARDEN CAMPUS

EXTERIOR ELEVATIONS - GYMNASIUM

A502