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County of Fresno

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

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

FILED

APR 27 2018

TIME

1:26

FRESNO COUNTY CLERK

By *Christy Monfette*

DEPUTY

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7266 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7266 and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3569** filed by **HARJIT SINGH DHUNNA**, proposing to allow the existing building to be used for social church gatherings. The project site is located on the north side of **WEST CLINTON AVENUE**, approximately 225 feet east of its with **NORTH BRAWLEY AVENUE**, adjacent to the city limits of the City of Fresno (SUP. DIST. 1) (APN 442-060-48). Adopt the Negative Declaration prepared for Initial Study Application No. 7266, and take action on Classified Conditional Use Permit No. 3569 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7266 and the draft 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 Negative Declaration from April 30, 2018 through May 30, 2018.

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

Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
Attn: Chrissy Monfette
2220 Tulare Street, Suite A
Fresno, CA 93721

Initial Study No. 7266 and the draft 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), or at www.co.fresno.ca.us/initialstudies. An electronic copy of the draft Negative Declaration for the Proposed Project may be obtained at the addresses above.

Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Negative Declaration on June 7, 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 Negative Declaration.

For questions please call Chrissy Monfette (559) 600-4245.
Published: April 27, 2018

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 7266	LOCAL AGENCY PROPOSED 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): Christina Monfette, Planner	Area Code: 559	Telephone Number: 600-4245	Extension: N/A
Applicant (Name): Harjit Singh Dhunna		Project Title: Conditional Use Permit No. 3569	
Project Description: Allow an existing building in the R 1-C (NB) (Single-family Residential, Neighborhood Beautification Overlay) Zone District to be used for social church gatherings			
Justification for Negative Declaration: Based upon the Initial Study prepared for Classified Conditional Use Permit Application No. 3569, 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 Aesthetics, Agricultural and Forestry Resources, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, and Utilities and Service Systems. Potential impacts related to Air Quality, Hydrology and Water Quality, Recreation and Transportation/Traffic have been determined to be less than significant. A 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 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 – April 30, 2018		Review Date Deadline: Planning Commission – June 7, 2018	
Date:	Type or Print Signature: Marianne Mollring, Senior Planner	Submitted by (Signature): Christina Monfette, Planner	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

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

NOTICE OF DETERMINATION

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk, County of Fresno
2221 Kern Street
Fresno, CA 93721

From: Fresno County Department of Public Works and Planning, Development Services and Capital Projects
2220 Tulare Street (corner of Tulare and "M") Suite "A", Fresno, CA 93721

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resource Code

Project: Initial Study Application No. 7266, Classified Conditional Use Permit Application No. 3569

Location: The subject parcel is located on the north side of Clinton Avenue, approximately 225 feet east of its intersection with North Brawley Avenue, adjacent to the City of Fresno, addressed as 3756 W. Clinton Avenue (SUP. DIST. 1) (APN: 442-060-48)

Description: Allow an existing building in the R 1-C (NB) (Single-family Residential, Neighborhood Beautification Overlay) Zone District to be used for social church gatherings

This is to advise that the County of Fresno (Lead Agency Responsible Agency) has approved the above described project on June 7, 2018, and made the following determination:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report (EIR) was not prepared for this project pursuant to the provisions of CEQA. / A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were were not made a condition of approval for the project.
4. A statement of Overriding Consideration was was not adopted for this project.

This is to certify that the Initial Study with comments and responses and record of project approval is available to the General Public at Fresno County Department of Public Works and Planning, 2220 Tulare Street, Suite A, Corner of Tulare and "M" Streets, Fresno, California.

Chrissy Monfette, Planner
(559) 600-4245 /EMAIL cmonfette@co.fresno.ca.us

Date

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DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200
The County of Fresno is an Equal Employment Opportunity Employer



County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**
Initial Study No. 7266 and Classified Conditional Use Permit Application No. 3569
2. **Lead agency name and address:**
*Fresno County
2220 Tulare Street, Sixth Floor
Fresno, CA 93721*
3. **Contact person and phone number:**
Chrissy Monfette 559-600-4245
4. **Project location:**
3756 W. Clinton Avenue, Fresno CA 93722
5. **Project Applicant's name and address:**
*Luis Bravo, Calshine Construction
3251 N. Marks Avenue
Fresno, CA 93722*
6. **General Plan designation:**
Rural Residential (Fresno High-Roeding Plan)
7. **Zoning:**
R 1-C (NB) (Single-family Residential, Neighborhood Beautification Overlay) Zone District
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 operation of a church facility which was previously authorized by CUP 2175 in the R 1-C (NB) (Single-family Residential, Neighborhood Beautification Overlay) Zone District. Up to 50 attendees are anticipated up to three times each week, primarily on weekends.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**
The subject parcel is located in an area of residential development. The parcel, along with the parcels directly to the east, are long and thin, and have been developed primarily along their southern boundary, north of Clinton Avenue. West of the subject parcel is a small commercial center which includes a pharmacy and a bank. There is a large park to the south.

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:


Christina Monfette, Planner

Date: 4/26/18


Marianne Mollring, Senior Planner

Date: 4-27-18

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**
(Initial Study Application No. 7266 and
Classified Conditional Use Permit
Application No. 3569)

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?
- 1 c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- 1 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:

- 1 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?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 1 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?
- 2 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?
- 1 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?

VII. GREENHOUSE GAS EMISSIONS

Would the project:

- 1 a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- 1 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?
- 2 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:

- 1 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?

- 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?
- 1 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?

X. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 1 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:

- 1 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?
- 1 b) Expose persons to or generate excessive ground-borne vibration or ground-borne noise levels?
- 1 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:

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

XV. RECREATION

Would the project:

- 2 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?
2 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?
2 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)?

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. Background Report and Final EIR
Fresno County Zoning Ordinance
Important Farmland 2014 Map, State Department of Conservation
National Wetlands Inventory, U.S. Fish and Wildlife Services
Regulatory Maps, Department of Conservation
NEPAssist Web Tool, Accessed April 24, 2018

CMM:
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- 2 e) Result in inadequate emergency access?
2 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?
1 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?
1 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?
1 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?



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Luis Bravo, Calshine Construction

APPLICATION NOS.: Initial Study Application No. 7266 and Conditional Use Permit Application No. 3569

DESCRIPTION: Allow an existing building in the R 1-C (NB) (Single-family Residential, Neighborhood Beautification Overlay) Zone District to be used for social church gatherings

LOCATION: The subject parcel is located on the north side of Clinton Avenue, approximately 225 feet east of its intersection with North Brawley Avenue, adjacent to the City of Fresno, addressed as 3756 W. Clinton Avenue (SUP. DIST. 1) (APN 442-060-48)

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; or
- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings; or
- 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: NO IMPACT:

There is no new development proposed with this application. The building and parking lot were approved by CUP 2175.

II. AGRICULTURAL AND FORESTRY RESOURCES

- A. Would the project convert prime or unique farmlands or farmland of state-wide importance to non-agricultural use?

FINDING: NO IMPACT:

The Fresno County Important Farmlands Map designates land on the subject parcel as "Urban and Built-up Land." Surrounding parcels generally share that designation; however, some land has been designated as vacant or residential. One parcel, approximately 1,400 feet southeast from the subject parcel, has been designated as farmland of Local Importance. Therefore, due to the distance between the project and the nearest designated lands, no impacts to prime farmland, farmland of state-wide importance, or unique farmlands will occur as a result of this project.

- 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?

FINDING: NO IMPACT:

There are no parcels restricted by Williamson Act in the vicinity of the project site. There are similarly no parcels zoned for or engaged in timberland production; zoning in the area is R 1-C (NB) (Single-family Residential, Neighborhood Beautification Overlay). Therefore, the project will not conflict with agricultural zoning, forest land, or timberland production.

- D. Would the project result in the loss of forest land or conversion of forest land to non-forest use?
- 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; or

FINDING: NO IMPACT:

Due to its distance from lands zoned or used for forestland, timberland production, and agricultural uses, the project will not result in the net loss of such lands or the conversion of those uses to other uses.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Review of this project by the San Joaquin Valley Air Pollution Control District (SJVAPCD) determined that the project would not conflict with the State Implementation Plan. As the buildings are pre-existing, there will be no impacts from construction. Operation of the church facility will not release objectionable odors or produce air pollution in excess of typical building functions and the local increase in traffic (up to 20 vehicles arriving and departing the site three times per week) will not produce considerable contributions to existing air quality violations.

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; or
- 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:

No construction is proposed by this application. Further, there are no wetlands or other habitat that would support special-status species on the parcel. The lack of rivers or wetlands on the parcel also precludes adverse impacts on migratory fish and riparian habitat. There are no Habitat Conservation Plans or Natural Community Conservation Plans which apply to the project.

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; or
- 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:

The lack of development associated with this proposal generally precludes the possibility that historical resources would be impacted. In accordance with the provisions of AB 52, notice was sent to the following tribes to invite them to consult regarding known Tribal Cultural Resources on the parcel: Table Mountain Rancheria, Picayune Rancheria of the Chukchansi Indians, Santa Rosa Tachi Yokut Tribe, and the Dumna Wo Wah Tribal Government. Table Mountain responded within 30 days and declined consultation, Santa Rosa Tachi Yokut Tribe and the Picayune Rancheria failed to respond within 30 days and therefore declined consultation. The Dumna Wo Wah Tribal Government responded within 30 days requesting consultation, but failed to identify known Tribal Cultural Resources on the parcel. Lack of known resources does not demonstrate that no resources are present; however the lack of development will ensure that construction does not adversely affect any currently unknown resources.

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?
 - 2. Strong seismic ground shaking?
 - 3. Seismic-related ground failure, including liquefaction?
 - 4. Landslides?

FINDING: NO IMPACT:

The project is not located in an area at risk of loss, injury, or death due to the rupture of a known earthquake fault according to the Alquist-Priolo Fault Map. The nearest fault is the Clovis Fault, which is characterized as 'pre-Quaternary' or older than 1.6 million years. Figure 9-5 of the Fresno County General Plan Background Report (FCGPBR) shows the project site in an area of 0-20% probabilistic seismic hazards, which is the lowest category of risk. Figure 9-6 (FCGPBR) shows that the project site is not in an area at moderate or high risk of landslides and review of site photographs indicates the topography is fairly flat which precludes the possibility of site-specific landslide risk.

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

FINDING: NO IMPACT:

No development is proposed as part of this application. Further, the project site is located within the boundaries of the Fresno Metropolitan Flood Control District. Any development may also require the construction and installation of new or improved drainage facilities in accordance with the District's Master Plan. Further, the applicant will be required to file a grade and drainage plan, which will prevent substantial erosion or loss of topsoil.

- 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:

Figure 9-6 indicates that the subject parcel is not located in an area at moderate to high risk of landslide nor in an area of shallow or deep subsidence. According to Figure 7-1 (FCGPBR), the subject parcel is not located in an area where soils exhibit moderately high or higher expansion potential. The Department of Conservation's Web Soil Survey indicates that the subject parcel consists of entirely San Joaquin sandy loam, which is very well-drained. Further, sandy soils do not typically exhibit shrink-swell potential.

- 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 for sewer and water services; therefore the adequacy of the site to support the use of septic tanks is not relevant to the environmental review.

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: NO IMPACT:

As there is no development proposed with this application, there will be no impacts to the emissions of greenhouse gases associated with construction. Up to 20 cars will drive to and from the site up to three days per week, according to the Applicant's operational statement. This increase in traffic will not conflict with a plan, policy, or regulation adopted for reducing the emissions of greenhouse gases. Such plans are maintained by the SJVAPCD, who provided no comments on this application.

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?

FINDING: NO IMPACT:

The proposed use of this parcel to allow religious worship and social church gatherings does not involve the routine use or transport of hazardous materials. Further, the nearest school to the project site is the Central Adult Learning Site, which is approximately 1,500 feet north of the nearest property line to the main building.

- D. Would the project be located on a hazardous materials site?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site and surrounding properties were reviewed to determine if they were present on any of the following lists, as provided by the U.S. Environmental Protection Agency's NEPAAssist web program, accessed April 24, 2018: Hazardous Waste Sites (Resource Conservation and Recovery Act [RCRA]), Air Pollution (Integrated Compliance Information System for Air), Water Dischargers (National Pollutant Discharge Elimination System), Toxic Releases (Toxic Release Inventory), Superfund (National Priorities List), Brownfields (Assessment, Cleanup and Redevelopment Exchange System), and the Toxic Substances Control Act. Three hazardous waste sites were identified within one half-mile of the project site.

The nearest hazardous waste site is the Walgreens adjacent to the project site, which operates as a conditionally exempt small quantity hazardous waste generator with no current violations. The next nearest site is the CVS Pharmacy approximately 1,000 feet west of the project site. The CVS is a large quantity generator which is operating without violation. The next-nearest site is located 1,900 feet north of the northern property line; the Rite Aid is a large quantity generator with no current violations. As these facilities are operating within RCRA regulations, there will be no impact on the use of hazardous materials at this site on the project.

A brownfield site is located approximately 2,450 feet southeast of the project site and was identified as Valentine Elementary School.

- 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 two miles of a public or private airstrip or airport. Therefore, approval of the project will not result in safety hazards for people on site or working in the area.

- 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:

Approval of this project will not impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan. There are no impacts to the local circulation system and visitors to the site will maintain their level of involvement in the State Emergency Plan as they would outside of the site. The location is within a County Island of the City of Fresno and any evacuation or emergency response at the site would be likely to require the evacuation of the numerous residential properties in the vicinity. A local increase of up to 50 persons at this site up to three times a week will not impact the overall effectiveness of the system.

IX. HYDROLOGY AND WATER QUALITY

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

- 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 subject property is connect to the City of Fresno for sewer and water services and is not reliant upon groundwater or septic feasibility.

- 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; or
- 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:

There is no construction associated with this application. Minor grading and road improvements may be required, but all work will be conducted in compliance with existing Fresno County regulations which require that all runoff is diverted into the existing drainage system maintained by the Fresno Metropolitan Flood Control District.

- F. Would the project otherwise substantially degrade water quality; or
- G. Would the project place housing within a 100-year floodplain; or
- H. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?

FINDING: NO IMPACT:

There are no specific factors associated with this project that would otherwise substantially degrade water quality. There is similarly no new housing or structures proposed and thus no impacts to the floodzone. The parcel is considered to be an area of minimal Flood Hazard.

- I. Would the project expose persons or structures to levee or dam failure; or
- J. Would the project cause inundation by seiche, tsunami or mudflow?

FINDING: NO IMPACT:

Figure 9-8 (FCGPBR) shows that the project site is not in an area that is at risk of inundation due to dam failure. The project's distance from large bodies of water such as lakes and the ocean preclude the possibility of inundation due to seiche or tsunami and its flat topography precludes the risk of inundation by mudflow.

X. LAND USE AND PLANNING

A. Will the project physically divide an established community?

FINDING: NO IMPACT:

The scope of this project is limited to the property lines of the subject parcel, with some potential work along the frontage and within the County right-of-way. This will not divide the community.

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

FINDING: NO IMPACT:

The proposed use is allowed in the Rural Residential Zone district with approval of a Conditional Use Permit (CUP) application, which is being processed concurrently with this Initial Study. The Fresno County Planning Commission will determine at a public hearing if the required findings for the granting of a Conditional Use Permit can be made, and if they can, they will approve the Application and adopt the Negative Declaration prepared for this application. If it is determined that the required findings cannot be made, then the Commission will move to deny the application.

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

FINDING: NO IMPACT:

There are no applicable Habitat Conservation Plans or Natural Community Conservation Plans in the vicinity of the project site.

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:

Figure 7-7 (FCGPBR) shows that the project site is not in an area that has been designated for Mineral Resource Recovery. Further, the use of the existing building as a place of worship and social gatherings is not a type of project that requires the use of significant mineral resources.

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?

FINDING: NO IMPACT:

This project does not propose to use equipment that would generate severe noise levels or excessive ground-borne vibration or ground-borne noise levels. Noise will be limited to what is generated by a group of up to 50 persons within a building. Persons at the site or at surrounding properties will not be exposed to severe noise levels.

- C. Would the project cause a substantial permanent increase in ambient noise levels in the project vicinity?

FINDING: NO IMPACT:

Use of the parcel as a place to hold social church gatherings would be permitted with the approval of the CUP associated with this application. Such permits are restricted by the operational statement that is provided to the Planning Commission at the time of the public hearing. That statement currently restricts the operation of this site to three nights each week, primarily on weekends, up to 13 hours each day. The limited hours of operation preclude this project from causing a substantial permanent increase in ambient noise in the project vicinity.

- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

With up to 50 persons on site, there is the possibility that there will be substantial temporary increases in ambient noise levels. However, the operational statement indicates that the social gatherings will not have amplified sound nor will any special events be held. Attendees will use existing tables and chairs for their meetings. It is anticipated that this use will comply with the Fresno County Noise Ordinance and any violations can be handled on a per-incident basis.

- 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 a public or private air strip.

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 use of this parcel for social church gatherings is not a type of use that is reasonably expected to induce substantial population growth; there are no new sources of jobs or new facilities that would encourage relocation to this area. Attendance will generally consist of existing members of the church.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

If this project is approved, the site plans will be subject to review by the North Central Fire Protection District, which may place additional conditions for development in order to meet current fire standards. Adherence to the North Central Fire Protection District's regulations will reduce adverse impacts associated with fire protection services to less than significant. Persons who visit the project site in accordance with the Operational Statement are not likely to utilize local parks or other public facilities and will not have any impact on the use of schools in the area.

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: LESS THAN SIGNIFICANT IMPACT:

It is anticipated that attendees of the social church meetings will not travel away from the project site to use neighborhood parks. However, the Victoria West Community Park is located across from Clinton Avenue. This park provides several sports fields, a walking path, and several sitting areas which could be attractive to visitors, especially those who arrive in advance of a scheduled meeting. This park is large enough to accommodate additional sporadic attendance without the need to expand its facilities.

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; or
- C. Would the project result in a change in air traffic patterns; or
- D. Would the project substantially increase traffic hazards due to design features; or
- E. Would the project result in inadequate emergency access; or
- 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: LESS THAN SIGNIFICANT IMPACT:

The project anticipates generating up to twenty round trips three times each week through the use of the project site for social church gatherings, generally on weekends. Due to the non-peak hours of this increase and the limited number of vehicles, impacts to the congestion system will be less than significant. Prior to occupancy, the applicant will submit plans to the Fresno County Department of Public Works and Planning, Road Maintenance and Operations Division to determine if additional construction or revisions to the site design will be necessary to ensure consistency with County Ordinances. With compliance to this existing regulation, impacts will be less than significant.

XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements; or

- B. Would the project require construction of or the expansion of new water or wastewater treatment facilities; or
- C. Would the project require or result in the construction or expansion of new storm water drainage facilities; or
- D. Would the project have sufficient water supplies available from existing entitlements and resources, or are new or expanded entitlements needed; or
- E. Would the project result in a determination of inadequate wastewater treatment capacity to serve project demand; or
- 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:

CUP No. 2175 approved the use of this parcel for church activities in 1985. Since that time, the Applicant failed to exercise the use permit continuously and the use was abandoned for an excess of two years therefore the permit expired. Due the parcel's location adjacent to the city limits, it is served by municipal sewer and water services and City of Fresno hauling services. The limited number of attendees three days each week is less than the attendance that was permitted by CUP 2175 (typical attendance of 100 persons). Therefore, the existing facilities will be sufficient to support the water usage, sewage waste, and landfill waste produced by this application.

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:

All parts of the project have been developed prior to the application to allow this use. The lack of construction precludes impacts to special-status species and native habitats, even if such habitats were present. Outside of two buildings and a paved lot and driveways, the parcel is vacant, packed earth.

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

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

FINDING: NO IMPACT:

No cumulatively considerable impacts were identified as part of this application. There are no impacts to air quality from construction as there is none proposed. No adverse impacts to human beings were identified. The majority of functions will occur within the existing building.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Classified Conditional Use Permit Application No. 3569, 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 Aesthetics, Agricultural and Forestry Resources, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, and Utilities and Service Systems.

Potential impacts related to Air Quality, Hydrology and Water Quality, Recreation and Transportation/Traffic have been determined to be less than significant.

A 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 southeast corner of Tulare and "M" Street, Fresno, California.

CMM:

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County of Fresno

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

DATE: February 7, 2017

TO: Department of Public Works and Planning, Director, Attn: Steven White
Development Services, Division Manager, Attn: William M. Kettler
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Policy Planning, ALCC, Attn: Mohammad Khorsand
Development Services, Water/Geology/Natural Resource, Attn: Augustine Ramirez/Jennifer Parks
Development Services, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services, Site Plan Review, Attn: Hector Luna
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Augustine Ramirez/Jennifer Parks
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Attn: Mohammad Alimi/ Dale Siemer
Department of Public Health, Environmental Health Division, Attn: Glenn Allen/Janet Gardner/Kevin Tsuda
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Div.), PIC Supervisor
Regional Water Quality Control Board, Central Valley Region, Attn: Dale Harvey
Fresno Irrigation District, Attn: William R. Stretch and Sen Saetern
Table Mountain Rancheria, Tribal Cultural Resources Director, Attn: Robert Pennell
Santa Rosa Rancheria, Attn: Ruben Barrios, Tribal Chairman
CA Department of Fish and Wildlife, Attn: Steve Hulbert
U.S. Dept. of Interior, F&W Service Endangered Species Div., Attn: Dana Herman
Fresno County Fire Protection District, Attn: Eric Watkins, Battalion Chief
Kings River Conservation District, Attn: Rick Hoelzel
Fresno County Historical Landmarks Commission, Attn: Laurel Prysiazny, County Librarian
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Betsy Lichti, Senior Sanitary Engineer
City of Fresno, Development Department, Attn: Mike Sanchez, Assistant Director, Current Planning, Dan Zack, Assistant Director, Advanced Planning
City of Fresno, Public Works Department, Attn: Scott Mozier, Jill Gormley, Steve Delsid, Louise Gilio
CALTRANS, Attn: Dave Padilla

FROM: Christina Monfette, Planner *amm*
Development Services Division

SUBJECT: Conditional Use Permit (CUP) Application No. 3569, Initial Study No. 7266

APPLICANT: Luis Bravo

DUE DATE: February 22, 2017

The Department of Public Works and Planning, Development Services Division is reviewing the subject applications proposing to allow a church facility on a 1.56-acre parcel in the RR (Rural Residential) Zone District. A church was previously approved on this parcel under CUP 2175; however, a new use permit is required because there was a cessation of use for more than two years and the previous CUP expired.

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

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

We must have your comments by February 22, 2017. Any comments received after this date may not be used.

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

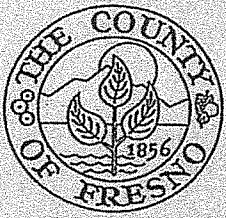
Please address any correspondence or questions related to environmental and/or policy/design issues to me, Christina Montette, Planner, Current Planning Unit, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4245, or email cmontette@co.fresno.ca.us.

Activity Code (Internal Review): 2381

CMM:

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Enclosures



Fresno County Department of Public Works and Planning

Date Received: 2/3/17

CUP 3569
IS 7266
(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
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Time Extension for
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

Allow a church facility previously approved under CUP 2175 in the RR Zone District

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: North side of Clinton Ave. between Walgreens store and Park Street address: 3756 W Clinton Ave. Fresno Ca. 93722

APN: 442-060-48 Parcel size: Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

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

Owner: Harjit Singh Dhanna 3756 W Clinton Ave. Fresno, Ca. 93722
Applicant: Luis Bravo 3251 N Marks Ave. Fresno Ca. 93722 559-9991509
Representative: Same

CONTACT EMAIL: calshineconstruction@yahoo.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3569 Fee: \$ 4,569.00
Application Type / No.: Fee: \$
Application Type / No.: Pre app # 38993 Fee: \$ - 247
Application Type / No.: Fee: \$
PER/Initial Study No.: 7266 Fee: \$ 3,901
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 997
Received By: em Invoice No.: 24462 TOTAL: \$ 9,215

UTILITIES AVAILABLE

WATER: Yes [X] / No []
Agency: City
SEWER: Yes [X] / No []
Agency: City

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s):

APN # - - -

Zone District:

APN # - - -

Parcel Size:

APN # - - -

APN # - - -



Development Luis Bravo
 Services 3251 N Marks Ave. Fresno CA 93722
 Division 559-999-1509
Pre-Application Review
 Department of Public Works and Planning

NUMBER: 38993
 APPLICANT: Luis Bravo
 PHONE: (559) 999-1509

PROPERTY LOCATION: 3756 W. CLINTON
 APN: 442-060-98 ALCC: No Yes # VIOLATION NO. NONE
 CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes
 ZONE DISTRICT: RR; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
 LOT STATUS:

Zoning: () Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
 Merger: May be subject to merger: No Yes ZM# Initiated In process
 Map Act: () Lot of Rec. Map; () On '72 rolls; () Other Permit Hist. 5 () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: CENTRAL UNITIES (PLA 489) PERMIT JACKET: No Yes
 FMFCD FEE AREA: () Outside (X) District No.: AL FLOOD PRONE: No Yes
 PROPOSAL CUP TO ALLOW A CHURCH FACILITY PREVIOUSLY APPROVED BY CUP 2175.

COMMENTS: Operational Statement Attached
 ORD. SECTION(S): 820-3-B BY: [Signature] DATE: 9/9/2016

GENERAL PLAN POLICIES:	PROCEDURES AND FEES:
LAND USE DESIGNATION: <u>Rural Residential</u> () GPA: <u> </u> () MINOR VA: <u> </u>	COMMUNITY PLAN: <u>Fresno High-Roading</u> () JAA: <u> </u> (X) JHD: <u>992.00</u>
REGIONAL PLAN: <u> </u> (X) CUP: <u>4,569.00</u> () JAG COMM: <u> </u>	SPECIFIC PLAN: <u> </u> () JORA: <u> </u> () JALCC: <u> </u>
SPECIAL POLICIES: <u> </u> () JVA: <u> </u> (X) JIS/PER*: <u>3,901.00</u>	SPHERE OF INFLUENCE: <u> </u> () JAT: <u> </u> () Viol. (35%): <u> </u>
ANNEX REFERRAL (LU-G17/MOU): <u> </u> () JTT: <u> </u> () Other: <u> </u>	Filing Fee: \$ <u>9,462.00</u>
COMMENTS: <u>City General Plan is Public/Quasi-Public Facility</u>	Pre-Application Fee: <u>-\$247.00</u>
	Total County Filing Fee: <u>7,215.00</u>

- | | |
|---|---|
| FILING REQUIREMENTS: | OTHER FILING FEES: |
| (X) Land Use Applications and Fees | () Archaeological Inventory Fee: <u>\$75 at time of filing</u> |
| (X) This Pre-Application Review form | () Separate check to Southern San Joaquin Valley Info. Center |
| (X) Copy of Deed / Legal Description | (X) CA Dept. of Fish & Wildlife (DFW): <u>(\$50) (\$50+\$2,792.25; \$50+\$2,010.25)</u> |
| (X) Photographs | () Separate check to Fresno County Clerk for pass-thru to DFW. |
| () Letter Verifying Deed Review | () Must be paid prior to IS closure and prior to setting hearing date.) |
| (X) IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required. | |
| (X) Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction | |
| (X) Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction | |
| (X) Project Description / Operational Statement (Typed) | |
| () Statement of Variance Findings | |
| () Statement of Intended Use (ALCC) | |
| () Dependency Relationship Statement | |
| () Resolution/Letter of Release from City of <u> </u> | |
| () Referral Letter # <u> </u> | |

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.

BY: Christina Monforte DATE: 9/14/2016
 PHONE NUMBER: (559) 600-4245

- NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:
- | | |
|---------------------|------------------------------|
| () COVENANT | (X) SITE PLAN REVIEW |
| () MAP CERTIFICATE | (X) BUILDING PLANS |
| () PARCEL MAP | (X) BUILDING PERMITS |
| () FINAL MAP | () WASTE FACILITIES PERMIT |
| (X) FMFCD FEES | (X) SCHOOL FEES |
| () ALUC or ALCC | () OTHER (see reverse side) |



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY	
IS No.	7266
Project No(s)	CUP 3569
RECEIVED	
Application Received	
FEB 03 2017	
DEPARTMENT OF PUBLIC WORKS AND PLANNING DEVELOPMENT SERVICES DIVISION	

GENERAL INFORMATION

- Property Owner: Harjit Singh Dhanna Phone/Fax: _____

Mailing Address: 3756 W Clinton Ave. Fresno. ca. 93722

Street City State/Zip

california shine construction
- Applicant: 3251 N Marks Ave. Phone/Fax: 559-999-1509

Mailing Address: 3251 N Marks Ave. Fresno ca. 93722

Street City State/Zip
- Representative: Same as applicant Phone/Fax: _____

Mailing Address: 3251 North Marks Avenue Fresno CA 93722

Street City State/Zip
- Proposed Project: Community Hall/temple
- Project Location: 3756 W Clinton Ave. Fresno ca. 93722
- Project Address: _____
- Section/Township/Range: / /
- Parcel Size: _____
- Assessor's Parcel No. _____

10. Land Conservation Contract No. (If applicable): _____

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

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

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

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

13. Existing Zone District¹: _____

14. Existing General Plan Land Use Designation¹: _____

ENVIRONMENTAL INFORMATION

15. Present land use: None
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

Describe the major vegetative cover: _____

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

Is property in a flood-prone area? Describe:

NO

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

North: Commercial

South: Park

East: Home residential

West: Commercial

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 None
Number of Salesmen None
Number of Delivery Trucks 1
Total Square Footage of Building 5,200.

III. Describe and quantify other traffic generation activities: 90 cars
more or less visitors

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

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

22. Describe the probable source(s) of air pollution from your project: None

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

- 24. Anticipated volume of water to be used (gallons per day)²: 205
- 25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name City
- 26. Estimated volume of liquid waste (gallons per day)²: 50
- 27. Anticipated type(s) of liquid waste: Water
- 28. Anticipated type(s) of hazardous wastes²: none
- 29. Anticipated volume of hazardous wastes²: none
- 30. Proposed method of hazardous waste disposal²: NO
- 31. Anticipated type(s) of solid waste: water
- 32. Anticipated amount of solid waste (tons or cubic yards per day): 1 ton / month
- 33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 1 tone / month
- 34. Proposed method of solid waste disposal: City container
- 35. Fire protection district(s) serving this area: _____
- 36. Has a previous application been processed on this site? If so, list title and date: NO
Yes, CUP 2175
- 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

02-03-17
 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

(Revised 5/2/16)

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.



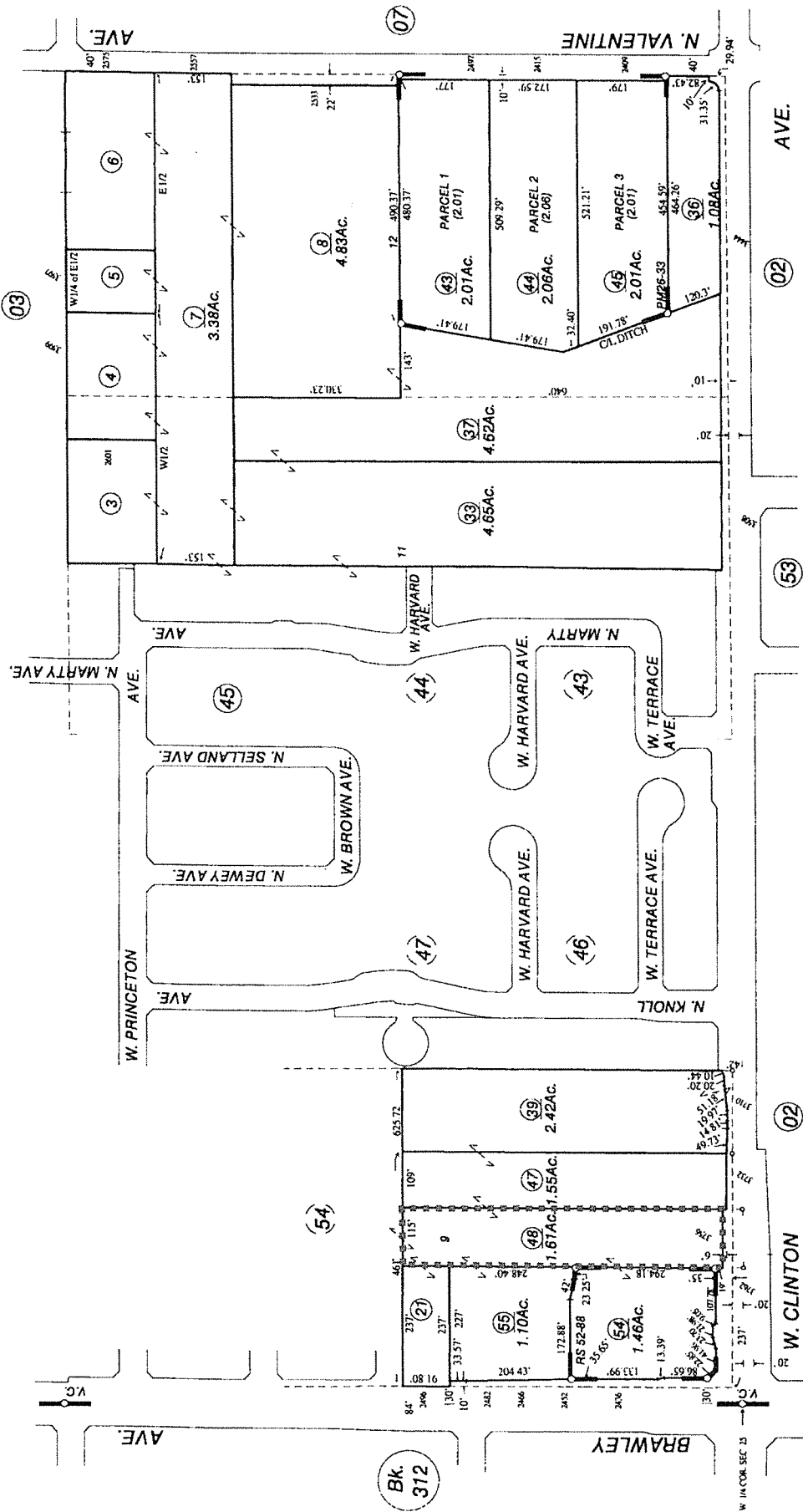
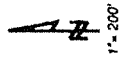
Applicant's Signature

02-03-17

Date

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.



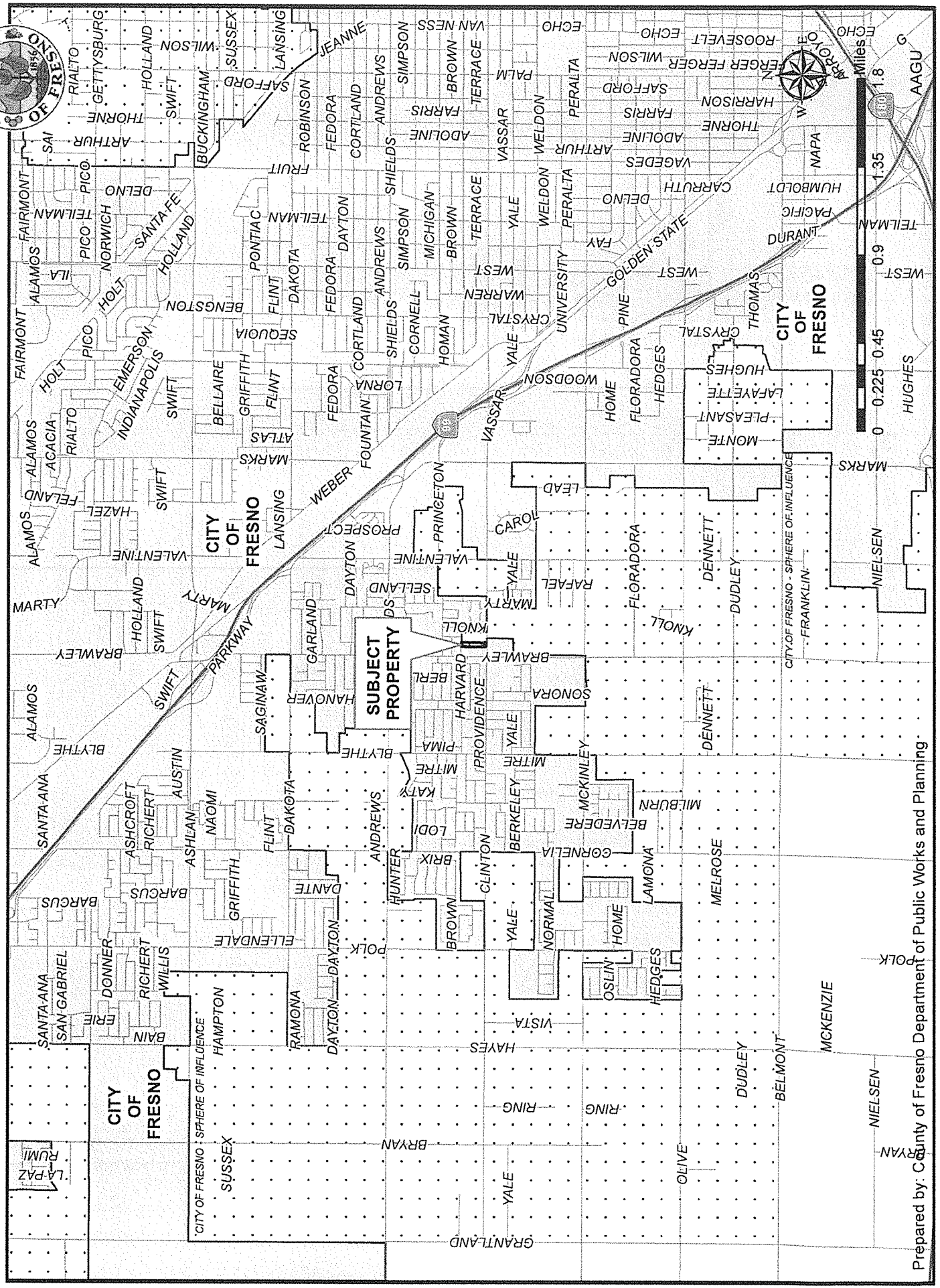
Parcel Map No. 3970 - Bk. 26, Pg. 33
Record of Survey - Bk. 52, Pg. 88
Victoria Colony - Plat Bk. 4, Pg. 61

Assessor's Map Bk. 442 - Pg. 06
County of Fresno, Calif.

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

CUP 3569

LOCATION MAP

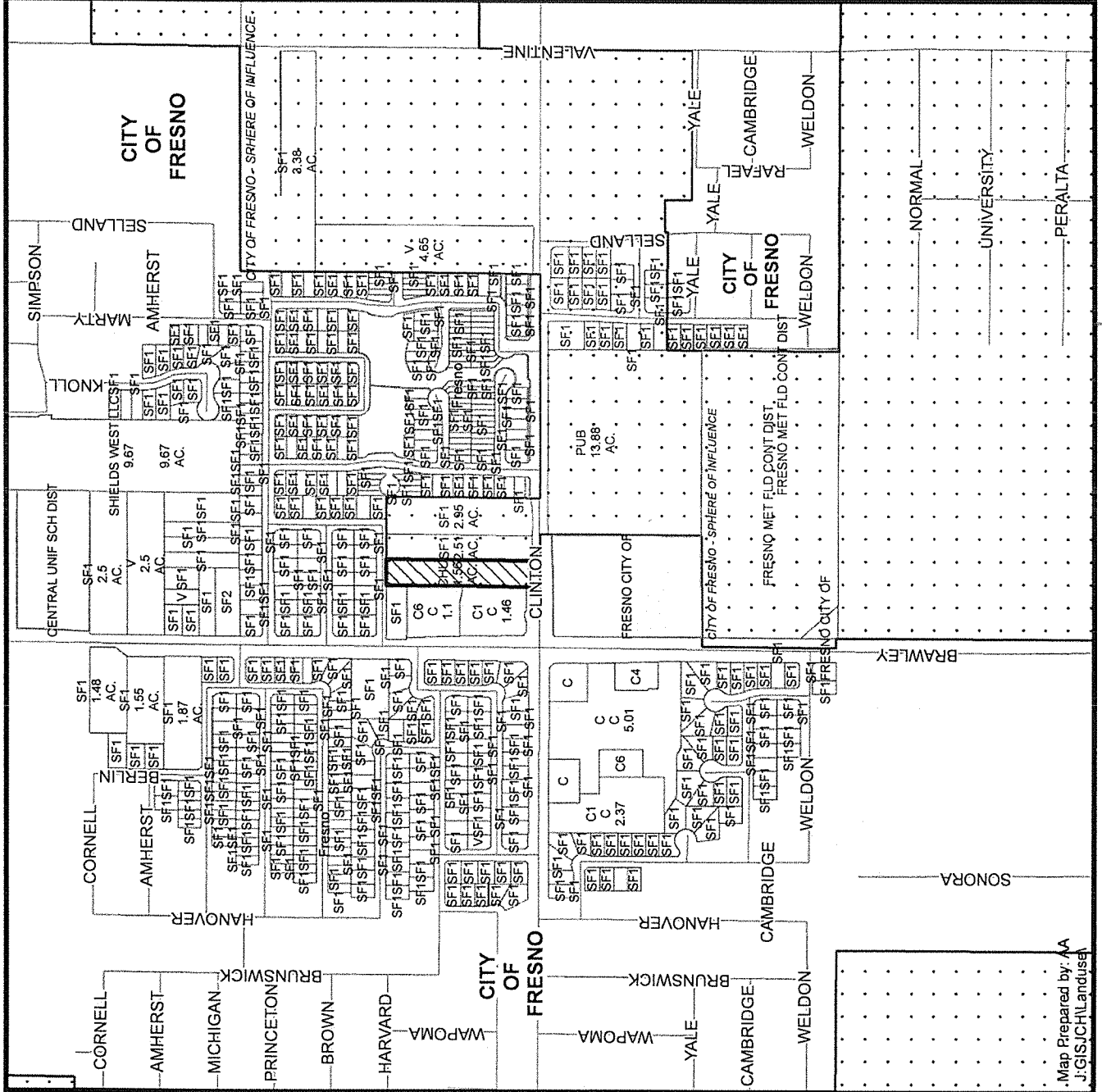


Prepared by: County of Fresno Department of Public Works and Planning.



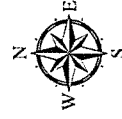
EXISTING LAND USE MAP

CUP 3569



LEGEND	
[Symbol]	C - COMMERCIAL
[Symbol]	C# - COMMERCIAL
[Symbol]	CHU - CHURCH
[Symbol]	PUB - PUBLICLY OWNED
[Symbol]	SF# - SINGLE FAMILY RESIDENCE
[Symbol]	V - VACANT

LEGEND:
 Subject Property

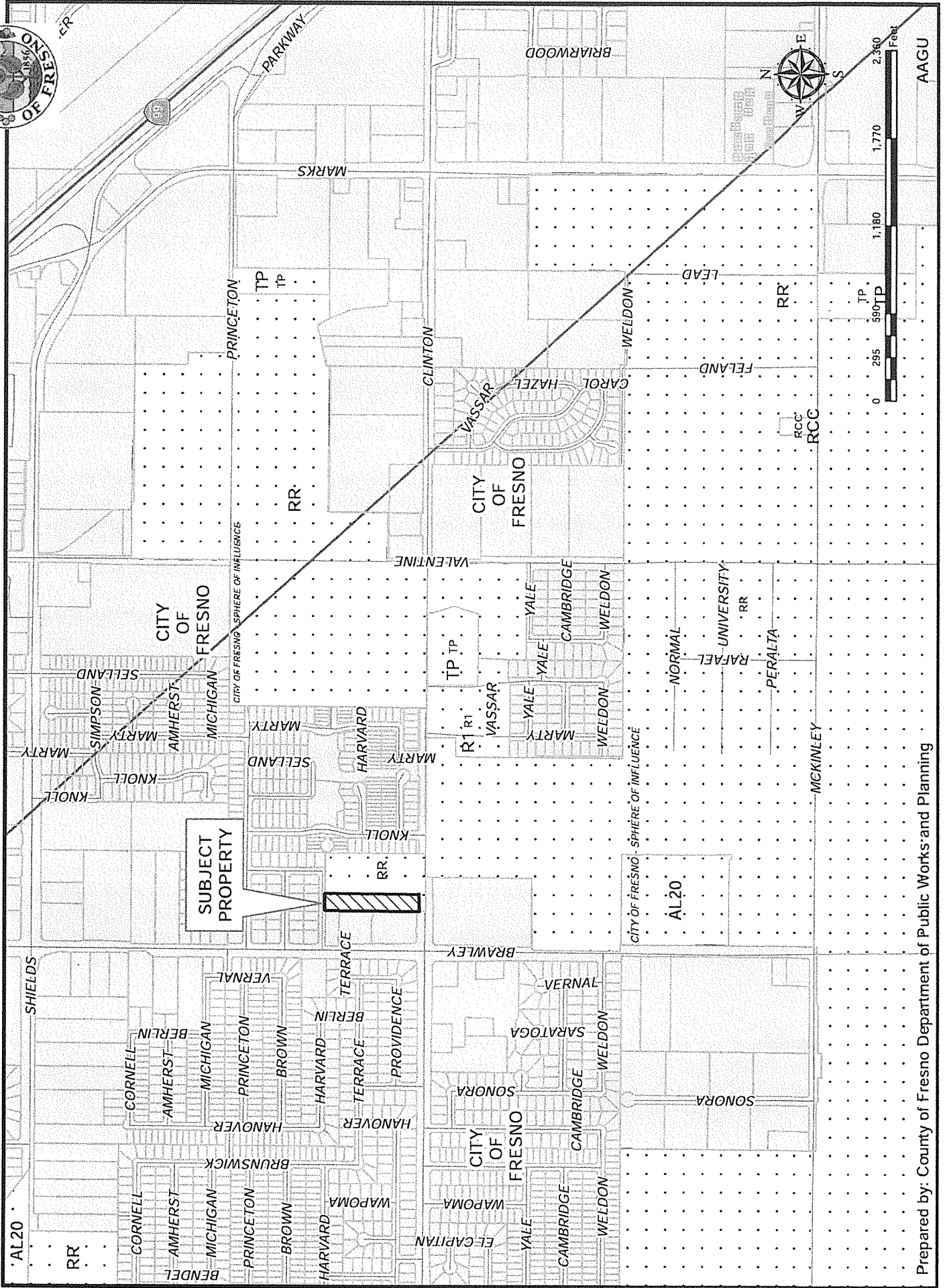


Department of Public Works and Planning
 Development Services Division

CUP 3569

STR 35 - 9/24

EXISTING ZONING MAP



Operational Statement

08/31/16

Mr. Dhunna

3756 W. Clinton Ave.

Fresno, CA 93722

RECEIVED
COUNTY OF FRESNO

FEB 03 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

CUP 3869

The intention of writing this letter is to occupy my existing building at 3756 W. Clinton Ave. under a nonprofit organization for small social church gatherings. The operational times will consist of 10 AM to 11 PM three days out of the week. There will be no special activities. We will be frequently meeting every weekend 3 days out of the week 13 total hours per day, 39 hours weekly. Some of these events will be held mostly indoors. In average we will have visitors up to 50 per day. The number of employees will be NONE. There will be no caretakers living on site. There will be 20 vehicles, mainly cars and will be frequently visiting on the weekends. There is a private road with private parking that has existing pavement. There is a total of 20 parking stalls. No goods will be sold at this site. Only chairs and tables that will be used for meetings. No supplies or materials will be stored at the property. There is no noise, no glare, no dust, or odor at this site. There is an existing garbage can to haul away garbage every weekend. Roughly 20 gallons per day will be used for water. There will be no advertisements. The existing front building will be used for our social gatherings. No outdoor lighting or indoor sound with amplification systems will be used. No landscaping or fencing are proposed at this property.

Respectfully,

x Harjit Singh Dhunna

Mr. Dhunna

