



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 2 June 7, 2018

SUBJECT: Initial Study Application No. 7266 and Classified Conditional Use Permit Application No. 3569

Allow an existing building in the RR(nb) (Rural Residential, Neighborhood Beautification Overlay) Zone District to be used for social church gatherings.

LOCATION: The project site is located on the north side of West Clinton Avenue, approximately 225 feet east of its intersection with North Brawley Avenue, adjacent to the city limits of the City of Fresno (3756 West Clinton Avenue) (SUP. DIST. 1) (APN 442-060-48).

OWNER: Harjit Singh Dhunna
APPLICANT: Luis Bravo

STAFF CONTACT: Chrissy Monfette, Planner
(559) 600-4245

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Adopt the Negative Declaration prepared for Initial Study (IS) Application No. 7266 and
- Approve Classified Conditional Use Permit Application No. 3569 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans and Detail Drawings
6. Elevations
7. Applicant's Operational Statement
8. Summary of Initial Study Application No. 7266
9. Draft Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Rural Residential	No Change
Zoning	Rural Residential, Neighborhood Beautification Overlay	No Change
Parcel Size	1.56 acres	No Change
Project Site	The use is proposed on the southern third of the subject parcel	No Change
Structural Improvements	Existing Residence, existing 2,160 square-foot building, existing 3,500 square-foot sanctuary building	No Change
Nearest Residence	30 feet east of eastern property line	No Change
Surrounding Development	Residential uses to the east and north, public park to the south, commercial to the west	No Change
Operational Features	None (prior use permit expired)	Existing buildings will be used for sanctuary and multi-function rooms (nursery, fellowship meetings, classroom)
Employees	None	No Change

Criteria	Existing	Proposed
Customers	None	Up to 50 attendees
Traffic Trips	None	20 round trips, up to three times each week
Lighting	None	No change
Hours of Operation	None	10 AM to 11 PM three days of the week, primarily on weekends

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N

ENVIRONMENTAL ANALYSIS:

An Initial Study was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the Initial Study, staff has determined that a Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 8.

Notice of Intent to adopt a Negative Declaration publication date: April 30, 2018.

PUBLIC NOTICE:

Notices were sent to 151 property owners within 600 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Classified Conditional Use Permit Application may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

The decision of the Planning Commission on a Classified CUP Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission’s action.

BACKGROUND INFORMATION:

The subject parcel was zoned R-A (Single-Family Residential Agricultural) via Ordinance No. 490-A-122, which was approved by the Board of Supervisors on September 5, 1961. Amendment Application No. 3138 was approved on April 7, 1980, which rezoned the parcel to its current RR (Rural Residential) Zone District designation.

The use of this parcel as a church facility was first approved through Director Review and Approval No. 58-061, which was approved in 1958. Conditional Use Permit No. 529 was approved by the Planning Commission in 1963 to allow a 900 square-foot sanctuary and allow a 1,105 square-foot multi-purpose building. A previous expansion proposal, Conditional Use Permit No. 1776, was approved in 1980 to allow additions, but that permit expired in 1982 due to a failure to develop.

Conditional Use Permit No. 2175 was approved on August 8, 1985, which allowed the development of a 2,160 square-foot sanctuary and a parsonage to serve as a residence for the pastor. Since that time, the use of the parcel as a church facility ceased for at least two years, resulting in the expiration of that Use Permit. This application is being processed to allow the use on the parcel once more.

Finding 1: *That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood*

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front (south): 35 feet Side: 20 feet Rear (north): 20 feet	Front: 51 ft. 8 in. Side east: 13 ft. 7 in. Side west: 12 ft. 7 in. Rear: <250 ft.	Y N* N* Y
Parking	One space for every 40 square feet (52 and 2 ADA stalls required)	20 spaces, 2 ADA stalls	N*
Lot Coverage	No Requirements	~9.5%	Y
Space Between Buildings	No Requirements	N/A	Y
Wall Requirements	None	N/A	Y
Septic Replacement Area	N/A	N/A	Y
Water Well Separation	N/A	N/A	Y

*See discussion under "Finding One"

Reviewing Agency/Department Comments Regarding Site Adequacy:

Building/Safety and Plan Check Sections of the Fresno County Department of Public Works and Planning: Plans, permits and inspections will be required for all on-site improvements. A church facility providing services and public access would be required to provide accessible elements and facilities for persons with disabilities, including, but not limited to:

- a. Accessible routes from the site arrival point to all areas of public accommodation per California Building Code (CBC) 11B-206.
- b. Accessible parking per CBC 11B-208.
- c. Accessible toilet facilities per CBC 11B-213.

There is an expired permit for an addition to the existing building. This permit shall be reinstated and inspections will also be required. At present, the occupancy of the building would be illegal.

Fresno City Fire Department: Change of occupancy may be required for this use. Public hydrants may need to be installed. Fire sprinklers are required for this building.

City of Fresno: Off-street parking facilities and geometrics shall conform to the City of Fresno Public Works Department *Parking Manual and Standard Drawings P-21, P-22, P-23*. Install a 30-inch state standard "STOP" sign. The sign shall be mounted on a 2-inch galvanized post with the bottom of the sign seven feet above ground, located behind the curb and immediately behind a major street sidewalk. Provide parking space needs, circulation, access, directional signs (e.g., "Entrance," "Exit," "Right Turn Only," "One Way", etc.). Restripe the existing parking stalls to angled parking, per the City of Fresno *Parking Manual*, with respect to the direction of traffic flow (based on the assignment of the driveways).

City of Fresno Department of Public Utilities: Connection to the City of Fresno water system shall be required. The Applicant shall abandon all existing on-site private and sanitary sewer systems in accordance with City standards, specifications, and policies.

Site Plan Review Section of the Fresno County Department of Public Works and Planning:
Required parking:

1. Per Section 855-I(2)b of the Zoning Ordinance, there shall be one (1) parking space for every forty (40) square feet of area within the main auditorium or meeting hall. The open area (meeting hall) listed in the floor plan for this facility is approximately 2,088.45 square feet. Divided by 40 square feet, that would equal 52 parking stalls required.
2. A minimum of two (2) ADA accessible parking stalls are required, one (1) of which shall be designated van accessible. All ADA accessible stalls shall be located as close as possible to the main entrance.
3. Section 855-E.3:
 - a) Side and rear yards may be used for required off-street parking. If the parking area abuts property classified as a Residential District, then a solid masonry wall not less than five (5) feet nor more than six (6) feet in height shall be erected on the property line abutting the area used for off-street parking. For regulations, the provisions of Section 855-H and Section 855-I.3 shall apply.
 - b) The required front yard shall be landscaped. Where such areas adjoin a residential district, there shall be a border of appropriate landscaping not less than ten (10) feet in depth along the residential street frontage to protect the character of the adjoining residential property. Such landscaping shall be maintained.

Any proposed landscape area 500 square feet or more shall meet the requirements of the State of California's Model Water Efficient Landscape Ordinance (MWELO) guidelines for water conservation.
4. Asphalt concrete driveway approaches shall be required. Two-way driveways are to be 24 to 35 feet in width. Driveway widths greater than 35 feet in width must be approved by the Road Maintenance and Operations Division.

5. If only the driveways are to be paved, the driveways should be concrete or asphalt concrete paved a minimum width of 24 feet for the first 100 feet off of the edge of the road right-of-way.
6. All parking and circulation areas not concrete or asphalt concrete paved should be treated with a dust palliative to prevent the creation of dust.
7. Outdoor lighting should be hooded and directed away from adjoining streets and properties.
8. Any existing or proposed gates providing initial access to the site should be set back a minimum of 20 feet or the length of the longest vehicle that will enter the site.

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

Analysis:

The multi-purpose building does not meet the required setbacks for this zone district; however, the building had been built and permitted prior to the submittal of CUP No. 2175. Review of this application by the Zoning Section determined that with the prior approval, they would not require the submission and approval of a variance to allow the reduced setbacks.

The City of Fresno and the County's Site Plan Review Section identified ways in which the proposed site plan does not meet development standards, including a failure to show a sufficient number of parking spaces. Based on the designs approved for previous iterations of this project, there is sufficient space on the parcel to provide the required amount of parking. The Applicant will be required to submit a Site Plan Review application, at which time compliance to development standards will be required.

The Applicant has provided proof of connection to the City of Fresno for sewer and water services. There are no wells or septic systems shown on the site plan, and a Project Note will be included to encourage the Applicant to remove any redundant systems which may be in place.

The scope of this application includes the existing buildings on site, with the exception of the residence in the rear of the parcel. There are no new buildings or development proposed.

Staff finds that the project site is adequate in size and shape to accommodate the proposed use.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 1 can be made.

Finding 2: *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use*

		Existing Conditions	Proposed Operation
Private Road	No	West Clinton Avenue: County-maintained West Harvard Avenue: City-maintained	No change
Public Road Frontage	Yes	West Clinton Avenue and West Harvard Avenue	No change
Direct Access to Public Road	Yes	West Clinton Avenue	No change
Road ADT		West Clinton Avenue: 2,500 vehicles per day	No change
Road Classification		West Clinton Avenue: Collector	No change
Road Width		West Clinton Avenue: 51.9 feet	No change
Road Surface		West Clinton Avenue: Asphalt Concrete	No change
Traffic Trips		Residential	~20 round trips 3 days/week
Traffic Impact Study (TIS) Prepared	No	N/A	N/A
Road Improvements Required		Sidewalk, overhead utilities	Align sidewalk with neighboring property, underground utilities

Reviewing Agency/Department Comments Regarding Adequacy of Streets and Highways:

City of Fresno: For any property roadway frontage that is within the City of Fresno Sphere of Influence, the property shall dedicate the necessary right-of-way per the City of Fresno standards for the roadway classification. Building setbacks should also be calculated based on the City of Fresno standards from the future roadway alignment so that the City of Fresno can grow into the Sphere of Influence and have sufficient capacity in the roadway circulation element.

Identify all street furniture within the public right-of-way. Also, identify the required 4-foot minimum path of travel along the public sidewalk directly in front of the property, as required by the California Administration Code (Title 24). A pedestrian easement may be required if Title 24 requirements cannot be met. Deed documents for the required dedications shall be prepared by the Applicant's engineer and submitted to the County of Fresno prior to issuance of building permits.

The construction of any overhead, surface or sub-surface structures and appurtenances in the public rights-of-way is prohibited unless an encroachment permit is approved by the City/County of Fresno. Encroachment permits must be approved prior to issuance of building permits.

Design Division of the Fresno County Department of Public Works and Planning: Based on the limited uses proposed by the operational statement, a traffic impact study will not be necessary; however ingress and egress of the project's traffic may be limited to right-in and right-out based on the close proximity of the driveways to the intersection of Clinton and Brawley.

Development Engineering Section of the Fresno County Department of Public Works and Planning: Clinton Avenue is a County-maintained road classified as a Collector road with an existing 30 feet of right-of-way north of the centerline along the parcel frontage, per Plat Book. The minimum width for a Collector road right-of-way north of the centerline is 42 feet. Records indicate this section of Clinton Avenue, from 0.186 miles west of Valentine Avenue to 0.051 miles east of Brawley Avenue, has an Average Daily Traffic (ADT) of 2,500 vehicles per day, pavement width of 51.9 feet, structural section of 0.17 feet asphalt concrete and 0.35 feet asphalt base, and is in poor condition. Harvard Avenue is not a County-maintained road at the subject parcel.

Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division. Typically, with access for any new development along Collector roads, turnaround facilities shall be provided on parcels having direct access to Collector roads so that vehicles do not back out onto the roadway. If not already present, ten-foot by ten-foot corner cutoffs should be improved for sight distance purposes at any exiting driveways.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: Clinton Avenue is designated as a Collector road in the General Plan. Within the Fresno City urban area, right-of-way for a 4-lane Collector road with no parking requires 92 feet of road right-of-way: 46 feet each side of the section line. The Applicant shall dedicate an additional 10 feet (or such other amount as determined in a title search) to provide the half right-of-way width across his parcel frontage.

Clinton Avenue shall be improved across the Applicant's frontage to City standards. Alignment for curb and gutter should match up with existing improvements located westerly of the subject parcel. Existing overhead utilities across the Applicant's frontage shall be placed underground.

The property is currently served with two drive approaches. The easterly drive approach may have to be eliminated unless the Applicant can provide an adequate line of sight for egress movements. Drive approaches should be located at least five feet from the property line.

On- and off-site drainage shall be directed into facilities operated by the Fresno Metropolitan Flood Control District. The Applicant shall be required to pay appropriate drainage fees to the District at the rates in effect at the time of payment. Work within the County road right-of-way requires that an encroachment permit first be obtained from the Road Maintenance and Operations Division. The Applicant's engineer will be required to submit engineered drawings for the street improvements for review and approval by this Division.

The following agencies or departments had no comments or no concerns with the subject application: Caltrans and the Water and Natural Resources Division of the Fresno County Department of Public Works and Planning.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Analysis:

The subject parcel has frontage on two public roads: West Clinton Avenue and West Harvard Avenue. West Harvard Avenue is a City street and provides access to a residential area within the City limits north of the property. The frontage across West Harvard Avenue is improved with a wooden fence. There is no access proposed or approved off West Harvard Avenue.

Visitors to the site would use West Clinton Avenue to gain access to the site, via an existing 30-foot drive approach on the eastern side of the parcel. There currently exists a second access road on the western side of the parcel which also provides access to West Clinton Avenue.

The Applicant intends to make improvements at the frontage of the property to align with the existing sidewalk with the adjacent properties and to place the existing overhead utilities underground. Further, dedication of right-of-way shall be offered to meet the City’s eventual growth in this area. The Applicant proposes an average of 50 attendees to the site three times each week, primarily on weekends. This amount of traffic during non-peak times will not significantly impact traffic flow in this area.

Review of this project by the Fresno Metropolitan Flood Control District (FMFCD) identified that the project could direct runoff into the existing systems. This project is not subject to additional FMFCD development fees.

Based on the above information, and with the Conditions of Approval requiring a dedication of road right-of-way and development of road improvements, staff believes West Clinton Avenue is of sufficient width and pavement to accommodate the proposed use.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 2 can be made.

Finding 3: *That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof*

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence*:
North	0.15 acres	Residential	Residential Single-Family, Medium-Low Density (City)	65 feet north
South	9 acres	Park	Park and Recreation (City)	None
East	2.51 acres	Residential	RR	30 feet east
West	1.46 acres 1.1 acres	Commercial	Commercial Community (City)	None

*As measured from the nearest property line of the subject parcel to the nearest point of the residence

Reviewing Agency/Department Comments:

Fresno County Department of Public Health, Environmental Health Division: The facility shall connect to the City of Fresno for sewer and water services. Existing water well(s) and septic system(s) on the parcel shall be properly destroyed under permit and inspection by the County of Fresno.

Churches currently do not meet the definition of a retail food facility in the California Retail Food Code [CalCode 113789(c)(3)], provided that the church gives or sells food to its members and guests, and not to the general public, at an event that occurs not more than three (3) days in any ninety-day period. However, it is recommended that the Applicant consider constructing the kitchen to commercial standards. This would allow future use of the facility for approved community events.

Development Engineering Section of the Fresno County Department of Public Works and Planning: According to FEMA FIRM Panel 1565H, the site is not subject to flooding from the 1%-chance storm. According to U.S.G.S. Quad Maps, there are no existing natural drainage channels adjacent to or running through the parcel. Any additional runoff generated by development cannot be drained across property lines.

An Engineered Grading and Drainage Plan may be required to show how additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. A grading permit or voucher may be required for any grading proposed with this application.

Fresno Irrigation District (FID): FID does not own, operate or maintain any facilities located within the subject property. For informational purposes, FID's active Victoria Colony-W. Br. No. 43 runs southerly and crosses Clinton Avenue approximately 1,800 feet east of the subject property. Should this project include any street and/or utility improvements along Clinton Avenue or in the vicinity of this facility, FID will require it review and approve all plans.

North Central Fire Protection District: The Fire Department has completed a review. The following requirements and conditions are to be placed on this plan as a condition of approval by the Fire Department:

1. Approval of this plan does not authorize or approve any omission or deviation from applicable adopted codes and adopted standards. Final approval is subject to field inspection. At this time, Fire does not require access to drive on the property, as we can meet hose pull requirements from the street. If at any time in the future additional buildings are proposed on site, additional site access requirements will apply, including minimum 20-foot fire access lanes.
2. If any gates are proposed not shown on this plan there will be requirements for police/fire access locks.
3. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of Fresno County Department of Public Works and Planning when a

submittal for building plan review is made, as required by the California Building Code, by the architect or engineer of record for the building.

Fresno Metropolitan Flood Control District: No on-site retention of storm water will be required provided the developer can verify to the County of Fresno that runoff can be safely conveyed to the Master Plan inlets. Drainage from this site shall be directed to Clinton Avenue.

In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

The District encourages, but does not require, that roof drains from non-residential development be constructed such that they are directed onto and through a landscape grassy swale area to filter out pollutants from roof runoff.

State Water Resources Control Board: Under the authority of the California Health and Safety Code Section 116540, and recently enacted SB 1263, the Division of Drinking Water will not grant a domestic water supply permit to this system. It will be required to use the City of Fresno water system.

The following agencies or departments had no comments or no concerns with the subject application: San Joaquin Valley Air Pollution Control District, U.S. Fish and Wildlife Services, and State Water Resources Control Board. No other comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Analysis:

The subject parcel is located in an area of mixed uses. To the west is a small commercial development, to the south is a large park, and to the north and east are residential developments. Previous conditions of approval required the construction of block walls along the eastern and western property lines. The western wall was required because at the time that CUP No. 2175 was approved, there had been several residences where there is now commercial development. These walls extend partway down the eastern and western property lines to mitigate noise and headlight glare from vehicles using the proposed parking area. If additional parking areas are required, the Applicant would need to extend the walls to run the entire length of the parking area. At the rear of the property there is a wooden fence with metal posts that provides visual screening from residences on West Harvard Avenue. It is not likely that noise would impact these residents, as the majority of events will occur indoors and the nearest residence is 575 feet north of the nearest building associated with this application.

Requirements relating to storm water runoff retention and fire standards will be addressed during the Site Plan Review process. The drive approach and parking area are paved, which will reduce impacts to neighboring properties due to fugitive dust, and the non-peak hours of traffic generation will preclude adverse impacts on neighboring properties due to increased road congestion. There is no amplified sound or outdoor lighting proposed as part of the operation.

Based on the above information and compliance with the operational statement, staff believes the proposal will not have an adverse effect upon surrounding properties.

Recommended Conditions of Approval:

See recommended Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

Finding 4: *That the proposed development is consistent with the General Plan*

Relevant Policies:	Consistency/Considerations:
Policy PF-C.17: The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation.	The project is consistent with this policy because it does not propose to use groundwater and will be served by the City of Fresno for water and sewer services.
Policy PF-D.6: The County shall permit individual on-site sewage disposal systems on parcels that have the area, soils, and other characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality or posing any other health hazards and where community sewer service is not available and cannot be provided.	This project is consistent with this policy because community sewer service is available and has been provided. No individual, on-site sewage disposal systems are proposed.

Reviewing Agency Comments:

Policy Planning Section of the Department of Public Works and Planning: The project site is designated as Rural Residential in the Fresno High-Roeding Community Plan and is not restricted under an Agricultural Land Conservation (Williamson Act) Contract (ALCC).

No other comments specific to General Plan Policy were expressed by reviewing Agencies or Departments.

Analysis:

Those policies identified by the Policy Planning Section relate to the requirements necessary for a project to utilize private water and sewage disposal systems. As this project is already connected to the City of Fresno for such services, there are no conflicts with the General Plan. There are no policies which relate specifically to the approval of religious facilities in areas designated for residential use.

Based on these factors, the project is consistent with the General Plan.

Recommended Conditions of Approval:

None

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

None

CONCLUSION:

Based on the factors cited in the analysis, staff believes the required Findings for granting the Classified Conditional Use Permit can be made. Staff therefore recommends approval of Classified Conditional Use Permit No. 3569, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Negative Declaration prepared for Initial Study Application No. 7266; and
- Move to determine the required Findings can be made and move to approve Classified Conditional Use Permit No. 3569; subject to the Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Classified Conditional Use Permit No. 3569; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

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Conditions of Approval and Project Notes
Conditional Use Permit Application No. 3569 and Initial Study Application No. 7266

Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plan and Operational Statement approved by the Commission.
2.	Prior to issuance of Building Permits, a Site Plan Review (SPR) shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include: design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage, and lighting.
3.	The Applicant shall obtain inspections to reinstate the expired permit for the addition to the existing building.
4.	Prior to the issuance of building permits, the property shall dedicate the necessary right-of-way per the City of Fresno standards for the roadway classification.
5.	Clinton Avenue shall be improved across the Applicant's frontage to City standards. Alignment for curb and gutter should match up with existing improvements located westerly of the subject parcel. Existing overhead utilities across the Applicant's frontage shall be placed underground.

Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval.
2.	A church facility providing services and public access would be required to provide accessible elements and facilities for persons with disabilities, as listed below, but may not be limited to: <ol style="list-style-type: none"> 1. Accessible routes from the site arrival point to all areas of public accommodation per CBC 11B-206. <ol style="list-style-type: none"> a. Accessible Parking per CBC 11B-208. b. Accessible toilet facilities per CBC 11B-213.
3.	Any work done within the right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.
4.	With access for any new development along Collectors roads, turnarounds facilities shall be provided on parcels having direct access to Collector roads so that vehicles do not back out onto the roadway.
5.	If not already present, ten-foot by ten-foot corner cutoffs should be improved for sight distance purposes at any exiting driveways.

EXHIBIT 1

Notes

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| 6. | On- and off-site drainage shall be directed into facilities operated by the Fresno Metropolitan Flood Control District. No on-site retention of storm water will be required, provided the developer can verify to the County of Fresno that runoff can be safely conveyed to the Master Plan inlets. Drainage from this site shall be directed to Clinton Avenue. |
| 7. | Off-Street parking facilities and geometrics shall conform to the City of Fresno Public Works Department <i>Parking Manual and Standard Drawings P-21, P-22, P-23</i> . Install a 30-inch state standard "STOP" sign. The sign shall be mounted on a 2-inch galvanized post with the bottom of the sign seven feet above ground, located behind the curb and immediately behind a major street sidewalk. Provide parking space needs, circulation, access, directional signs (e.g., "Entrance," "Exit," "Right Turn Only," "One Way", etc.). Restripe the existing parking stalls to angled parking, per the City of Fresno <i>Parking Manual</i> , with respect to the direction of traffic flow (based on the assignment of the driveways). |
| 8. | <p>The following comments were received by our Site Plan Review Section. This list is not inclusive of all the items that will be reviewed during the Site Plan Review process:</p> <ol style="list-style-type: none">1. Per Section 855-I(2)b of the Zoning Ordinance, there shall be one (1) parking space for every forty (40) square feet of area within the main auditorium or meeting hall. The open area (meeting hall) listed in the floor plan for this facility is approximately 2,088.45 square feet. Divided by 40 square feet, that would equal 52 parking stalls required.2. A minimum of two (2) ADA accessible parking stalls are required, one (1) of which shall be designated van accessible. All ADA accessible stalls shall be located as close as possible to the main entrance.3. Section 855-E.3:<ol style="list-style-type: none">a) Side and rear yards may be used for required off-street parking. If the parking area abuts property classified as a Residential District, then a solid masonry wall not less than five (5) feet nor more than six (6) feet in height shall be erected on the property line abutting the area used for off-street parking. For regulations, the provisions of Section 855-H and Section 855-I.3 shall apply.b) The required front yard shall be landscaped; where such areas adjoin a residential district, there shall be a border of appropriate landscaping not less than ten (10) feet in depth along the residential street frontage to protect the character of the adjoining residential property. Such landscaping shall be maintained.c) Any proposed landscape area 500 square feet or more shall meet the requirements of the State of California's Model Water Efficient Landscape Ordinance (MWELo) guidelines for water conservation.4. Asphalt concrete driveway approaches shall be required. Two-way driveways are to be 24 to 35 feet in width. Driveway widths greater than 35 feet in width must be approved by the Road Maintenance and Operations Division.5. If only the driveways are to be paved, the driveways should be concrete or asphalt concrete paved a minimum width of 24 feet for the first 100 feet off of the edge of the road right-of-way.6. All parking and circulation areas not concrete or asphalt concrete paved should be treated with a dust palliative to prevent the creation of dust.7. Outdoor lighting should be hooded and directed away from adjoining streets and properties.8. Any existing or proposed gates providing initial access to the site should be set back a minimum of 20 feet or the length of the longest vehicle that will enter the site. |

Notes	
9.	<p>The following comments were provided by the City of Fresno and should be addressed prior to submission of the Site Plan Review:</p> <ul style="list-style-type: none"> – Identify all street furniture within the public right-of-way – Identify the required 4-foot minimum path of travel along the public sidewalk directly in front of property, as required by the California Administration Code (Title 24) – A pedestrian easement may be required if Title 24 requirements cannot be met – The construction of any overhead, surface or sub-surface structures and appurtenances in the public rights-of-way is prohibited unless an encroachment permit is approved by the City/County of Fresno
10.	<p>The following comments were provided by the North Central Fire Department as conditions of approval to their site plan approval process. This list is not inclusive of all items that may be necessary to obtain approval:</p> <ol style="list-style-type: none"> 1. Approval of this plan does not authorize or approve any omission or deviation from applicable adopted codes and adopted standards. Final approval is subject to field inspection. At this time, Fire does not require access to drive on property, as we can meet hose pull requirements from the street. If at any time in the future if additional buildings are proposed on site, additional site access requirements will apply, including minimum 20-foot fire access lanes. 2. If any gates are proposed not shown on this plan, there will be requirements for police/fire access locks. 3. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building/Safety Section of Fresno County Department of Public Works and Planning when a submittal for building plan review is made, as required by the California Building Code, by the architect or engineer of record for the building.
11.	<p>The Fresno Metropolitan Flood Control District encourages, but does not require, that roof drains from non-residential development be constructed such that they are directed onto and through a landscape grassy swale area to filter out pollutants from roof runoff.</p>
12.	<p>Outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.</p>
13.	<p>FID's active Victoria Colony-W. Br. No. 43 runs southerly and crosses Clinton Avenue approximately 1,800 feet east of the subject property. Should this project include any street and/or utility improvements along Clinton Avenue or in the vicinity of this facility, FID will require it review and approve all plans.</p>
14.	<p>Existing water well(s) and septic system(s) on the parcel shall be properly destroyed under permit and inspection by the County of Fresno. For water well destruction, please contact the Environmental Health Division at (559) 600-3357. For septic system destruction, please contact the Building/Safety Section at (559) 600-4540.</p>

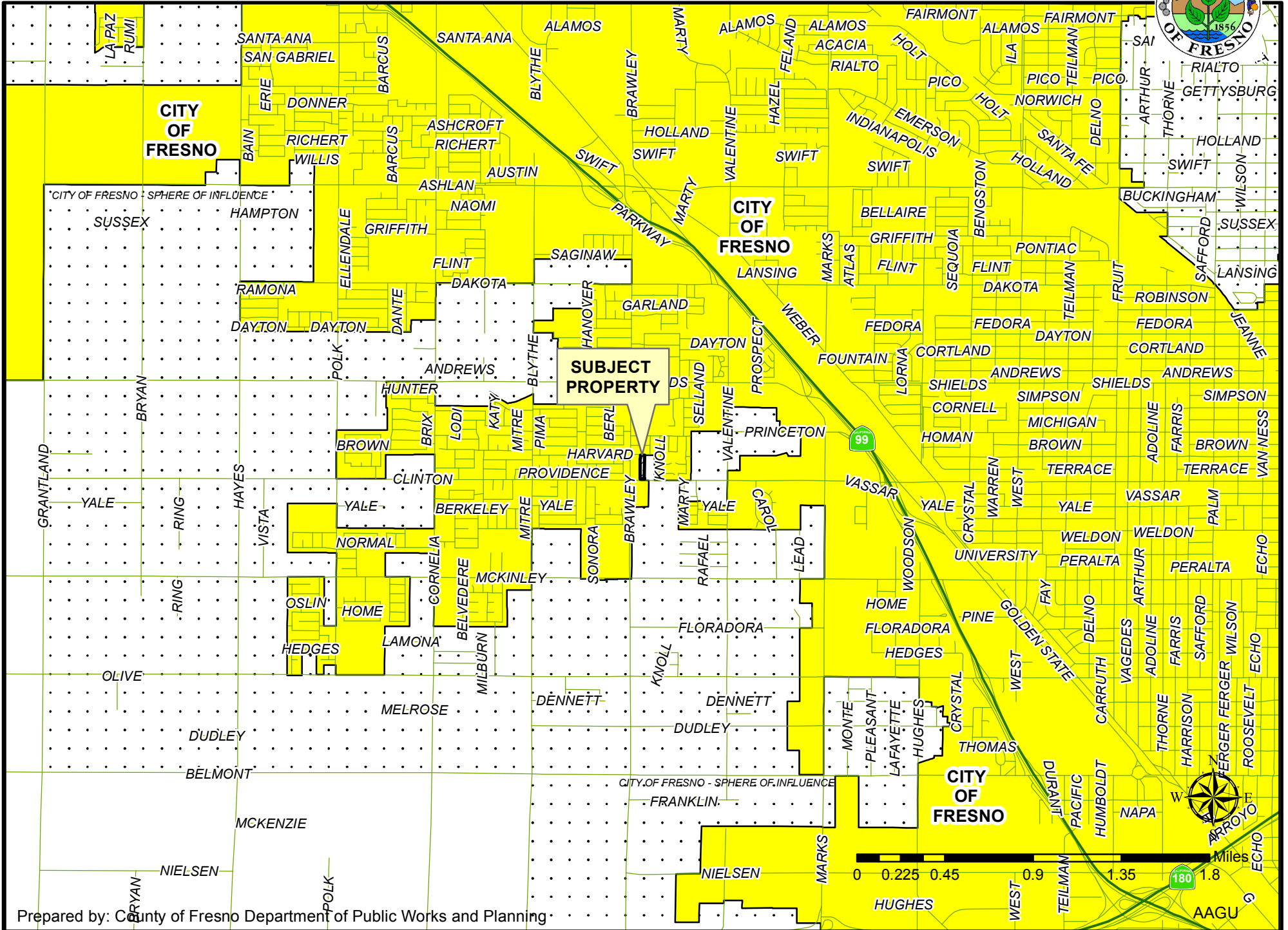
Notes

- | | |
|-----|---|
| 15. | Churches currently do not meet the definition of a retail food facility in the California Retail Food Code [CalCode 113789(c)(3)], provided that the church gives or sells food to its members and guests, and not to the general public, at an event that occurs not more than three (3) days in any ninety-day period. However, it is recommended that the Applicant consider constructing the kitchen to commercial standards. This would allow future use of the facility for approved community events. The Applicant may contact the Consumer Food Protection Program at (559) 600-3357 for more information. |
|-----|---|

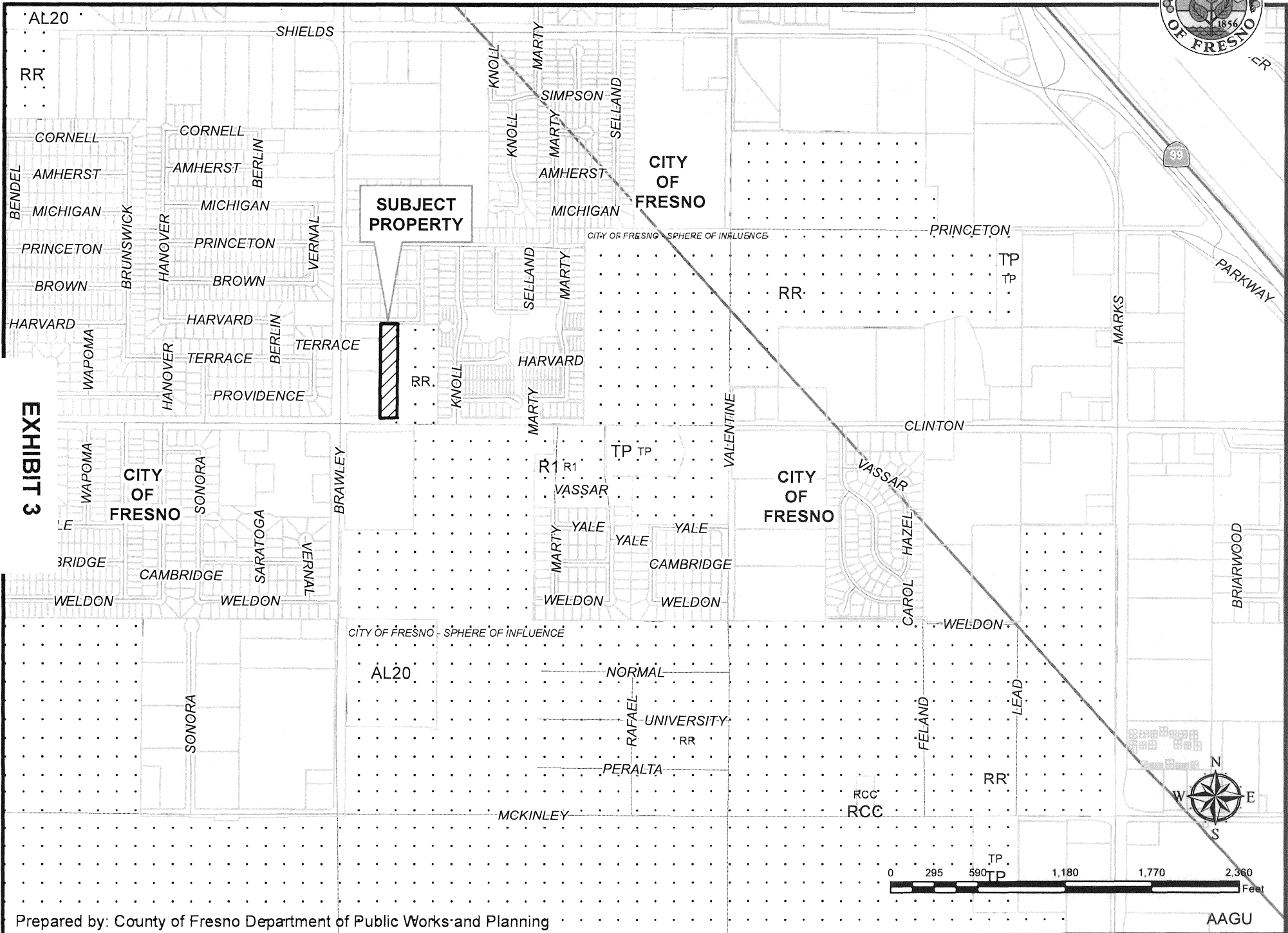
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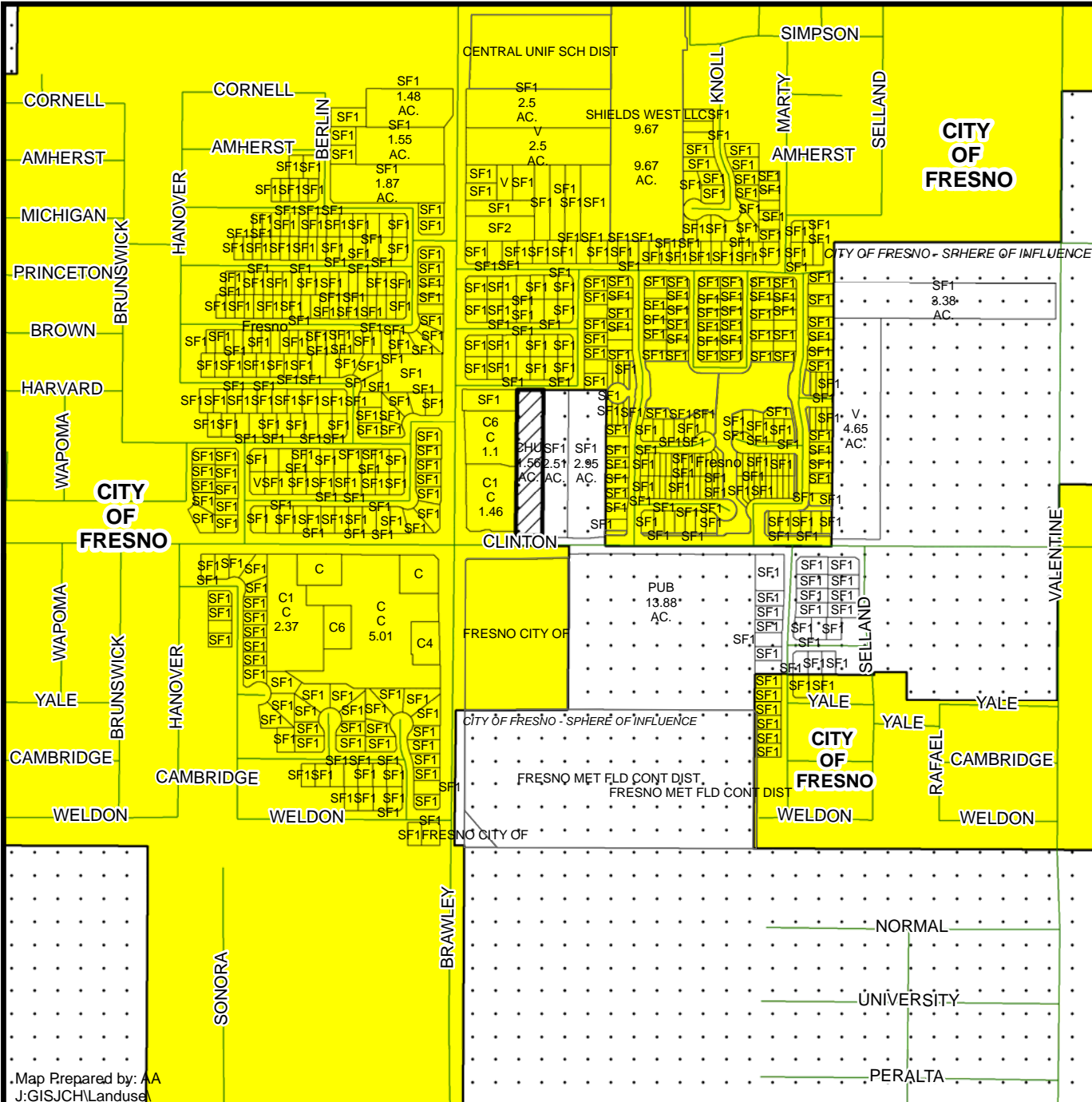
LOCATION MAP



EXISTING ZONING MAP



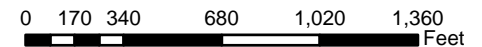
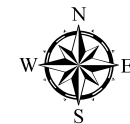
EXISTING LAND USE MAP



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

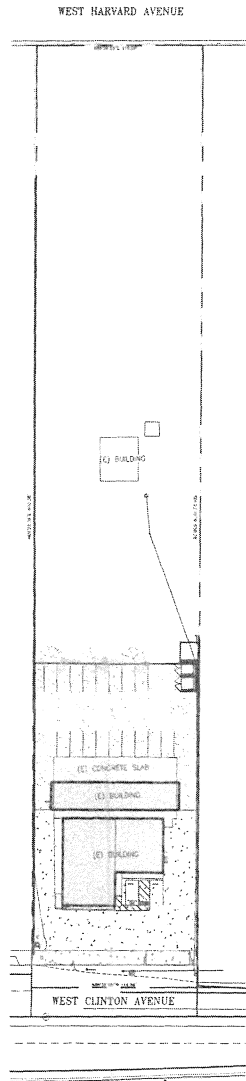
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 Subject Property

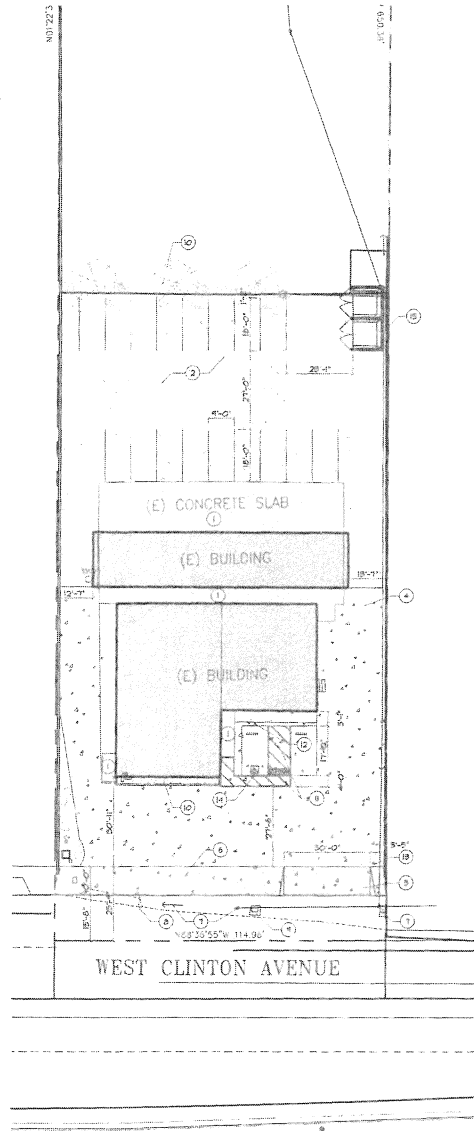


Department of Public Works and Planning
Development Services Division

EXHIBIT 5



NORTH
PROPOSED SITE PLAN
 SCALE: 1/4"=1'-0"



NORTH
ENLARGED SITE PLAN
 SCALE: 1/32"=1'-0"

CLIENT DATA:

LUST BRADO
 3921 N. MARKS AVE
 FRESNO, CA 93722
 (509) 451-5021
 CALVIN@CONSTRUCTIONMANAGEMENT.COM

ENGINEER OF RECORD:

RICARDO LEAL - P.E.
 CENTRAL VALLEY DESIGN AND SURVEYING, INC.
 200 PARK STREET
 SELMA, CA 95368
 PHONE: 554-041-0841

BUILDING DEPARTMENT:

COUNTY OF FRESNO
 PLANNING DEPARTMENT
 2220 TULARE ST.
 FRESNO, CA 93721
 (509) 400-4000
 (800) 400-4200 (FAX)

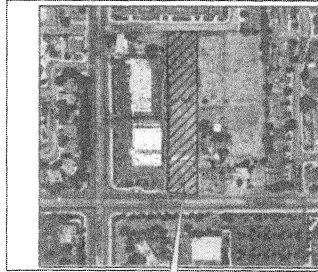
SHEET INDEX:

ARCHITECTURAL
 A010 COVER SHEET
 A11 PROPOSED SITE PLAN
 A12 SITE DETAILS
 A13 EXTERIOR ELEVATIONS

SCOPE OF WORK

UPGRADE STREET AND SIDEWALK PER COUNTY STANDARDS.
 UPGRADE SITE WITH CONCRETE PAVING AND ADA
 ACCESSIBLE PARKING.

VICINITY MAP



PROJECT LOCATION

KEYED NOTES

- 1 EXISTING CONCRETE TO REMAIN.
- 2 EXISTING A/C PAVING TO BE REPAIRED AS REQUIRED AND SEALED AND STRIPED.
- 3 PROPOSED CONCRETE DRIVE APPROACH.
- 4 PROPOSED CONCRETE PAVING.
- 5 PROPOSED TRASH ENCLOSURE.
- 6 PROPOSED SIDEWALK TO ALIGN BY ADJACENT SITE.
- 7 EXISTING POWER POLE AND 60V WIRE TO BE REMOVED. POWER LINES TO BE INSTALLED UNDERGROUND.
- 8 EXISTING GUNS AND PAVING TO BE REMOVED AND RELOCATED PER PLAN.
- 9 EXISTING TRAFFIC BOX TO BE RELOCATED.
- 10 PROPOSED LANDSCAPING AREA.
- 11 PROPOSED ACCESSIBLE PARKING STRIPING PER DETAIL 3/A1.2
- 12 PROPOSED ACCESSIBLE PARKING SIGNAGE PER DETAIL 3/A1.2
- 13 PROPOSED TON-AN-HAY SIGNAGE PER DETAIL 3/A1.2
- 14 ACCESSIBLE SYMBOL PER DETAIL 4/A1.2
- 15 PROPOSED TRASH ENCLOSURE PER COUNTY OF FRESNO STANDARDS.

RECEIVED
 AUG 14 2017
 CIVIL ENGINEERING
 COUNTY OF CALIFORNIA



CENTRAL VALLEY
 ENGINEERING & SURVEYING, INC.
 2132 HIGH STREET
 SELMA, CA 95362
 WWW.CVEAS.COM
 TEL: (559) 691-4811
 FAX: (559) 691-0811
 EMAIL: INFO@CVEAS.COM

PROJECT
PROPOSED SITE UPGRADE
FRESNO NON-PROFIT TEMPLE
 3756 W. CLINTON AVE.
 FRESNO, CA.
 APN: 442-060-48



Revision	Date
1	
2	
3	
4	
5	

PROPOSED SITE PLAN

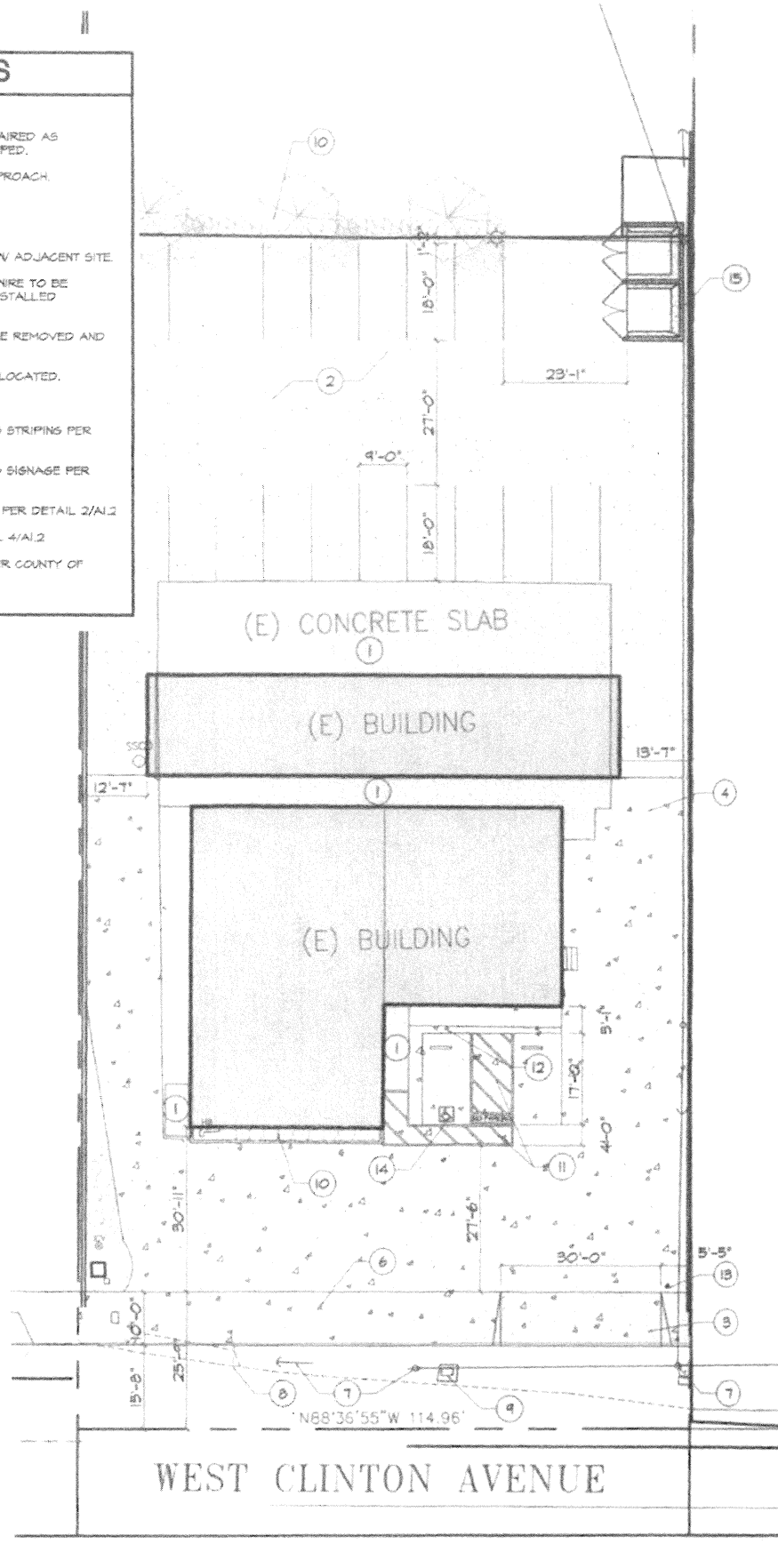
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DATE:	7/19/2017
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PLAN CHECK SUBMITTAL #	00-0000
DRAWN BY:	ME
CHECKED BY:	RL
SCALE:	AS NOTED

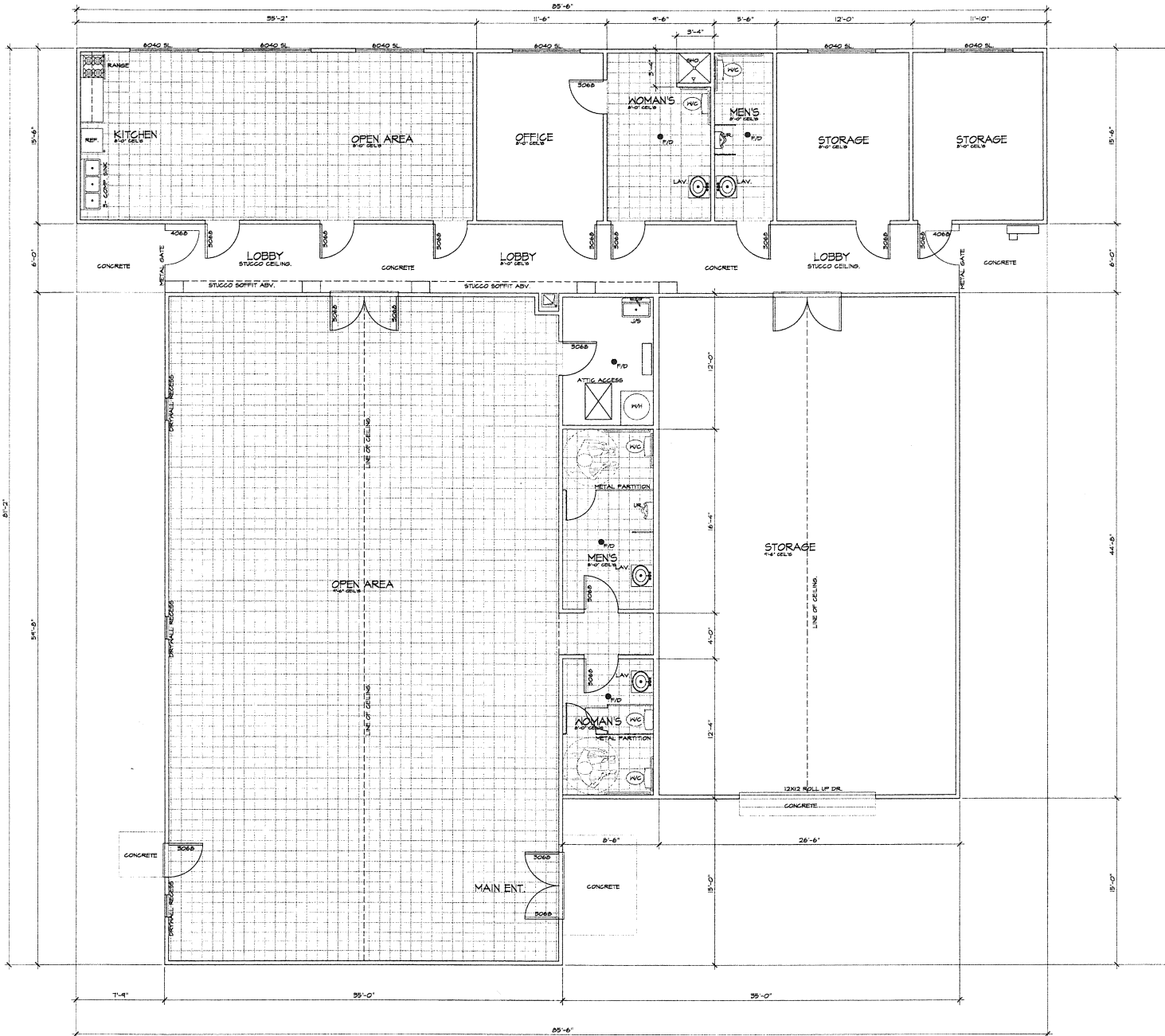
A1.0

EXHIBIT 5

KEYED NOTES

- ① EXISTING CONCRETE TO REMAIN.
- ② EXISTING A/C PAVING TO BE REPAIRED AS REQUIRED AND SEALED AND STRIPED.
- ③ PROPOSED CONCRETE DRIVE APPROACH.
- ④ PROPOSED CONCRETE PAVING.
- ⑤ PROPOSED TRASH ENCLOSURE
- ⑥ PROPOSED SIDEWALK TO ALIGN W/ ADJACENT SITE.
- ⑦ EXISTING POWER POLE AND GUY WIRE TO BE REMOVED. POWER LINES TO BE INSTALLED UNDERGROUND.
- ⑧ EXISTING CURB AND PAVING TO BE REMOVED AND RELOCATED PER PLAN.
- ⑨ EXISTING TRAFFIC BOX TO BE RELOCATED.
- ⑩ PROPOSED LANDSCAPING AREA.
- ⑪ PROPOSED ACCESSIBLE PARKING STRIPING PER DETAIL 1/A1.2.
- ⑫ PROPOSED ACCESSIBLE PARKING SIGNAGE PER DETAIL 3/A1.2
- ⑬ PROPOSED TON-A-WAY SIGNAGE PER DETAIL 2/A1.2
- ⑭ ACCESSIBLE SYMBOL PER DETAIL 4/A1.2
- ⑮ PROPOSED TRASH ENCLOSURE PER COUNTY OF FRESNO STANDARDS.





PLAN NOTES

ALL INTERIOR DOORS TO BE SOLID CORE 1 3/4" THK. U.N.O. (SEE PLAN FOR SIZE)

ALL ENTRY DOORS AND EXTERIOR FRENCH DOORS TO BE SOLID CORE 1 3/4" THK (SEE PLAN FOR SIZE)

ALL REQUIRED EXIT DOORS SHALL COMPLY TO C.S.F. SEC. 9008 AND SEC. 9004. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. KEY-LOCKING HARDWARE MAY BE USED ON THE MAIN EXIT WHEN THE MAIN EXIT CONSISTS OF A SINGLE DOOR OR PAIR OF DOORS IF THERE IS A READILY-VISIBLE, DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS. THE SIGN SHALL BE IN LETTERS NOT LESS THAN 1" (25mm) HIGH ON A CONTRASTING BACKGROUND. WHEN UNLOCKED THE SINGLE DOOR OR BOTH LEAVES OF A PAIR OF DOORS MUST BE FREE TO SWING WITHOUT OPERATION OF A LATCHING DEVICE. THE USE OF THIS EXEMPTION MAY BE REVOKED BY THE ORIGINAL FOR CAUSE. (THIS APPLIES TO MAIN ENTRANCE DOOR ONLY)

FRANGING HARDWARE SHALL BE LOCATED AT A HEIGHT BETWEEN 30 INCHES AND 44 INCHES.

ALL KNOBS AND TO BE DUAL PANELED W/ VINYL FRAMES.

EXIT DOORS FROM REG. AREA SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS FRANGING HARDWARE. SEC. 9008.2.2 (MAIN EXIT DOOR EXCEPT PER NOTE AT ABOVE)

ALL DOORS AND GATES WITHIN THE EXIT PATH FROM GROUP 'A' OCCUPANCIES TO A PUBLIC WAY, SHALL NOT BE PROVIDED WITH LATCHES OR LOCKS UNLESS THEY ARE EQUIPPED WITH FRANGING HARDWARE PER SECTION 9008.2.2

POST A SIGN THAT READS, THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS. USE LETTERS 1" HIGH ON A CONTRASTING BACKGROUND AT THE MAIN EXIT.

NO TRIMP LATCHES OR KEYPED CYLINDER DEAD BOLTS ALLOWED ON ANY DOORS UNLESS OPERATED BY A SINGLE ACTION WITH A LEVER.

MANUALLY-OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.

EXIT DOORS USED AS PAIRS WITH APPROVED AUTOMATIC FLUSH BOLTS SHALL NOT HAVE DOOR HANDS OR SURFACE-MOUNTED HARDWARE ON THE INACTIVE LEAF.

ALL EXTERIOR DOOR LANDINGS GRADE HAVE A SMOOTH TRANSITION TO ADJACENT PAVED SURFACE.

THE MAXIMUM CROSS SLOPE OF ALL LANDINGS, RAMPS AND/OR WALKS TO BE 1/4"-INCH PER FOOT.

PROVIDE TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS FOLLOWS:

(a) EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS: "EXIT"

(b) EACH EXIT DOOR THAT LEADS TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:

1. "EXIT STAIR DOWN"
2. "EXIT RAMP DOWN"
3. "EXIT STAIR UP"
4. "EXIT RAMP UP"

EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS: "EXIT ROUTE"

EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS: "EXIT ROUTE"

EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS: "TO EXIT"

ALL COMBUSTIBLE DECORATIVE MATERIAL, INCLUDING DRAPES, MUST BE FLAME RETARDANT TREATED.

PROVIDE PORTABLE FIRE EXTINGUISHERS PER NFPA 10, 2-A, 10-B-C RATED MINIMUM.

REVISIONS	BY

California Shine
Construction
2221 N. Hayes Ave. Fresno, CA 93722
Tel: 559-233-1100
Fax: 559-233-1101
California Lic. 100022

FLOOR PLAN

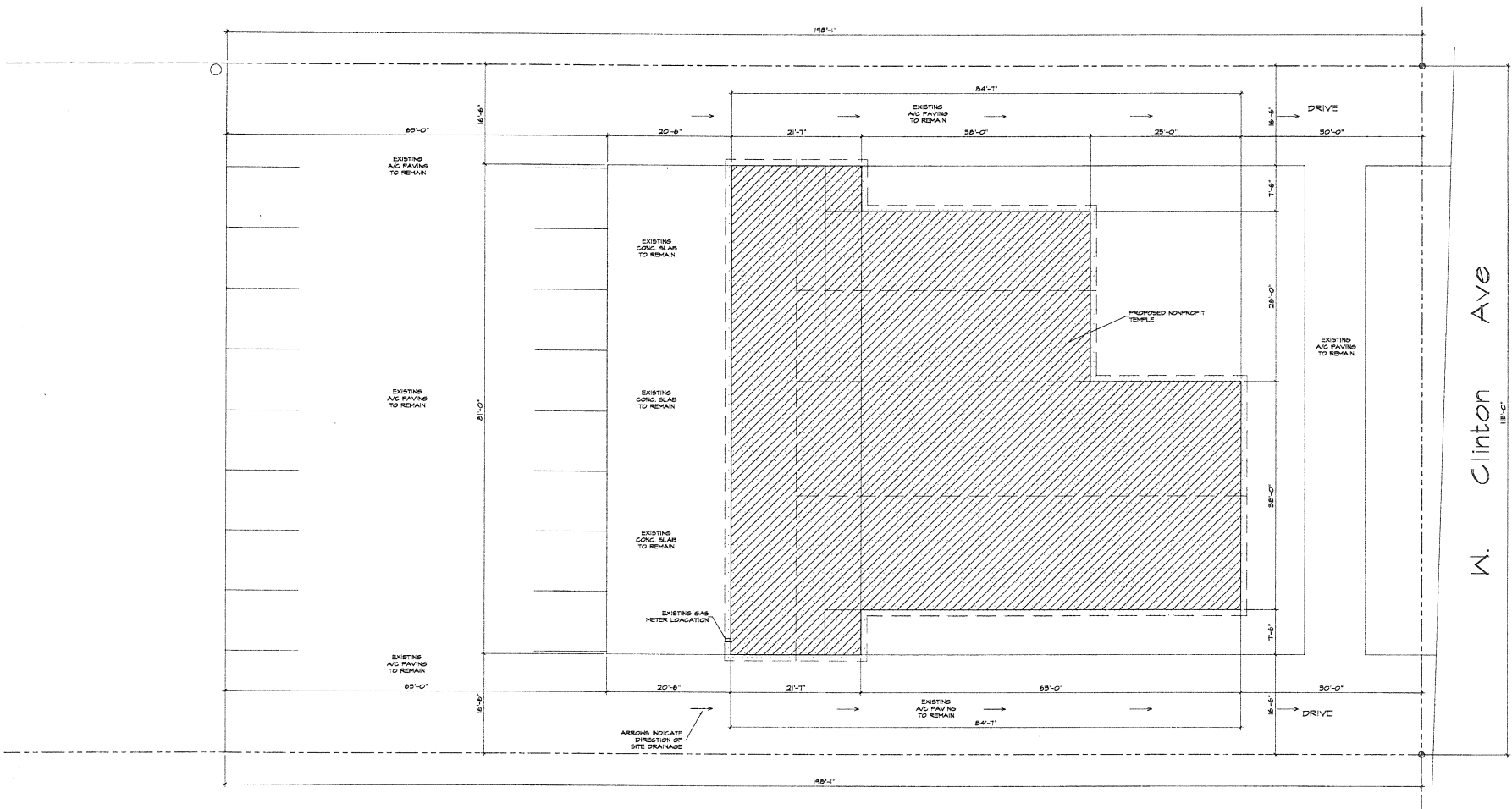
Proposed Nonprofit Temple For:
Harjit Singh Dhanna
3156 N. Clinton Ave
Fresno, CA 93722

DRAWN	18
CHECKED	LUB BRAVO
DATE	02-25-16
SCALE	AS NOTED
JOB NO.	16-10481
SHEET	

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



A3



SITE NOTES

- ALL WORK TO COMPLY WITH LATEST EDITION U.B.C., U.F.C., I.B.C., C.A.C., TITLE 24 ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
- STRUCTURE MUST COMPLY WITH SEISMIC CODE ORDINANCE.
 - KEEP HOLD OR LEGS PAVED.
 - IF SITE, PLATE AT DEAD BOLT STRIKER.
 - ADJUST TO MEET LATEST U.B.C. STANDARD.
 - DEAD BOLT AT ALL EXT. DOORS, HOSE TO GARAGE, GARAGE TO EXT.
- ALL BRACINGS TO CONFORM TO THE GOVT. OF FIREHO ODINANCES AND STANDARDS PERTAINING THEREOF.
- ON-SITE DIMENSIONS & CONDITIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR. NOTES DIMENSIONS TAKE PRECEDENCE OVER SCALES.
- MOISTURE CONTENT FOR EXPANSIVE SOILS SHALL BE LESS OF OPTIMUM TO A DEPTH OF 24" BELOW SLAB BOTTOMS AND SHALL BE MAINTAINED UNTIL SLABS ARE POURED. SOILS UNDER SLABS SHALL BE TESTED FOR MOISTURE CONTENT AND SLABS SHALL BE POURED WITHIN 24 HOURS OF OBTAINING THE REQUIRED MOISTURE CONTENT. SOIL DENSITY MAY BE 98% AFTER PRE-INSPECTIONS FOR ALL SOILS WITH AN EXPANSION INDEX GREATER THAN 60 IN THE AREA UNDER RAISED FLOORING. NEED NOT BE PRE-INSPERED.
- PROVIDE CORROSION TESTING FROM CERTIFIED GEOLOGICAL ENGINEER FOR ALL STRUCTURES BUILT ON HILL AREAS IN EXCESS OF 12" IN DEPTH.
- SURFACE DRAINAGE LESS THAN 2% REQUIRED CERTIFICATION BY LICENSED SURVEYOR OR ENGINEER.
- PROVIDE A MINIMUM 2% GRADE SLOPE FOR A DISTANCE OF NOT LESS THAN 5' FROM BUILDING PAD. SURFACE DRAINAGE COVER, DRIVEWAY APPROACHES AND SIDEWALKS IS PROHIBITED WHEN THE AREA TO BE DRAINED EXCEEDS 1/4 ACRE.
- GRADE DIFFERENTIALS GREATER THAN 50" SHALL BE SUPPORTED AT AN APPROVED ENGINEER'S RETAINING WALL.
- CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
- ALL CONSTRUCTION WASTE PRODUCTS WITHIN 50' OF STRUCTURE SHALL BE REMOVED.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR. LOCATE AND EXPOSE ALL PROPERTY CORNERS AND STAKES THE SIDE-YARD PROPERTY LINES PRIOR TO FOUNDATION INSPECTION.
- REPAIR ALL DAMAGED AND/ OR OFF-SITE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- ROOF COVERING SHALL CONFORM WITH THE U.B.C. 307 AS WELL AS FLASHING AND GOUNTER FLASHING OF CHIMNEY ROOF TO HALL AND PARAPET WALLS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING HAT-BEIGHT BUILDING.
- POST STREET ADDRESS NUMERALS AT LEAST 3" HIGH WITH A MINIMUM 3/8" STROKE MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET.
- GENERAL CONTRACTOR TO PROVIDE NECESSARY CLOSETS, BATHROOM, ACCESS PANELS, ETC. REQUIRED FOR HOME BY OWNERS SUB-CONTRACTORS AND FOR ALL ACCESSORIES.
- PROVIDE BULL-HAM BEAM CERTIFICATION PRIOR TO BUILDING FINAL INSPECTION.
- ALL BATT INSULATION AT ALL ATTIC AREAS OVER OCCUPIED SPACE.
- ALL BATT SOUND INSULATION ALL INSULATED ROOM WALLS.
- FILL ALL FLOOR FRAMING ABOVE OCCUPIED SPACE WITH 6" BATT SOUND INSULATION.
- INSULATION SHALL COMPLY WITH FLAME SPREAD RATINGS AND SMOKE DENSITY REQUIREMENTS OF SECTION 707.2 AND 707.3 OF U.B.C. AND SECTION 707.3 OF CALIFORNIA BUILDING CODE.
- THE FOLLOWING SHALL BE CALLED OR OTHERWISE SEALED TO LIMIT AIR INFILTRATION:
 - EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES BETWEEN WALL SOLE PLATED AND FLOORING IN ATTIC FLOOR (SUCH AS JOINTS BETWEEN CEILING PANELS, INTERIOR AND EXTERIOR WALLS AND MASONRY PRELACES, AND
 - ALL OTHER GASH OPENINGS IN THE BUILDING ENVELOPE.
- WHERE PROJECT IS SUBJECT TO SNOW LOADS PROVIDE SNOW AND ICE SPLITTERS AT ALL ROOF PENETRATIONS.
- ALL STOPS TO ALIGN WITH RAFTERS FROM ROOF TO FOUNDATION.
- ALL FRAMING LUMBER TO BE D.F. #2 OR BETTER (S&D).
- INTERIOR SHEAR WALLS SHALL EXTEND TO ROOF SHEATHING.
- ALL FLOOR FRAMING ABOVE UNOCCUPIED SPACE TO BE FILLED WITH R-18 BATT INSULATION.
- R-18 BATT INSULATION AT ALL LEVELS. FLOOR FRAMING (CRANK SPACE) HIRE IN PLACE IN VERT. SIZES TO FINISH 8' 10" O.C.
- R-18 BATT INSULATION AT ALL EXTERIOR WALLS AND BETWEEN OCCUPIED SPACE AND GARAGE WALLS.
- R-30 CATHEDRAL BATT INSULATION (8 1/4" THK) AT ROOF RAFTERS WITH INTERIOR FINISH APPLIED DIRECTLY TO RAFTERS.
- R-30 INSULATOR AT ALL ATTIC AREAS OVER OCCUPIED SPACE.
- ALL BATT SOUND INSULATION ALL INSULATED ROOM WALLS.
- FILL ALL FLOOR FRAMING ABOVE OCCUPIED SPACE WITH 6" BATT SOUND INSULATION.
- INSULATION SHALL COMPLY WITH FLAME SPREAD RATINGS AND SMOKE DENSITY REQUIREMENTS OF SECTION 707.2 AND 707.3 OF U.B.C. AND SECTION 707.3 OF CALIFORNIA BUILDING CODE.
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 - EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES BETWEEN WALL SOLE PLATED AND FLOORING IN ATTIC FLOOR (SUCH AS JOINTS BETWEEN CEILING PANELS, INTERIOR AND EXTERIOR WALLS AND MASONRY PRELACES, AND
 - ALL OTHER GASH OPENINGS IN THE BUILDING ENVELOPE.
- AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING AN INSULATION CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER. THE CERTIFICATE SHALL STATE THE MANUFACTURER, MAKE AND MATERIAL IDENTIFICATION. THE MINIMUM INSTALLED HEIGHT FOR SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABELLED DENSITY FOR THE DESIRED R-VALUE AND ITS APPLICATIONS OF LOOSE-FILL INSULATION. LABELLED DENSITY FOR THE DESIRED R-VALUE AND ITS APPLICATIONS OF LOOSE-FILL INSULATION. LABELLED DENSITY FOR THE DESIRED R-VALUE AND ITS APPLICATIONS OF LOOSE-FILL INSULATION.
- THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT HV LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
- THE ATTIC ACCESS SHALL BE WEATHER STRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL.
- THE METHODS OF FLASHING & GOUNTER FLASHING OF CHIMNEYS, PARAPETS, BALCONIES, LANDINGS, EXTERIOR STAIRWAYS, ROOF-TO-WALLS, ETC./ CONNECTIONS SHALL BE IN COMPLIANCE WITH U.B.C. 102.2.
- WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SHALL NOT BE ADVERSELY AFFECTED BY WATER. IF WATER IS TO BE USED, IT MUST BE APPROVED. IT IS TO BE USED IF MUST BE APPROVED WATER RESISTANT BARRIERS INSTALLED ACCORDING TO MFG. STANDARDS.
- INTERIOR WALL FINISH TO BE FLAME SPREAD CLASS III.

OVER-ALL SITE PLAN
SCALE: 1/8"=1'-0"



REVISIONS	BY

California Shine
Construction
2221 N. DeSoto Ave. Fresno, CA 93722
Tel: 559-233-1111
Fax: 559-233-1112
www.californiashine.com
Office: 209-428-1402
California Lic. # 70692

SITE PLAN

Proposed Nonprofit Temple For:
Harjit Singh Dhanna
3756 N. Clinton Ave
Fresno, CA 93722

DRAWN
CHECKED
DATE
SCALE
AS NOTED
DATE
BY
SHEET
A2

EXHIBIT 6

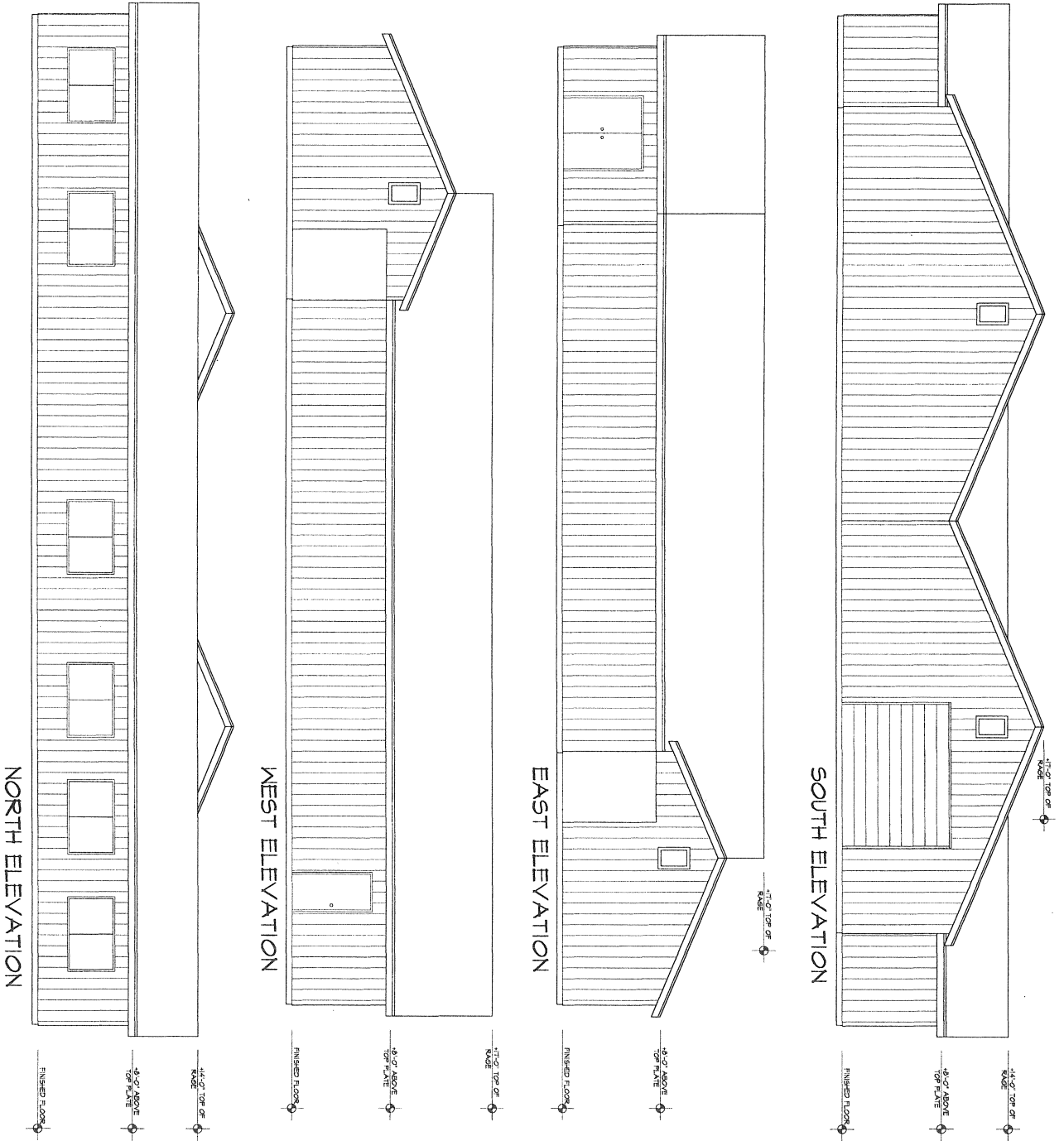


EXHIBIT 6

A4

SHEET NO. 4
 JOB NO. 16
 SCALE 1/8" = 1'-0"
 DATE 07-20-16
 LUIS BRAVO
 CHECKED
 DRAWN

Proposed Nonprofit Temple For:

Harjit Singh Dhunna
 3756 N. Clinton Ave
 Fresno, CA 93722

ELEVATIONS

California Shine Construction
 3251 N. Marka Ave. Fresno, CA 93722
 e-mail: CaliforniaShineConstruction@gmail.com
 Luis Bravo Cell: (559) 444-824
 Office/Fax: (559) 402-7402
 California Lic # 104893

NO.	REVISIONS	BY

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

CWP 3569

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



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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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: 2 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
No.: _____

County Clerk File

**LOCAL AGENCY
NEGATIVE DECLARATION**

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**LOCAL AGENCY
NEGATIVE DECLARATION**