



County of Fresno

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

January 8, 2019

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

Dear Ms. Brown:

Subject: State Clearinghouse Review of Proposed Mitigated Negative Declaration for Initial Study Application No. 7555 (Roger Hurtado on behalf of New Hope Community Church of Clovis, Inc.)

Enclosed Please find the following documents:

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

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

Sincerely,

Ejaz Ahmad, Planner
Development Services and Capital Projects Division

EA:
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Enclosures



Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: IS Application No. 7555 (Roger Hurtado on behalf of New Hope Community Church of Clovis, Inc.)
Lead Agency: Fresno County, Department of Public Works and Planning Contact Person: Ejaz Ahmad
Mailing Address: 2220 Tulare Street, 6th Floor Phone: 559-600-4204
City: Fresno Zip: 93720 County: Fresno

Project Location: County: Fresno City/Nearest Community: City of Clovis
Cross Streets: Northeast corner of N. Preuss Drive and E. Nees Avenue Zip Code:
Longitude/Latitude (degrees, minutes and seconds):
Assessor's Parcel No.: 560-052-15 Section: 29 Twp.: 12S Range: 21E Base: MDBM
Within 2 Miles: State Hwy #: Waterways:
Airports: Railways: Schools:

Document Type:
CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other:

Local Action Type:
[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:
[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: [] Waste Treatment: Type MGD
[] Recreational: [] Hazardous Waste: Type
[] Water Facilities: Type MGD [X] Other: Church

Project Issues Discussed in Document:
[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:
Church facility/RR (Rural Residential; two-acre minimum parcel size)/Rural Residential in the Clovis Community Plan

Project Description: (please use a separate page if necessary)
Allow expansion to an existing church to include a 9,000 square foot community hall with parking and related facilities on a 3.97-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The project site is located on the northeast corner of N. Preuss Drive and E. Nees Avenue, approximately 60 feet north of the nearest city limits of the City of Clovis (4620 E. Nees Avenue, Clovis) (SUP. DIST. 5) (APN 560-052-15).

Reviewing Agencies Checklist

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District #6 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>Fresno</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>U. S. Fish & Wildlife Service</u> |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>S. J. Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date January 11, 2019 Ending Date February 11, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Roger Hurtado, Centerline Design, Inc.</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>1508 Tollhouse Road, Suite "C"</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Clovis, CA 93611</u>
Contact: <u>Ejaz Ahmad, Planner</u>	Phone: <u>(559) 298-3060, Extension 13</u>
Phone: <u>(559) 600-4204</u>	

Signature of Lead Agency Representative:  Date: 01-08-2019

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

REVIEWING AGENCIES CHECKLIST

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

Resources Agency

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

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # 6
- Department of Transportation Planning (headquarters)
- Housing & Community Development
- Food & Agriculture

Health & Welfare

- Health Services, Fresno County

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Protection Agency

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

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

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

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

Starting Date: January 11, 2019

Ending Date: February 11, 2019

Signature _____



Date _____

01-08-2019

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

Applicant: Roger Hurtado, Centerline Design, Inc.
 Address: 1508 Tollhouse Road, Suite "C"
 City/State/Zip Clovis, CA 93611
 Phone: (559) 298-3060, Extension 13

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



County of Fresno

E201910000004

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

FILED
JAN 09 2019 TIME 12:00PM
FRESNO COUNTY CLERK
By *M. [Signature]*
DEPUTY

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7555 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7555 and CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3625 filed by **ROGER HURTADO** on behalf of **NEW HOPE COMMUNITY CHURCH OF CLOVIS, INC.**, proposing to allow the expansion to an existing church to include a 9,000 square foot community hall with parking and related facilities on a 3.97-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The project site is located on the northeast corner of N. Preuss Drive and E. Nees Avenue, approximately 60 feet north of the nearest city limits of the City of Clovis (4620 E. Nees Avenue, Clovis) (SUP. DIST. 5) (APN 560-052-15). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7555, and take action on Classified Conditional Use Permit Application No. 3625 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7555 and the draft Mitigated Negative Declaration, and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from January 11, 2019 through February 11, 2019.

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

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

IS Application No. 7555 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to

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

E201910000004

12:30 p.m. (except holidays). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

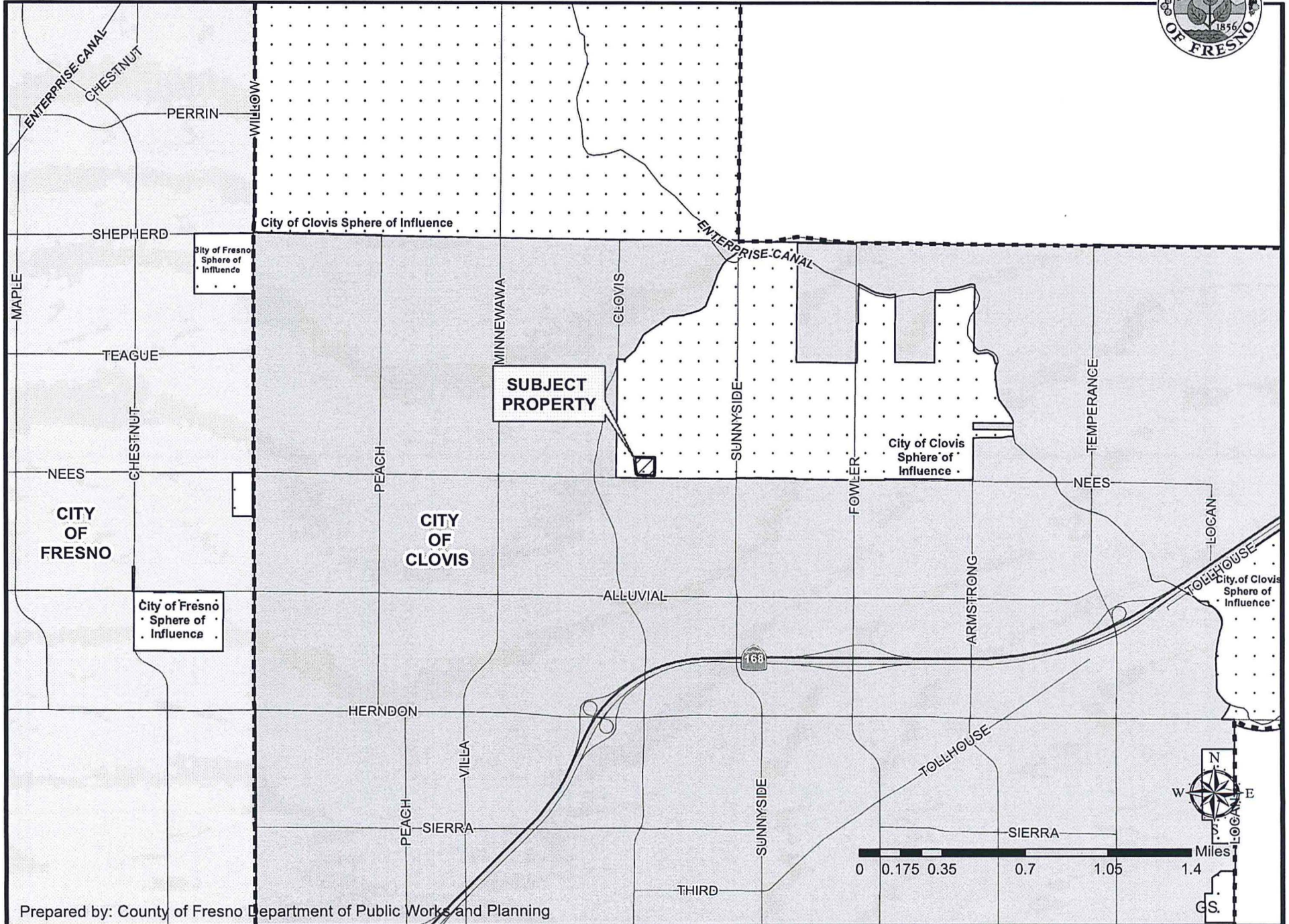
Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on February 14, 2019, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

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

Published: January 11, 2019

LOCATION MAP





County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**
Initial Study Application No. 7555, Classified Conditional Use Permit Application No. 3625
- 2. Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
- 3. Contact person and phone number:**
Ejaz Ahmad, Planner, (559) 600-4204
- 4. Project location:**
The project site is located on the northeast corner of N. Preuss Drive and E. Nees Avenue, approximately 60 feet north of the nearest city limits of the City of Clovis (4620 E. Nees Avenue, Clovis) (SUP. DIST. 5) (APN 560-052-15).
- 5. Project sponsor's name and address:**
Roger Hurtado/New Hope Community Church, Inc.
1508 Tollhouse Road # C
Clovis, CA 93611
- 6. General Plan designation:**
Rural Residential
- 7. Zoning:**
RR (Rural Residential, two-acre minimum parcel size)
- 8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Allow the expansion of an existing church to include a 9,000 square-foot community hall with parking and related facilities on a 3.97-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District.
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**
Surrounding land uses include single-family homes on parcels ranging from one acre to 2.2 acres in size. Adjoining parcels to the north, east and west are located in the County, and parcels to the south are located in the City of Clovis and developed with single-family residences. Sparsely located orchards on small parcels also exist in the area.
- 10. Other public agencies whose approval is required (g., permits, financing approval, or participation agreement.)**
None
- 11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that**

includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

The project will have no impact on Tribal Cultural Resources (TCRs) as defined in Public Resources Code Section 21074. The project was routed to the Table Mountain Rancheria, Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of Chukchansi Indians, and Dumna Wo Wah Tribal Governments. No tribe requested consultation.

DEVELOPMENT SERVICES DIVISION

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"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Hazards & 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 | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

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

PERFORMED BY:

REVIEWED BY:



Ejaz Ahmad, Planner



Marianne Mollring, Senior Planner

Date: 01-09-19

Date: 1-9-19

EA:kns
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**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**
(Initial Study Application No. 7555 and
Classified Conditional Use Permit
Application No. 3625)

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

Except as provided in Public Resources Code Section 21099, would the project:

- 1 a) Have a substantial adverse effect on a scenic vista?
- 1 b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- 2 c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 3 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. 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

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- 2 a) Conflict with or obstruct implementation of the applicable Air Quality Plan?
- 2 b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- 2 c) Expose sensitive receptors to substantial pollutant concentrations?
- 1 d) Result in other emissions (such as those leading to odors) adversely 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 state or federally-protected wetlands (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 pursuant to Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 1 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 1 a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- 1 b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

VII. GEOLOGY AND SOILS

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 1 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- 3 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?
- 1 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. 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?

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 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?
- 2 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- 1 e) 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, would the project result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
- 3 b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- 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 or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - 2 i) Result in substantial erosion or siltation on- or off-site;
 - 2 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
 - 2 iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
 - 2 iv) Impede or redirect flood flows?
- 1 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 1 e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

XI. LAND USE AND PLANNING

Would the project:

- 1 a) Physically divide an established community?
- 2 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

XII. 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?

XIII. NOISE

Would the project result in:

- 2 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 2 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or 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, would the project expose people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?

XV. PUBLIC SERVICES

Would the project:

- 2 a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
- 2 i) Fire protection?
1 ii) Police protection?
1 iii) Schools?
1 iv) Parks?
1 v) Other public facilities?

XVI. RECREATION

Would the project:

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

XVII. TRANSPORTATION

Would the project:

- 3 a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?
- 3 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 2 c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- 1 d) Result in inadequate emergency access?

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 1 a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
- 1 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- 1 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public

Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 2 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 2 c) 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 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- 2 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 2 b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- 2 c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- 2 d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

Documents Referenced:

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

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

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT:** Roger Hurtado on behalf of New Hope Community Church of Clovis, Inc.
- APPLICATION NOS.:** Initial Study Application No. 7555 and Classified Conditional Use Permit Application No. 3625
- DESCRIPTION:** Allow expansion to an existing church to include a 9,000 square-foot community hall with parking and related facilities on a 3.97-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District.
- LOCATION:** The project site is located on the northeast corner of N. Preuss Drive and E. Nees Avenue, approximately 60 feet north of the nearest city limits of the City of Clovis (4620 E. Nees Avenue, Clovis) (SUP. DIST. 5) (APN 560-052-15).

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- A. Have a substantial adverse effect on a scenic vista; or
- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

The project is located in a rural residential area with sparsely located single-family residences and agricultural fields. Neither the project site nor any surrounding land use contain features typically associated with scenic vistas (e.g., ridgelines, peaks, overlooks) that the project could affect. The project site contains no trees, rock outcropping, or historic buildings. Nees Avenue, which provides access to the site, is not a scenic drive in the County General Plan. The project will not affect scenic resources.

- C. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is developed with a church and related facilities. The existing improvements include a 4,100 square-foot sanctuary, 3,500 square-foot children's center, 3,200 square-foot education building, 2,150 square-foot administration building, children's play area, gazebo, shed, water well and parking.

The improvements proposed by this application include a 9,000 square-foot community hall building with parking and related facilities. The building layout includes a 5,058 square-foot event area along with an approximately 3,942 square feet of new office space that will accommodate the existing employees. The northerly most portion of the site will accommodate the building and the parking by removing the existing 2,150 square-foot administration building (modular) and redesigning a portion the existing parking.

The project site is located in rural residential neighborhood. Surrounding land uses include single-family homes on parcels ranging from one acre to 2.2 acres. Sparsely located orchard on small lots also exist in the area.

The proposed community hall building is 26 feet in height and will be set back approximately 55 feet from the nearest single-family residence to the north. The building height and construction will match with the existing single-family homes on the neighboring parcels. As such, the project will have a less than significant impact on the existing visual quality of the site and its surroundings.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

According to the applicant's Operational Statement, the project will install outdoor lighting in the parking area. Outdoor lighting may also be required on the building exterior. Potential light and glare impacts resulting from this proposal would be less than significant, in that a mitigation measure would require all lighting to be hooded and directed as to not shine toward adjacent properties and public streets.

* **Mitigation Measure**

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

II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining

whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology in Forest Protocols adopted by the California Air Resources Board. Would the project:

- 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; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract; or
- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- 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?

FINDING: NO IMPACT:

The project site is not farmland, forest land, or timberland. The site is classified as Rural Residential Land on the 2014 Fresno County Important Farmland Map and is developed with a church facility. A church is an allowed use on the property subject to a discretionary land use application and adherence to the applicable General Plan Policies.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; or
- C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Unified Air Pollution Control District (Air District) reviewed and expressed no concerns with the project.

The project may be subject to the following Air District Rules: Air District Regulation VIII (Fugitive PM-10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow, Cure, and Emulsified Asphalt Paving and Maintenance Operations), and Rule 4002 (National Emission Standards for Hazardous Air Pollutants) in the event an existing building will be renovated, partially demolished or removed. These requirements will be included as Project Notes.

- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: NO IMPACT:

The project will not create objectionable odors to affect people on or around the project site.

IV. BIOLOGICAL RESOURCES

Would the project:

- 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; or
- 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; or
- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or
- 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?

FINDING: NO IMPACT:

The project's site is located in a rural residential area and currently developed with improvements related to a church. The proposed development (community hall, parking lot) will be confined within the existing, pre-disturbed, northerly portion of the property. The site and the neighboring parcels have also been pre-disturbed with the residential development/farming and as such do not provide habitat for state- or federally-listed species. Additionally, the site does not contain any riparian features, wetlands, or waters under the jurisdiction of the United States.

The California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service reviewed the proposal and expressed no concerns with the project.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- 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?

FINDING: NO IMPACT:

The project will not conflict with any local policies or ordinances protecting biological resources or be in conflict with an approved local regional or state habitat conservation plan.

V. CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5; or
- B. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5; or
- C. Disturb any human remains, including those interred outside of formal cemeteries?

FINDING: NO IMPACT:

The project site is not in an area designated to be highly or moderately sensitive for archeological resources. The project will have no impact on historical, archeological, or paleontological resources.

VI. ENERGY

Would the project:

- A. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

FINDING: NO IMPACT:

The project involves expansion of an existing church facility. The proposed expansion will be similar in construction and operation to the existing facility and would not result in wasteful, inefficient, or unnecessary consumption of energy resources.

- B. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

FINDING: NO IMPACT:

The project will not obstruct a state or local plan for renewable energy.

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
1. 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?
 2. Strong seismic ground shaking?
 3. Seismic-related ground failure, including liquefaction?
 4. Landslides?

FINDING: NO IMPACT:

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

- B. Result in substantial soil erosion or loss of topsoil?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Compaction and over covering of soil will result due to the construction of buildings and structures for the project. Changes in topography and erosion could also result from site grading.

The Development Engineering Section of the Development Services and Capital Projects Division reviewed the proposal and requires the following: 1) any additional run-off generated by the proposed development of the site cannot be drained across property lines and must be retained or disposed of per County Standards; 2) an Engineered Grading and Drainage Plan shall be required to show how additional storm water run-off generated by the proposed development will be handled without adversely impacting adjacent properties; and 3) a Grading Permit or Voucher shall be required for any grading that has been done without a permit and any grading proposed with this application. These requirements will be included as Project Notes and addressed through Site Plan Review recommended as a Condition of Approval.

- 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-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse; or
- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

See discussion above in Section VII. A. The project development would implement all applicable requirements of the most recent California Building Standards Code and as such would not expose persons to hazards associated with seismic design of buildings and shrinking and swelling of expansive soils.

- 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?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

Individual sewage disposal systems currently serve the existing church facility. The City of Clovis sewer line is not near the property. As such, the property cannot connect to the City of Clovis sanitary sewer system at this time. Per the City of Clovis review of the proposal, if the project does not connect to the City of Clovis sewer, the applicant shall enter into an agreement to connect to the City sewer, abandon the septic system and pay development fees upon annexation of the site into the City. This requirement will be included as a mitigation measure as noted below.

* **Mitigation Measure:**

1. *To mitigate the potential for groundwater contamination from the existing septic system, prior to issuance of building permits, the Applicant shall enter into an agreement with the City of Clovis to connect to the City sewer system upon annexation of the property to the City and availability of a sewer main at the property frontage, abandon the existing septic system per Code requirements, and pay sewer service connection fees to the City.*

The Fresno County Department of Public Health, Environmental Health Division (Health Department) reviewed the proposal and stated that the subject parcel can accommodate the existing on-site sewage disposal system expansion area and the mandatory setbacks and policy requirements as established with the implementation of the Fresno County Tier 2 Local Area Management Plan (LAMP), on-site wastewater treatment system (OWTS) policy and California Plumbing Code. Further: 1) if the operation of the facility exceeds the maximum capacity of the sewage disposal system, the septic system shall be evaluated by an appropriately-licensed contractor for adequacy; and 2) disposal fields, trenches, and leaching beds shall not be paved over

or covered by concrete or a material that is capable of reducing or inhibiting a possible evaporation or sewer effluent. These requirements will be included as Project Notes.

- C. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

FINDING: NO IMPACT:

See discussion above in Section V. CULTURAL RESOURCES

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: NO IMPACT:

The San Joaquin Valley Air Pollution Control District expressed no concerns with the project related to the greenhouse gas emissions. The project will adhere to the Air District Rules noted above in Section III. A.B.C.D. Air Quality.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- 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; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno County Department of Public Health, Environmental Health Division (Health Department) reviewed the project and requires the following pertaining to the demolition of the existing structure: 1) Should the structure have an active rodent or insect infestation, the infestation should be abated prior to remodel of the structure in order to prevent the spread of vectors to adjacent properties; 2) In the process of demolition of the existing structure, if asbestos-containing construction materials and materials

coated with lead-based paints are encountered, the San Joaquin Valley Air Pollution Control District shall be contacted; 3) If the structure was constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure, then, prior to remodel work, the contractor should contact the California Department of Public Health, Childhood Lead Poisoning Prevention Branch, United States Environmental Protection Agency, Region 9 and State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) for current regulations and requirements; and 4) Any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state, and local requirements. These requirements will be included as Project Notes.

The project is not located within one quarter-mile of a school. The nearest school, Buchanan High School, is over one half-mile northwest of the project site.

- 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?

FINDING: NO IMPACT:

The project site is not located on a hazardous materials site. As such, the future development proposal would not create a significant hazard to the public or the environment

- E. Be 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, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within an airport land use plan area, within two miles of a public use airport, or near a private airstrip. The nearest airport, Fresno-Yosemite International Airport, is approximately 4.8 miles south of the site.

- F. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

FINDING: NO IMPACT:

The project site is located in an area where existing emergency response times for fire protection, emergency medical services, and sheriff protection meet adopted standards. The project does not include any characteristics (e.g., permanent road closures) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity. These conditions preclude the possibility of the proposed project conflicting with an emergency response or evacuation plan. No impacts would occur.

- G. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

FINDING: NO IMPACT:

The project site is not within or adjacent to a wildland fire area. The project will not expose persons or structures to wildland fire hazards.

X. HYDROLOGY AND WATER QUALITY

Would the project:

- A. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not violate any waste discharge requirement. See discussion above in Section VI. E. Geology and Soils.

The State Water Resources Control Board (SWRCB), Department of Drinking Water (DDW), reviewed the subject proposal, stated that the existing church is an existing public water system regulated by SWRCB-DDW, and expressed no concerns with the project. The agency also stated that the church has complied with the conditions imposed by CUP No. 3507 in 2016, which required the church to remove Well No. 1 from any domestic uses, and connect Well No. 2 to the domestic water system serving all church facilities.

The Regional Water Quality Control Board also reviewed the proposal and expressed no concerns related to impact on groundwater quality.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

On-site water wells currently provide water to the existing on-site church facility. According to the Applicant's Operational Statement, the project will use an approximately 100 gallons of water per day on weekdays and 300 gallons of water on Sundays and during special events.

According to the City of Clovis review of the subject proposal, the City water line runs along Nees Avenue which fronts the property. The City requires that the property shall connect to the City of Clovis water system upon approval from LAFCo, abandon on-site wells and pay development fees. This requirement will be included as a mitigation measure as noted below.

* **Mitigation Measure:**

1. *To mitigate groundwater overdraft, prior to issuance of building permits, the Applicant shall enter into an agreement with the City of Clovis to connect to the City water system upon annexation of the property to the City and availability of a water main at the property frontage, abandon the existing well per Code requirements, and pay water service connection fees to the City.*

The subject property lies outside the County's water-short area. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning expressed no concerns related to water for the project.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
1. Result in substantial erosion or siltation on- or off-site; or
 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; or
 3. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
 4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Fresno Irrigation District's (FID), Little Teague Canal No. 415 runs southerly along the west side of Preuss Drive and crosses Nees Avenue approximately 75 feet west of the subject property, and FID's Big Dry Creek No. 150 runs southerly and crosses Nees Avenue approximately 800 feet west of the subject property. FID requires that plans for any street and/or utility improvements along Nees Avenue or near the canal crossing shall be reviewed by FID.

According to the Fresno Metropolitan Flood Control District (FMFCD), an existing 20-foot-wide storm drain easement runs parallel to the easterly property line of the subject property. FMFCD allows no encroachments into the easement, and requires that all drainage be directed easterly to the existing private on-site inlet located in the northeast corner of the property.

According to the Fresno Metropolitan Flood Control District (FMFCD), no on-site storm water retention basin is required provided the run-off can be safely conveyed to the Master Plan inlet(s); FMFCD shall review the drainage and grading plan prior to its approval by the County and the project shall pay the service charge related to the Notice of Requirement (NOR) and Grading Plan review.

As noted above in Section VI. B. Geology and Soils, any changes to the existing drainage pattern resulting from the proposed development on the property would require a Grading Permit or Voucher from the Development Engineering Section of the Fresno County Department of Public Works and Planning. Additionally, more than one acre of land disturbed by the project would require preparation and submittal of an SWPPP (Stormwater Pollution Prevention Plan) and NOI (Notice of Intent) prior to issuance of a grading permit.

The aforementioned requirements will be included as Project Notes.

- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

FINDING: NO IMPACT:

The project would not be inundated by seiche, tsunami, or mudflow. The project site does not contain nor is close to water features that could create seiche, tsunami, or mudflow conditions. No impact would occur.

- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: NO IMPACT:

The project is not in conflict with any water quality control plan or sustainable groundwater management plan.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide an established community. The project site is within a County island in the City of Clovis and pre-developed with a church. Adjoining parcels to the north, east and west are located in the County and parcels to the south are located in the City of Clovis and developed with single-family residences.

- B. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located within a County island in the City of Clovis. The City reviewed the proposal and expressed no concerns related to the project's conflict with the City's land use plan, policy, or regulation.

The subject property is designated for Rural Residential in the County-adopted Clovis Community Plan and is zoned RR (Rural Residential, two-acre minimum parcel size) in the County Zoning Ordinance. Churches are a compatible use on residentially-zoned properties, subject to approval of a discretionary land use application. The subject proposal meets the following General Plan policies:

General Plan Policy PF-C.17 requires that determination be made for discretionary land uses with respect to water quantity, sustainability, and impact on other water users. The project is not located in a water-short area and will connect to the City of Clovis water system upon LAFCo's approval and meeting the City's development standards. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning identified no water-related concerns with the project.

General Plan Policy PF-D.6 requires that the County shall permit on-site sewage disposal systems on parcels that have the area, soils and other characteristics that permit installation of such systems without threatening groundwater quality or posing health hazards. The City of Clovis sanitary sewer system is unavailable to serve the property at this time. As such, the project will utilize individual sewage disposal systems. According to the Fresno County Department of Public Health, the site can accommodate the system.

XII. MINERAL RESOURCES

Would the project:

- 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; or
- 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?

FINDING: NO IMPACT:

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

XIII. NOISE

Would the project result in:

- A. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; or

- B. Generation of excessive ground-borne vibration or ground-borne noise levels?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes no outdoor sound amplification. Per the Fresno County Department of Public Health, Environmental Health Division, the project has the potential to expose nearby residences to elevated noise levels and therefore shall conform to the Fresno County Noise Ordinance. This will be included as a Project Note.

- C. For a project located within the vicinity of a private airstrip or 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, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The project site is not located near an airport. The project will not expose people to airport noise. The nearest airport, Fresno-Yosemite International Airport, is approximately 4.8 miles south of the subject proposal.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned 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); or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

This proposal will not construct or displace housing and will not otherwise induce population growth.

XV. PUBLIC SERVICES

Would the project:

- A. 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. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Fresno County Fire Protection District (CalFire) reviewed the proposal and express no concerns with the project. The project will require compliance with the California Code of Regulations Title 24 – Fire Code and approval of County-approved site plans by the Fire District prior to issuance of building permits by the County. The project will also require annexation to Community Facilities District (CFD) No. 2010-01 of the Fresno County Fire Protection District. These requirements will be included as Project Notes.

2. Police protection?

FINDING: NO IMPACT:

The Fresno County Sheriff's Department reviewed the proposal and expressed no concerns with the project.

3. Schools; or

4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

The project will not affect school enrollment due to increase in population growth and will not result in the need for new or expanded park facilities, or other public facilities.

XVI. RECREATION

Would the project:

- 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; or
- B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: NO IMPACT:

Development of the project will not affect existing neighborhood or regional parks, nor require the expansion of recreational facilities.

XVI. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; or
- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

According to the Applicant's Operational Statement, average attendance in worship services is approximately 550 each Sunday in three services generating 1,100 one-way traffic trips (550 round trips). Likewise, approximately 75 to 100 people participate in Wednesday evening activities (6:30 p.m. to 9:00 p.m.) generating up to 200 one-way traffic trips (100 round trips). Other groups that meet throughout the week do not exceed 100 in number. Additionally, full-time church employees generate 10 one-way traffic trips (5 round trips) and volunteers generate a variable number of traffic trips throughout the week. Furthermore, service/delivery vehicles generate an average of two one-way traffic trips (one round-trip) per day during the week.

The Design Division of the Fresno County Department of Public Works and Planning reviewed the proposal and determined that the project does not generate enough trips to warrant the need for a Traffic Impact Study. However, the project has the potential to block the only point of access (Preuss Drive) off Nees Avenue for several other residences. As such, a Traffic Management Plan (TMP) shall be required for the construction phase of the project. This requirement will be included as a Mitigation Measure:

* **Mitigation Measure**

1. *The Applicant shall prepare a Traffic Management Plan (TMP) for the construction phase of the project. The TMP shall be reviewed and approval by the Design Division of the Fresno County Department of Public Works and Planning prior to issuance of building permit.*

The Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning also reviewed the proposal and did not require a Traffic Impact Study for the project.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would not increase traffic hazards due to design features, as it does not propose to alter existing roadway designs within the project area.

According to the Road Maintenance and Operations Division (RMO) of the Fresno County Department of Public Works and Planning, Nees Avenue is classified as an

Arterial with an existing right-of-way width of 53 feet, and Preuss Drive is classified as a Local with an existing right-of-way of 30 feet east of the section line. No additional right-of-way is required for these streets. However, a Project Note would require that an encroachment permit shall be obtained from RMO if any improvements are constructed on the existing driveway approaches.

The City of Clovis also reviewed the proposal and stated that 70 feet right-of-way north of the centerline is required for Nees Avenue. Given the property may annex into the City of Clovis and Nees Avenue may get expanded according to the City's standard, a Condition of Approval would require that the project shall irrevocably offer the southerly 17 feet of the property as future right-of-way for Nees Avenue.

D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project design will not change any current emergency access to the project site. The site will continue to gain ingress and egress off Preuss Drive. Further review of emergency access will occur by Fresno County Fire Protection District prior to issuance of building permits by the County.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

FINDING: No IMPACT:

The project will have no impact on Tribal Cultural Resources (TCRs) as defined in Public Resources Code Section 21074. The project was routed to the Table Mountain Rancheria, Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of Chukchansi Indians, and Dumna Wo Wah Tribal Governments. No tribe expressed any concerns with the project.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- A. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section VII.E. Geology and Soils and Section X. B. Hydrology and Water Quality.

- B. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section X. B. Hydrology and Water Quality.

- C. 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section VII.E. Geology and Soils.

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals; or
- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

The project will not generate a significant amount of additional solid waste than currently generated by the current church facility. Any additional solid waste generated will have a less than significant impact on the local landfill. All solid waste disposal will be through regular trash collection service.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- A. Substantially impair an adopted emergency response plan or emergency evacuation plan, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects; or
- B. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; or
- C. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or
- D. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section XV. A. 1. PUBLIC SERVICES

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially 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, substantially 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?

FINDING: NO IMPACT:

The project would not degrade the quality of the environment; 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; or reduce the number or restrict the range of an endangered, rare, or threatened species. No impacts on biological resources or cultural resources were identified in the analysis.

- 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)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project has been analyzed for potential impacts, and appropriate project-specific Mitigation Measures have been developed to reduce project impacts to less than

significant levels. The project is required to comply with applicable County policies and ordinances. The incremental contribution by the proposed project to overall development in the area is less than significant.

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, the San Joaquin Air Pollution Control District, and the California Code of Regulations Fire Code. The project analysis identifies no cumulatively considerable impacts other than Aesthetics, Geology and Soils, Hydrology and Water Quality and Transportation/Traffic, which will be addressed with the Mitigation Measures discussed in Section I. D., Section VI. E., Section IX. B. and Section XVI. A. B.

- C. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

FINDING: NO IMPACT:

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

CONCLUSION/SUMMARY

Based upon Initial Study (IS) No. 7555 prepared for Classified Conditional Use Permit Application No. 3625, 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 agricultural and forestry resources, biological resources, cultural resources, energy, greenhouse gas emissions, mineral resources, population and housing, recreation, or tribal cultural resources.

Potential impacts related to air quality, hazards and hazardous materials, land use and planning, noise, public services, utilities and service systems and wildfire have been determined to be less than significant.

Potential impacts related to aesthetics, geology and soils, hydrology and water quality, and transportation have been determined to be less than significant with mitigation incorporated.

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

EA:ksn

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**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7555
Classified Conditional Use Permit Application No. 3625**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Aesthetics	All outdoor lighting shall be hooded and directed so as not to shine toward adjacent properties and public streets	Applicant	Applicant/Fresno County Dept. of Public Works and Planning (PW&P)	On-going; for duration of the project
*2.	Geology and Soils	To mitigate the potential for groundwater contamination from the existing septic system, prior to the issuance of building permits, the Applicant shall enter into an agreement with the City of Clovis to connect to the City sewer system upon annexation of the property to the City and availability of a sewer main at the property frontage, abandon the existing septic system per Code requirements, and pay sewer service connection fees to the City.	Applicant	Applicant/PW&P/City of Clovis	As noted
*3.	Hydrology and Water Quality	To mitigate groundwater overdraft, prior to the issuance of building permits, the Applicant shall enter into an agreement with the City of Clovis to connect to the City water system upon annexation of the property to the City and availability of a water main at the property frontage, abandon the existing well per Code requirements, and pay water service connection fees to the City.	Applicant	Applicant/PW&P/City of Clovis	As noted
*4.	Transportation/Traffic	The Applicant shall prepare a Traffic Management Plan (TMP) for construction phase of the project. The TMP shall be reviewed and approval by the Design Division of the Fresno County Department of Public Works and Planning, prior to issuance of building permit.	Applicant	Applicant/PW&P	As noted

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

EA:

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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: Initial Study (IS) No. 7555	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Project Applicant/Sponsor (Name): Roger Hurtado/New Hope Community Church of Clovis, Inc.	Project Title: Classified Conditional Use Permit Application (CUP) No. 3625		
Project Description: Allow expansion to an existing church to include a 9,000 square foot community hall with parking and related facilities on a 3.97-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The project site is located on the northeast corner of N. Preuss Drive and E. Nees Avenue, approximately 60 feet north of the nearest city limits of the City of Clovis (4620 E. Nees Avenue, Clovis) (SUP. DIST. 5) (APN 560-052-15).			
Justification for Negative Declaration: Based upon the Initial Study (IS 7555) prepared for Classified Conditional Use Permit Application No. 3625, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to agricultural and forestry resources, biological resources, cultural resources, energy, greenhouse gas emissions, mineral resources, population and housing, recreation, or tribal cultural resources. Potential impacts related to air quality, hazards and hazardous materials, land use and planning, noise, public services, utilities and service systems and wildfire have been determined to be less than significant. Potential impact related to aesthetics, geology and soils, hydrology and water quality, and transportation have been determined to be less than significant with the identified mitigation measure. The Initial Study and MND is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – January 11, 2019		Review Date Deadline: February 11, 2019	
Date: January 8, 2019	Type or Print Signature: Marianne Mollring, Senior Planner	Submitted by (Signature): Ejaz Ahmad	

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

DATE: November 16, 2018

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Development Services, Attn: William M. Kettler, Division Manager
Water and Natural Resources, Attn: Glenn Allen, Division Manager
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Senior Planner, Attn: Marianne Mollring
Development Services, Policy Planning, Attn: Mohammad Khorsand
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: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Transportation Planning, Attn: Harpreet Kooner
Department of Public Health, Environmental Health Division, Attn: Steven Rhodes
U.S. Department of Interior, Fish & Wildlife Service, Attn: Sarah Yates
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
CA Regional Water Quality Control Board, Attn:
Centralvalleyfresno@waterboards.ca.gov
State Water Resources Control Board, Office of Drinking Water, Attn: Jose Robledo
City of Clovis, Planning and Development, Attn: Dwight Kroll
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
Fresno Metropolitan Flood Control District, Attn:
developmentreview@fresnofloodcontrol.org
Dumna Wo Wah Tribal Government, Attn: Robert Ledger
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios
Picayune Rancheria of the Chukchansi Indians, Attn: Tara C. Estes-Harter
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division)
Fresno County Fire Protection District, Attn: Chris Christopherson

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Classified Conditional Use Permit (CUP) Application No. 3625; Initial Study
Application No. 7555

APPLICANT: Roger Hurtado / *NEW HOPE COMMUNITY CHURCH OF CLOVIS, INC.*

DUE DATE: November 30, 2018

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposing to allow the expansion of an existing church on a 3.97-acre parcel

in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The proposed expansion includes construction of a 9,000 square-foot community hall with parking lot and related facilities.

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 **November 30, 2018**. Any comments received after this date may not be used.

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204 or email eahmad@co.fresno.ca.us.

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Activity Code (Internal Review):2381

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 11-15-18 CUP 3625 (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:

The proposed development consists of adding a 9,000 S.F. Community Hall to the existing New Hope Community Church site. The Community Hall Building will consist of an event area of about 5,058 S.F., along with 3,942 S.F. of new office space. The new office space will house existing employees that will be relocated from the existing 2,200 S.F. triple-wide office area on site that will be removed for the new development.

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 Nees Avenue between Preuss Avenue and N. Marion Avenue Street address: 4620 Nees Avenue

APN: 560-052-15 Parcel size: 4.19 Acres (Disturbed Area: 1.1 Acres) Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(S): N/A

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

Table with 5 columns: Name, Address, City, Zip, Phone. Rows include Tim Rolen, Roger Hurtado, Steve Drake, and a Representative.

CONTACT EMAIL: roger@clinedesignllc.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: SPR Fee: \$
Application Type / No.: CUP 3625 Fee: \$ 2,294.50
Application Type / No.: Pre-app credit Fee: \$ - 247.00
Application Type / No.: IS 7555 Fee: \$ 390.00
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 992.00
Received By: EJAZ Invoice No.: TOTAL: \$ 6,930.50

UTILITIES AVAILABLE:

WATER: Yes [] / No [x] Agency: On Site Well
SEWER: Yes [] / No [x] Agency: Septic System

STAFF DETERMINATION: This permit is sought under Ordinance Section: Parcel Size:
Related Application(s): CUP 3507 Sect-Twp/Rg: - T S/R E
Zone District: RR APN # - -
APN # - -



Development Services
and
Capital Projects Division

Mail To:
ROGER HURTADO
1508 TOLLHOUSE RD. #C
CLOVIS, CA 93611

Email:
ROGER@CLINEDESIGNLLC.COM

Pre-Application Review

Department of Public Works and Planning

NUMBER: 39558
APPLICANT: TIM ROLEN
PHONE: (559) 281-0175

PROPERTY LOCATION: 4620 E NEES AVE CLOVIS CA 93611
APN: 560 - 052 - 15 ALCC: No Yes # VIOLATION NO. N/A
CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes CLOVIS
ZONE DISTRICT: RR (NB) ; 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: (3.97 AC PAR 2 P/M 6964 BK 46 PGS 10 & 11) Lot of Rec. Map; on '72 rolls; other; Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: Clovis Unified Trustee Area 4, State Center CC Trustee Area 6 PERMIT JACKET: No Yes

FMFCD FEE AREA: Outside District No.: BT FLOOD PRONE: No AREA OF MINIMAL FLOOD HAZARD Yes

PROPOSAL PRE-APPLICATION FOR A CONDITIONAL USE PERMIT TO ALLOW THE EXPANSION OF AN EXISTING CHURCH TO INCLUDE A 9000 SQ FT COMMUNITY HALL BLDG. THAT WILL CONSIST OF A COMMERCIAL KITCHEN, AN EVENT AREA AND NEW OFFICE SPACE. EXISTING COMMUNITY HALL BLDG. & MODULAR OFFICE TO BE REMOVED.

COMMENTS: Classified Conditional Use Permit Application No. 2245 allowed a church and related facilities on the subject property in November 1986.

ORD. SECTION(S): 820.3-B BY: OBER RAMIREZ DATE: 9/26/18

GENERAL PLAN POLICIES:	<i>Rural Density Residential</i>	PROCEDURES AND FEES:
LAND USE DESIGNATION: <i>CLOVIS</i>	() GPA:	() MINOR VA:
COMMUNITY PLAN: <i>CLOVIS</i>	() JAA:	(<input checked="" type="checkbox"/>) JHD: \$ 992.00
REGIONAL PLAN: <i>-</i>	(<input checked="" type="checkbox"/>) CUP: \$ 2,284.50	() JAG COMM:
SPECIFIC PLAN: <i>-</i>	() JRA:	() ALCC:
SPECIAL POLICIES: <i>-</i>	() JVA:	(<input checked="" type="checkbox"/>) JIS/PER*: \$ 3,901.00
SPHERE OF INFLUENCE: <i>CLOVIS</i>	() JAT:	() Viol. (35%):
ANNEX REFERRAL (LU-G17/MOU):	() JT:	() Other:

Filing Fee: \$ 7,177.50

Pre-Application Fee: \$ 247.00

Total County Filing Fee: \$ 6,930.50

COMMENTS:

FILING REQUIREMENTS:

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

OTHER FILING FEES:

- Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (CDFW): (\$50) (\$50+\$2,280.75) (Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)

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.

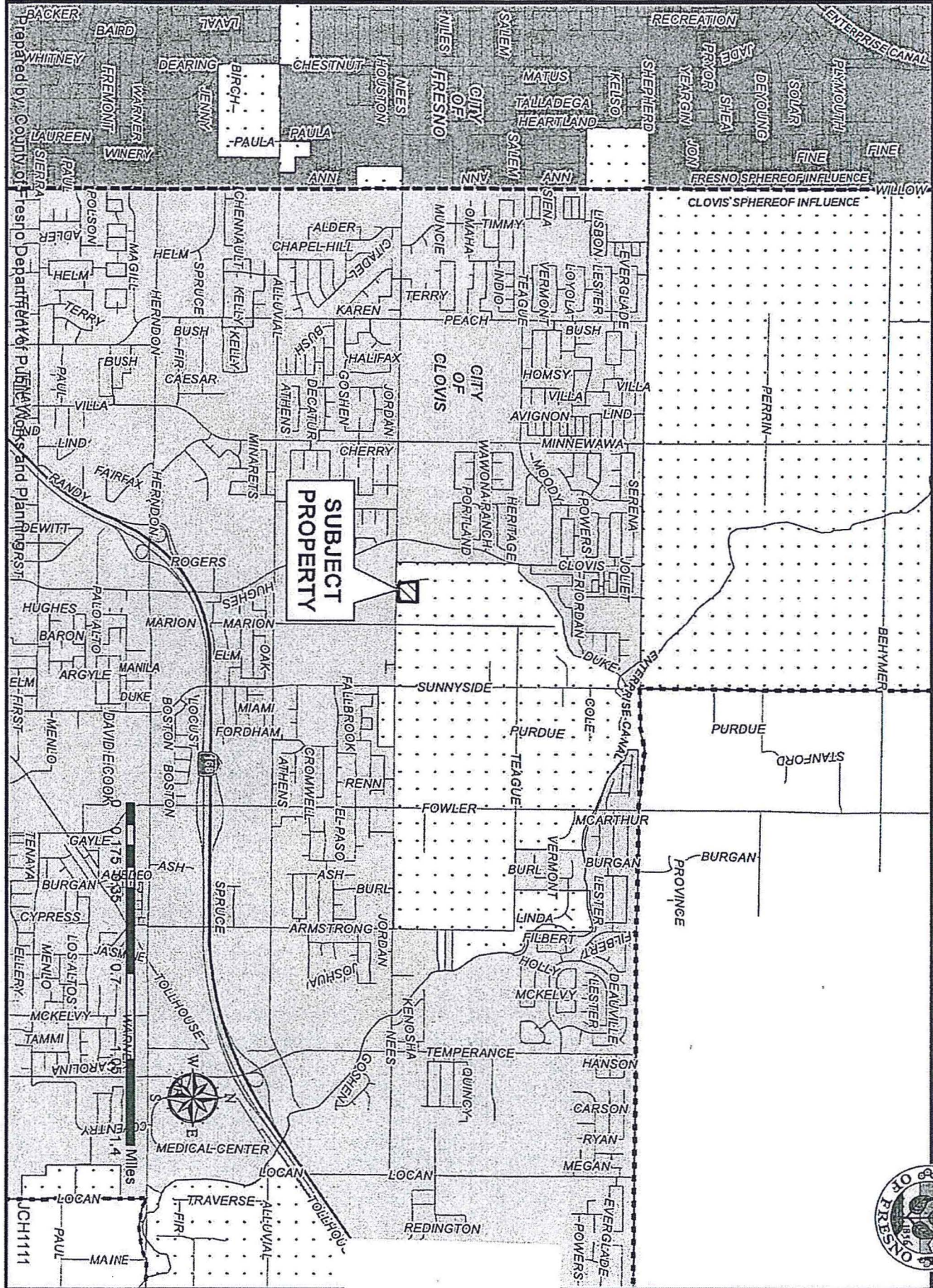
BY: *[Signature]* Referral Letter # *EJAZ AHMAD* DATE: 10/17/18
PHONE NUMBER: (559) 600-4242

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- | | |
|--|---|
| <input type="checkbox"/> COVENANT | <input checked="" type="checkbox"/> SITE PLAN REVIEW |
| <input type="checkbox"/> MAP CERTIFICATE | <input checked="" type="checkbox"/> BUILDING PLANS |
| <input type="checkbox"/> PARCEL MAP | <input checked="" type="checkbox"/> BUILDING PERMITS |
| <input type="checkbox"/> FINAL MAP | <input checked="" type="checkbox"/> WASTE FACILITIES PERMIT |
| <input type="checkbox"/> FMFCD FEES | <input checked="" type="checkbox"/> SCHOOL FEES |
| <input type="checkbox"/> ALUC or ALCC | <input type="checkbox"/> OTHER (see reverse side) |

OVER.....

LOCATION MAP



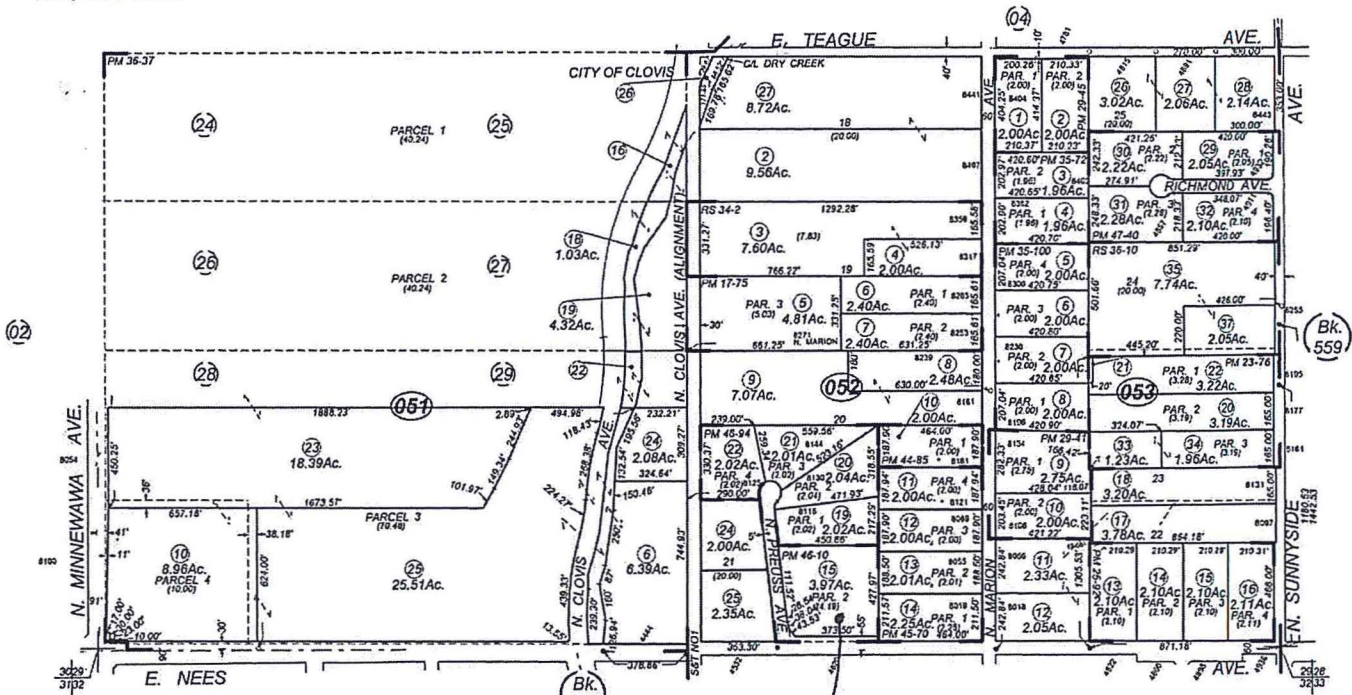
Prepared by County of Fresno Department of Public Works and Planning

-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.

SUBDIVIDED LAND IN POR. SEC. 29, T.12 S., R.21 E., M.D.B. & M.

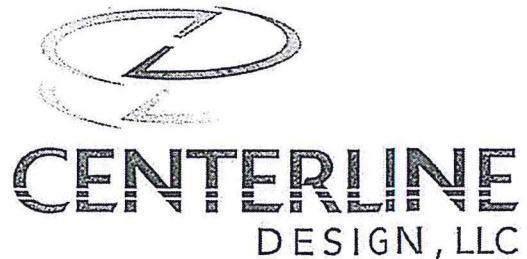
Tax Rate Area
 1-112
 76-006
 76-052

560-05



- Parcel Map No. 2535 - Bk. 17, Pg. 75
- Parcel Map No. 3575 - Bk. 23, Pg. 76
- Parcel Map No. 3816 - Bk. 25, Pg. 92
- Parcel Map No. 4551 - Bk. 29, Pg. 41
- Parcel Map No. 4225 - Bk. 29, Pg. 45
- Parcel Map No. 5636 - Bk. 35, Pg. 72
- Parcel Map No. 5642 - Bk. 35, Pg. 100
- Parcel Map No. 5635 - Bk. 36, Pg. 37
- Parcel Map No. 6751 - Bk. 44, Pg. 85
- Parcel Map No. 6965 - Bk. 45, Pg. 70
- Parcel Map No. 6964 - Bk. 46, Pg. 10 & 11
- Parcel Map No. 7123 - Bk. 46, Pg. 94 & 95
- Parcel Map No. 6742 - Bk. 47, Pg. 40
- Record of Survey - Bk. 34, Pg. 02
- Record of Survey - Bk. 36, Pg. 10
- Shepherd & Teague Alluvial Tract No. 1 - R.S. Bk.2, Pg. 10
- Assessor's Map Bk. 560 - Pg. 05
- County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles



November 09, 2018

County of Fresno
Department of Public Works and Planning
2220 Tulare Street
Fresno, CA 93721

CUP3625

RECEIVED
COUNTY OF FRESNO

NOV 15 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

EXISTING CHURCH / NEW COMMUNITY HALL OPERATIONAL STATEMENT

Subject Project:

Adding a New Ground-Up Community Hall Building to an Existing Church Site.

Subject Property:

4620 Nees Avenue
Clovis, CA 93611
APN: 560-052-15

Hours of Operation: Normal Business hours Monday – Friday from 8:00am to 4:00pm
Sunday 8:00am to 12:00pm
Special Event hours Monday – Sunday Varies

Special Note: Regarding the use and operation of the new Community Hall Building, the existing Sanctuary and new Community Hall Building will not have independent / individual events at the same time. Parking requirements are based on the most restrictive area.

1. Nature of Use / Project Description:

New Hope Community Church is an independent, Protestant congregation of worshipers established in 1979 that has met at this site since 1989.

The proposed development consists of adding a ±9,000 S.F. Community Hall Building to the existing New Hope Community Church site. The Community Hall Building will consist of an event area of ±5,058 S.F., along with ±3,942 S.F. of new office space that will accommodate the existing employees. This new Community Hall Building will be positioned where the existing, to be removed, modular office building is currently located.

2. Operational Time Limits:

Indoor Worship services are conducted weekly on Sunday mornings (approximately 8am until 12:00pm) and Wednesday evenings (approximately 6:30 pm until 9 pm. Youth activities, adult Bible Studies and other events are often scheduled throughout the week as early as 5:30 am and generally never lasting later than 9:30 pm. The Church averages about 20 weddings a year on Saturdays between the hours of 10 am and 8 pm. Funeral Services are held as requested and needed by member families and/or local families without a regular church home. The proposed Community Building is for the support and enhancing the ability to serve the members of the congregation and community.

3. Number of Visitors:

Average attendance in worship services is approximately 550 each Sunday in three services, none of which exceeds 300. Approximately 75-100 people participate in Wednesday evening activities, and other groups that meet throughout the week generally do not exceed 100 in number.

4. Number of Employees:

The Church staff currently consists of 5 full-time employees, 4 part-time employees and a variable number of volunteers throughout the week. Church office hours are from 8 am – 4 pm Monday through Friday. No on-site caretaker. An additional 2 staff member are anticipated to be hired.

5. Service/Delivery Vehicles:

The church owns/operates no service of delivery vehicles and is visited by such vehicles an average of perhaps once per day during the week.

6. Access to the Site:

The Site is on the North East corner of Nees Avenue and Pruess, access to the site is off Preuss Drive, a public, paved road.

7. Number of Parking Spaces:

Site Parking consists of 153 existing parking stalls, 27 new standard parking stalls 16 new "Clean Air/Vanpool/EV" parking stalls and 7 accessible parking stalls for a total of 203 parking stalls.

8. Any goods to be sold on site:

There will not be any goods sold on site.

9. What equipment is used:

There will be new commercial kitchen equipment to be installed and used within the new Community Hall Building that will be used for Wedding and Funeral receptions. No outdoor equipment will be added to this site as a part of this new development.

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

There are no supplies or materials to be used or stored as part of this project.

11. Does the use cause an unsightly appearance:

The new Community Hall Building will not cause any unsightly appearance (noise, glare, dust, odor).

12. List any solid or liquid wastes to be produced.

During a special event in the new Community Hall Building, solid waste will be produced. It will be disposed of in the new trash enclosure and will be picked up by the local trash service company. (Currently 3 cu yards of solid waste per week). Liquid waste will be disposed via the on site septic system.

13. Estimated volume of water to be used (gallons per day):

Monday – Friday possibly 100 gallons per day, 300 gallons of water used per day on Sundays and special events. Source of water is on site wells.

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

There is no proposed signage as part of this project.

15. Will existing building be used or will new building be constructed:

The proposed development consists of a new ±9,000 S.F. Community Hall Building to the existing New Hope Community Church site. The Community Hall Building will consist of an event area of ±5,058 S.F., along with ±3,942 S.F. of new office space that will accommodate the existing employees. The existing Modular Office Building will be removed to construct the Community Hall. The existing Sanctuary and classroom buildings are to remain.

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

See #15 above.

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

The only outdoor lighting will be the parking lot lighting, one of the existing parking lot light poles will be removed to make way for a new drive aisle. No outdoor sound amplification system as a part of this project. The existing lighted church sign on Nees Ave. is to remain. No additional permanent lighting or sound amplification equipment will be used for any outdoor activities, temporary portable equipment may be occasionally used.

18. Landscaping or fencing proposed? :

Additional landscaping will be added to the area between and around the new parking bucket and the new Community Hall Building. No additional fencing is proposed.

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

None at this time.

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

Officers/Board Members – 17 total:

Timothy M Rolen – Senior Pastor

Mark Addis – Associate Pastor

Teddy Miller – Youth Pastor

Lonnie Rolen – Pastor Emeritus

Rich Smith – Counseling Pastor

Gil Hernandez – Missions Pastor

John Longstaff – Chairman of Board

Mark Addis

Brandon Best

Mike Chin

Bill Eccles

Jerry Molinari

Teddy Miller

Phil Panos

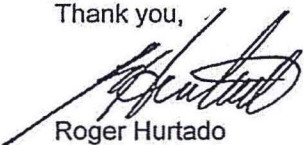
Esau Quintero

Brian Uyemura

Jim Watson

Should you have any questions, please do not hesitate to call.

Thank you,



Roger Hurtado
Architect
Centerline Design, LLC



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. 7555

Project No(s) CUP3625

Application Rec'd.: 11-15-18

GENERAL INFORMATION

1. **Property Owner:** Tim Rolen Phone/Fax: (559) 297-7362

Mailing Address: 4620 E. Nees Avenue Clovis CA / 93611

Street City State/Zip
2. **Applicant:** Roger Hurtado Phone/Fax: (559) 298-3060 x13

Mailing Address: 1508 Tollhouse Road, Suite "C" Clovis CA / 93611

Street City State/Zip
3. **Representative:** Steve Drake Phone/Fax: (559) 297-8450

Mailing Address: 850 San Jose Ave., #125 Clovis CA / 93612

Street City State/Zip
4. **Proposed Project:** A 9,000 sf Community Hall to the existing New Hope Community Church. The Community Hall consists of 5,058 sf Event Area and 3,942 sf of Church Offices.
5. **Project Location:** North East corner of Nees Avenue and Preuss Avenue, between Preuss and N. Marion Avenue
6. **Project Address:** 4620 Nees Avenue, Clovis, CA 93611
7. **Section/Township/Range:** / /
8. **Parcel Size:** 4.19 Acres
9. **Assessor's Parcel No.** 560-052-15 OVER.....

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

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

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

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

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

13. Existing Zone District¹: RR (NB)

14. Existing General Plan Land Use Designation¹: Rural-Density Residential
(County Adopted Clovis Community Plan)

ENVIRONMENTAL INFORMATION

15. Present land use: Church
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
Existing Sancturay, Classrooms, Septic System, Water Wells, Parking Lot and Open Area

Describe the major vegetative cover: Grass

Any perennial or intermittent water courses? If so, show on map: No

Is property in a flood-prone area? Describe:
No

16. Describe surrounding land uses (e.g., commercial, agricultural, residential, school, etc.):
North: Residential - Single Family Home
South: Residential - Single Family Home
East: Orchards / Residential - Single Family Home
West: Residential - Single Family Home

- 24. Anticipated volume of water to be used (gallons per day)²: 100 gpd M-F, 300 gpd Sundays & Special Events
- 25. Proposed method of liquid waste disposal:
 septic system/individual (Existing)
 community system³-name _____
- 26. Estimated volume of liquid waste (gallons per day)²: 100 gpd M-F, 300 gpd Sundays & Special Events
- 27. Anticipated type(s) of liquid waste: Restroom waste, Kitchen waste on Special Event days
- 28. Anticipated type(s) of hazardous wastes²: None
- 29. Anticipated volume of hazardous wastes²: None
- 30. Proposed method of hazardous waste disposal²: N/A
- 31. Anticipated type(s) of solid waste: Normal office waste, kitchen waste on Special Event days
- 32. Anticipated amount of solid waste (tons or cubic yards per day): .5 cubic yards
- 33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): .25 cubic yards
- 34. Proposed method of solid waste disposal: Solid waste collection service
- 35. Fire protection district(s) serving this area: Fresno County Fire
- 36. Has a previous application been processed on this site? If so, list title and date: Yes - Sanctuary Expansion 11-10-2016 (C.U.P. #3507)
- 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

11-09-2018
 DATE

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

(Revised 12/1/17)

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, 2018: \$3,168.00 for an EIR; \$2,280.75 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

11-09-2018

Date

Roger Hurtado

From: Steve Drake <steve@drakecontracting.com>
Sent: Thursday, October 18, 2018 9:05 AM
To: Roger Hurtado; Bryan Pok
Subject: Fwd: CUP 3507 New Hope Community Church
Attachments: mime-attachment.eml; ATT00001.htm; mime-attachment.eml; ATT00002.htm; DCIsmall.jpg; ATT00003.htm

See comments from Caitlin Juarez below.

Begin forwarded message:

From: shelly@newhopechurch.net
Subject: Fwd: CUP 3507 New Hope Community Church
Date: October 17, 2018 at 7:02:12 PM PDT
To: steve@drakecontracting.com

Sent from my iPhone

Begin forwarded message:

From: "Juarez, Caitlin@Waterboards" <Caitlin.Juarez@Waterboards.ca.gov>
Date: October 17, 2018 at 4:46:17 PM PDT
To: "Ahmad, Ejaz" <EAhmad@fresnocountyca.gov>
Cc: "shelly@newhopechurch.net" <shelly@newhopechurch.net>
Subject: CUP 3507 New Hope Community Church

Ejaz,

This message is to confirm that New Hope Community Church has met the conditions set by the State Water Board. Well 02 is the only active domestic source at the Church. The Division approves the Church expansion. Please let me know if you need anything else from our office.

Thanks

Caitlin Juarez

Water Resource Control Engineer

State Water Resources Control Board

Division of Drinking Water-Fresno District

Phone: (559) 447-3395

CUP 3625

RECEIVED
COUNTY OF FRESNO

NOV 15 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

From: "Lichti, Betsy@Waterboards" <Betsy.Lichti@waterboards.ca.gov>
Date: June 16, 2016 at 9:39:22 AM PDT
To: Edward Dunkel <edunkel@precisioneng.net>, "Ahmad, Ejaz" <EAhmad@co.fresno.ca.us>
Cc: "Gardner, Janet@co.fresno.ca.us" <jgardner@co.fresno.ca.us>, "Shelly Rolan

(shelly@newhopechurch.net)" <shelly@newhopechurch.net>, "Tyler Thomas (ss.waterservice@gmail.com)" <ss.waterservice@gmail.com>, "Hurtado-Brown, Mariadela@Waterboards" <Mariadela.Hurtado-Brown@waterboards.ca.gov>
Subject: RE: CUP 3507 New Hope

Ejaz – I met with the church representatives, Shelly & Tim Rolen, yesterday onsite to review the locations of wells and sewage disposal. We also discussed the construction of the wells - the fact that the newer better constructed well is dedicated only to fire sprinklers and domestic use in the office building, but that the older well serving the rest of the church does not have an adequate annular seal (only 20'). We also learned that the seepage pits are fed only by the office building, which would have minimal discharge. The primary septic system for the rest of the church facilities is a septic tank leach field systems located in the grassy median fronting Nees avenue, a significant distance from the wells. New information shared by Tim indicates that there is no City of Clovis water main running in Nees between Clovis Ave and Sunnyside, hence the possibility of connection to the City of Clovis is not feasible at this time.

We have agreed to approve the New Hope Community Church CUP application for expansion of the sanctuary on the following conditions:

Within 18 months, or by December 31, 2017, the New Hope Community Church shall remove Well 1 from any domestic uses, and shall connect Well 2 to the domestic water system serving all church facilities.

We will be revising the domestic water supply permit issued to New Hope to include this requirement. With this email, DDW approves the CUP 3507.

Betsy Lichti, PE

District Engineer, Fresno District
State Water Resources Control Board
Direct 559.447.3485 Main Ofc 559.447.3300 Fax 559.447.3304

From: Edward Dunkel [<mailto:edunkel@precisioneng.net>]
Sent: Wednesday, May 18, 2016 5:38 PM
To: Ahmad, Ejaz
Cc: Lichti, Betsy@Waterboards; Gardner, Janet@co.fresno.ca.us
Subject: RE: CUP 3507 New Hope

Hello Ejaz,

I will discuss with client and get back to you.

Regards,

Ed Dunkel, Jr.
President
Precision Civil Engineering, Inc.
1234 "O" Street
Fresno, CA 93721

(559) 449-4500
(559) 449-4515 (fax)

edunkel@precisioneng.net

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From: Ahmad, Ejaz [<mailto:EAhmad@co.fresno.ca.us>]
Sent: Tuesday, May 17, 2016 10:58 AM
To: Edward Dunkel
Cc: Lichti, Betsy@Waterboards (Betsy.Lichti@waterboards.ca.gov); Gardner, Janet
Subject: CUP 3507 New Hope

Ed:

Please respond to the comments below. Thanks

Ejaz

From: Lichti, Betsy@Waterboards [<mailto:Betsy.Lichti@waterboards.ca.gov>]
Sent: Tuesday, May 17, 2016 10:55 AM
To: Ahmad, Ejaz
Cc: Edward Dunkel (edunkel@precisioneng.net); Gardner, Janet
Subject: RE: CUP 3507 New Hope

Ejaz – DDW also requested a long term plan for the church site. I do not yet have that.

Please note that the New Hope Community Church has been under a boil water order since April 2016 due to coliform in the wells. This is very concerning, since even with several rounds of disinfection, the Well 01 is still not cleared. I am very concerned that there may be some impact of the leach pits on the wells, due to the depth of the pit construction and the shallow annular seal on Well 01. Quite frankly, this new issue related to degraded water quality leads me to again suggest that a connection from the City of Clovis water system would be the best course of action for approval of this CUP. Alternatively, DDW may consider a proposal to physically destroy Well 01 and connect the church facilities to Well 02 (which currently only serves an office and the fire suppression system). Well 02 has an adequate annular seal to 180 feet. I would be willing to meet with the applicants on site to discuss and evaluate these options.

Betsy Lichti, PE

District Engineer, Fresno District
State Water Resources Control Board
Direct 559.447.3485 Main Ofc 559.447.3300 Fax 559.447.3304

From: Ahmad, Ejaz [<mailto:EAhmad@co.fresno.ca.us>]
Sent: Tuesday, May 17, 2016 8:56 AM
To: Lichti, Betsy@Waterboards
Cc: Edward Dunkel (edunkel@precisioneng.net); Gardner, Janet@co.fresno.ca.us
Subject: CUP 3507 New Hope

Hi Betsy:

Please let me know if the attached information provided by the applicant address your comments below. Thanks

Ejaz Ahmad, Planner
County of Fresno
Development Services Division
600-4204

From: Lichti, Betsy@Waterboards [<mailto:Betsy.Lichti@waterboards.ca.gov>]
Sent: Thursday, December 10, 2015 1:40 PM
To: Edward Dunkel; Gardner, Janet
Cc: Ahmad, Ejaz; VonBerg, Eric; Allen, Glenn; davidg@ci.clovis.ca.us; Mikeh@ci.clovis.ca.us; paul@vernalgroup.com
Subject: RE: CUP 3507 New Hope

Ed – below is a summary of actions needed for SWRCB-Division of Drinking Water to further evaluate our recommendation for water service to be provided by the City of Clovis:

- Provide a copy of the Well Drillers Log for the well, as well as the current depth to static and pumping groundwater, pump setting and pump capacity.
- Develop a written long term plan outlining future plans for site development and documentation of that implementation of the long term plan will trigger the New Hope Church to seek domestic water service from City of Clovis.

I have checked the water quality data for the well, which shows that the nitrate concentration is in the low teen's.

Betsy Lichti, PE

District Engineer, Fresno District
Direct 559.447.3485 Main Ofc 559.447.3300 Fax 559.447.3304

Roger Hurtado

From: Juarez, Caitlin@Waterboards <Caitlin.Juarez@Waterboards.ca.gov>
Sent: Wednesday, August 9, 2017 4:22 PM
To: Shelly Rolan
Cc: Lennon, Ellen@Waterboards; Robledo, Jose@Waterboards
Subject: RE: Water Connection Pictures

Hi Shelly,

Thank you for submitting photo documentation of the trenching. Since Well 03 has been physically disconnected to the drinking water system, it will not be regulated by the Division. Well 03 status will now be changed to inactive. The Church will not be responsible for source chemical monitoring or previously required improvements. The do not drink signs may also be removed from the office building.

Please continue to submit all source chemical monitoring for Well 02 under PS-Code: 1000529-001. Feel free to contact me with any other questions you may have.

Caitlin Juarez

From: Shelly Rolan [mailto:shelly@newhopechurch.net]
Sent: Tuesday, August 08, 2017 8:53 AM
To: Juarez, Caitlin@Waterboards <Caitlin.Juarez@Waterboards.ca.gov>
Subject: Fwd: Water Connection Pictures

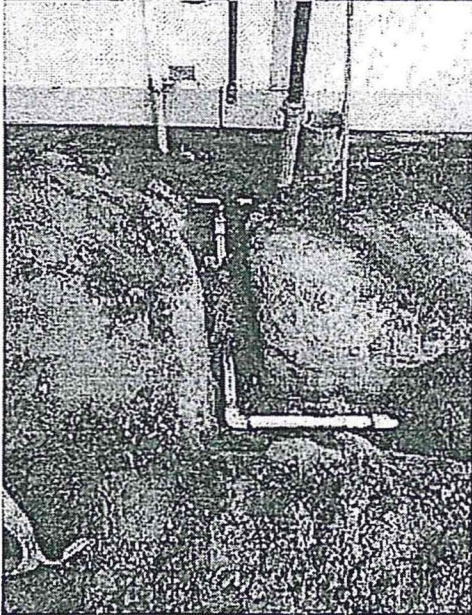
Caitlin,

Here is the final outstanding item. We connected the water from Well 3 to Well 2. I would like to remove the do not drink signs from the office building.

Shelly Rolan
Finance & Office Administration
New Hope Community Church
559-297-7362

----- Forwarded message -----

From: Steve Drake <steve@drakecontracting.com>
Date: Tue, Aug 8, 2017 at 8:33 AM
Subject: Water Connection Pictures
To: "tim@newhopechurch.net" <tim@newhopechurch.net>, "shelly@newhopechurch.net" <shelly@newhopechurch.net>



Steve Drake
DRAKE CONTRACTING, INC.
850 San Jose Ave., #125
Clovis, Ca 93612
Office: 559-297-8450
Cell: 559-217-5208
www.drakecontracting.com

Roger Hurtado

From: Juarez, Caitlin@Waterboards <Caitlin.Juarez@Waterboards.ca.gov>
Sent: Wednesday, July 19, 2017 1:51 PM
To: Shelly Rolen
Cc: Robledo, Jose@Waterboards
Subject: New Hope Community Church - Changes
Attachments: 01-04-2017_1000529_IR.pdf

After the Site Visit, the following has been determined.

Well 01 – Abandoned

Well 02 – Serves 2 buildings & irrigation (previously referred to as Well 01)

Well 03 – Fire suppression & bathrooms (previously referred to as Well 02)

Once Well 03 no longer serves the onsite bathrooms it will not be a regulated source by the Division. The Water System shall submit photo documentation of the trenches at the time the lines are dug up and physically disconnected from Well 03. The deadline of October 1, 2017 is granted. As far as the list from March 2016, I am unclear on what you are referring to. Do you mean the inspection report issued January 2017?

Caitlin Juarez

From: Shelly Rolen [mailto:shelly@newhopechurch.net]
Sent: Wednesday, July 19, 2017 10:02 AM
To: Juarez, Caitlin@Waterboards; Robledo, Jose@Waterboards
Subject: Thank you

Caitlin and Jose,

Thank you very much for taking the time to come out to the church site for our meeting.

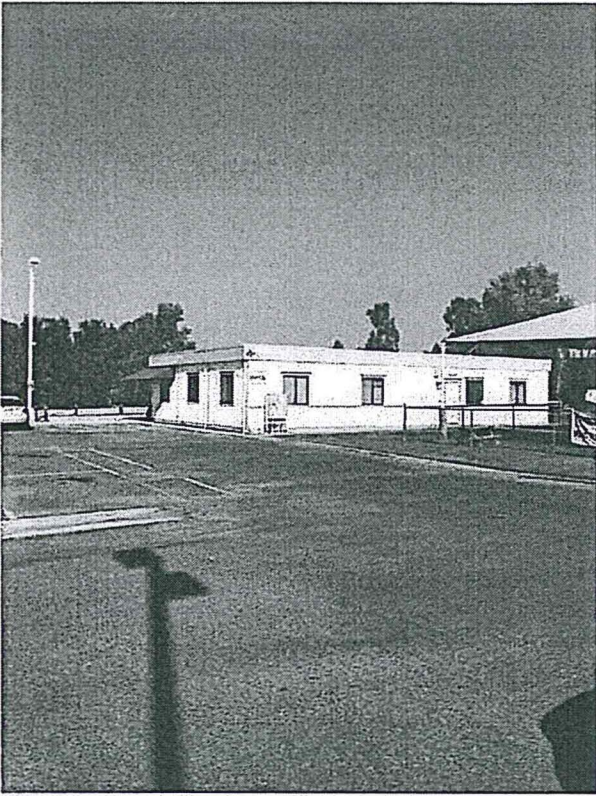
I trust that after the meeting, moving the sink and toilets to Well2 is the last of our violations. We would like to have a deadline to October 1st, 2017.

Caitlin, can you review the list from March 2016 and verify for me?

Thank you,

Shelly Rolen
Finance & Office Administration
New Hope Community Church
559-297-7362

NEW HOPE COMMUNITY CHURCH -
PROPOSED COMMUNITY BUILDING



VIEW LOOKING NORTH-EAST FROM EXISTING PARKING
LOT TOWARDS EXISTING OFFICES TO BE REMOVED



VIEW LOOKING NORTH FROM EXISTING PARKING LOT

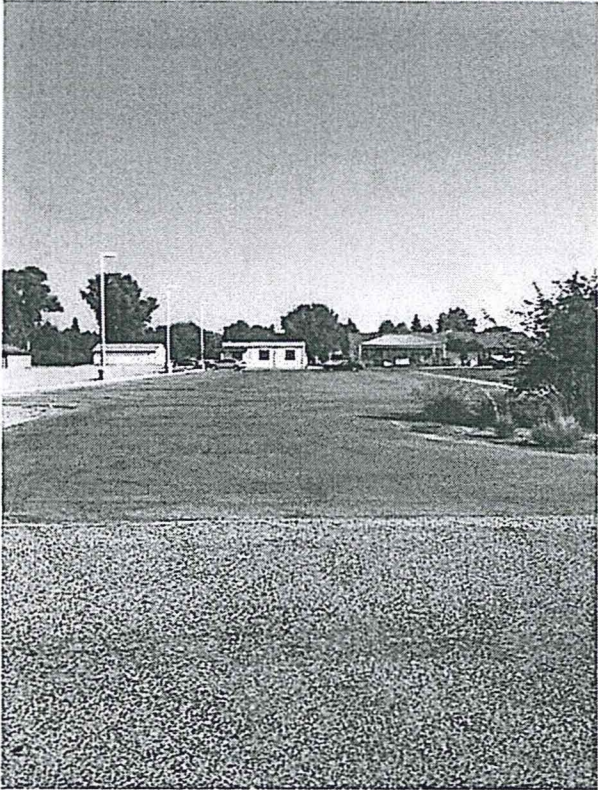


VIEW LOOKING NORTH-WEST FROM EXISTING PARKING
LOT TOWARDS PREUSS AVENUE

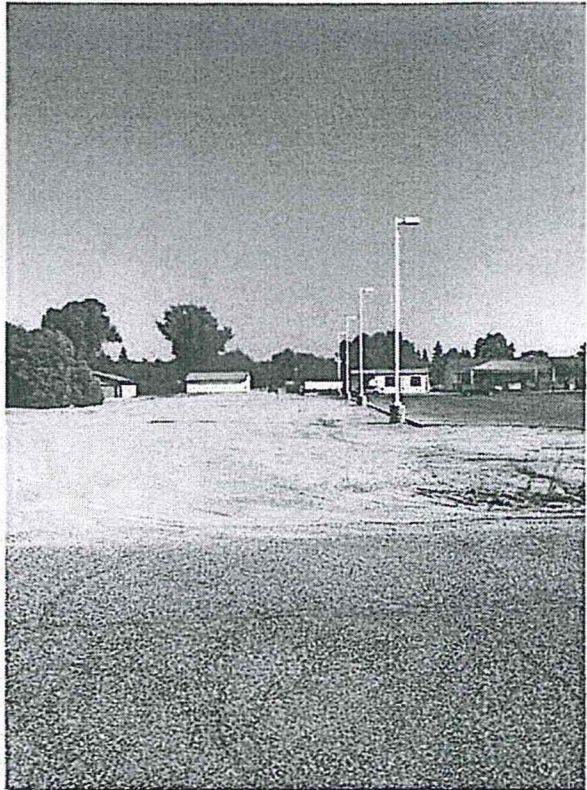


VIEW LOOKING NORTH-WEST FROM EXISTING PARKING
LOT TOWARDS PREUSS AVENUE

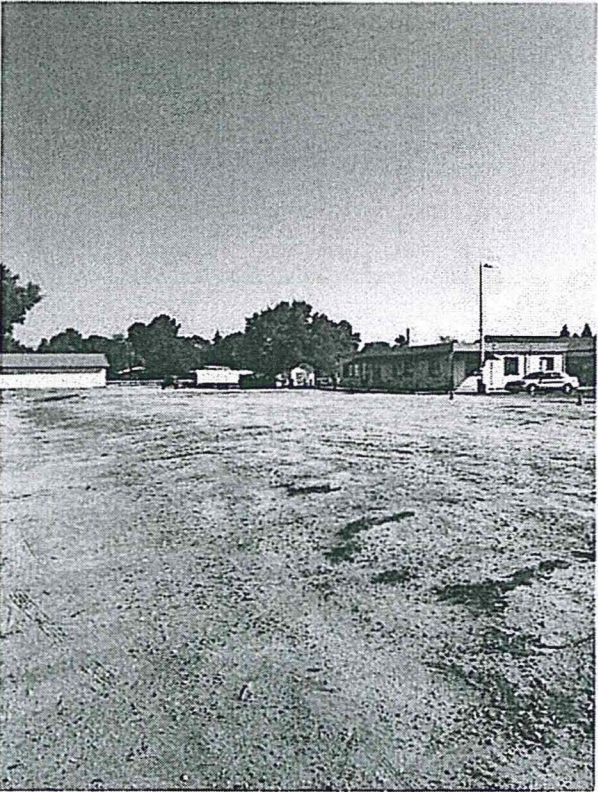
NEW HOPE COMMUNITY CHURCH -
PROPOSED COMMUNITY BUILDING



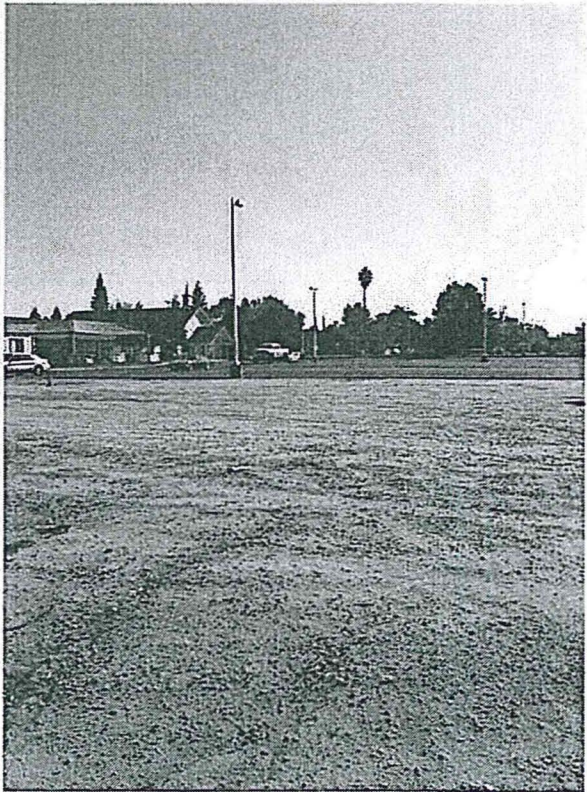
VIEW LOOKING EAST FROM PREUSS AVENUE TOWARDS
EXISTING OFFICES TO BE REMOVED



VIEW LOOKING EAST FROM PREUSS AVENUE TOWARDS
DIRT LOT - LOCATION OF PROPOSED BUILDING



VIEW LOOKING SOUTH-EAST FROM DIRT LOT TOWARDS
EXISTING OFFICES TO BE REMOVED



VIEW LOOKING SOUTH FROM DIRT LOT TOWARDS
EXISTING SANCTUARY AND NEES AVENUE

NEW HOPE COMMUNITY CHURCH -
PROPOSED COMMUNITY BUILDING



VIEW LOOKING SOUTH FROM DIRT LOT TOWARDS
EXISTING PARKING LOT AND NEES AVENUE



VIEW LOOKING SOUTH-WEST FROM DIRT LOT TOWARDS
EXISTING PARKING LOT AND PREUSS AVENUE



VIEW LOOKING WEST FROM DIRT LOT TOWARDS
PREUSS AVENUE - LOCATION OF PROPOSED BUILDING

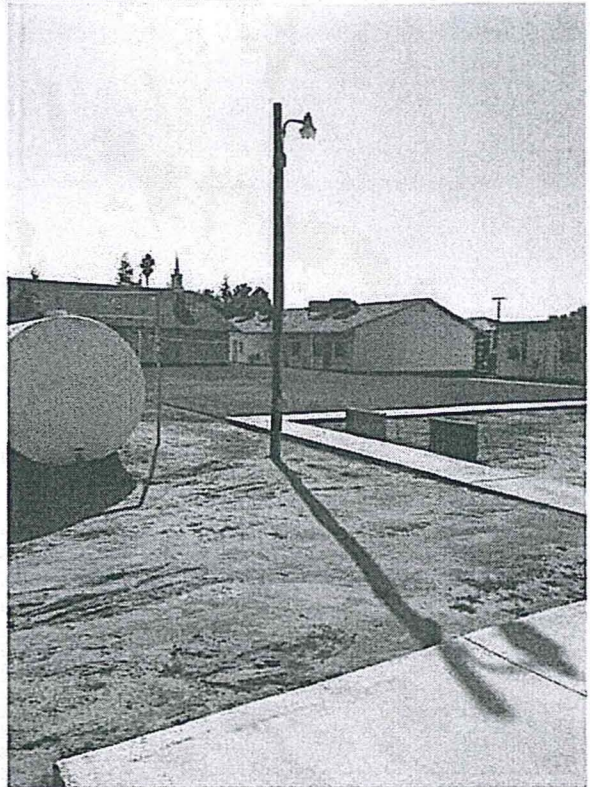


VIEW LOOKING WEST FROM EAST PROPERTY LINE &
EXISTING STORAGE BUILDING TOWARDS PREUSS AVENUE
- LOCATION OF PROPOSED BUILDING

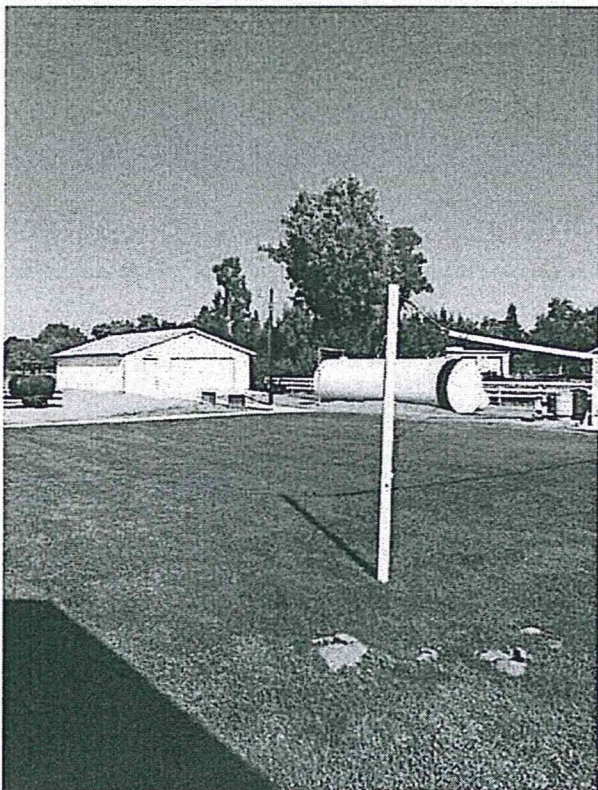
NEW HOPE COMMUNITY CHURCH -
PROPOSED COMMUNITY BUILDING



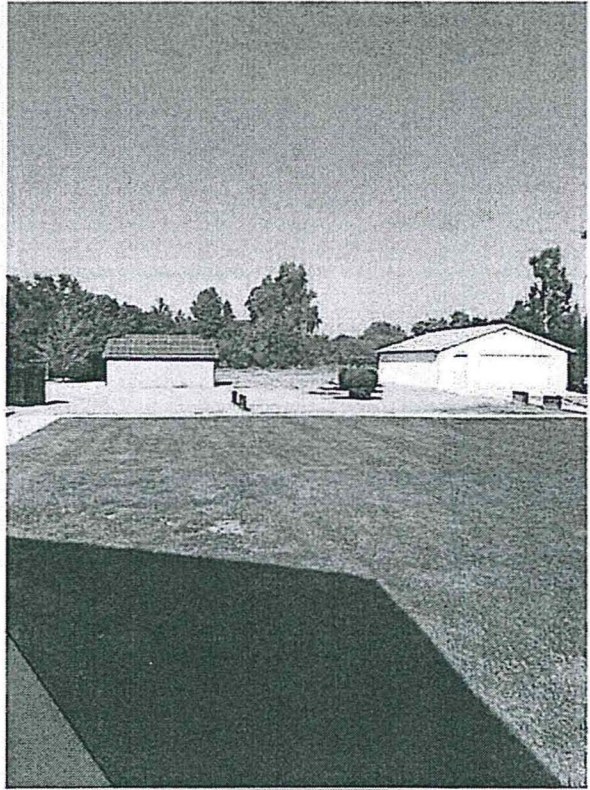
VIEW LOOKING SOUTH-WEST FROM EXISTING STORAGE BUILDING TOWARDS EXISTING OFFICES TO BE REMOVED



VIEW LOOKING SOUTH-WEST FROM EXISTING STORAGE BUILDING TOWARDS EXISTING LAWN AREA AND BUILDINGS TO REMAIN

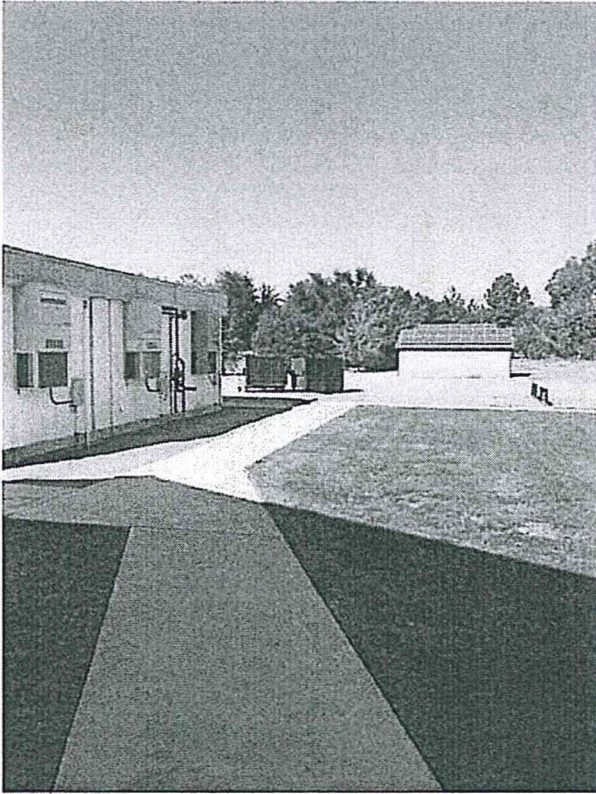


VIEW LOOKING NORTH-EAST TOWARDS EXISTING STORAGE BUILDING TO REMAIN

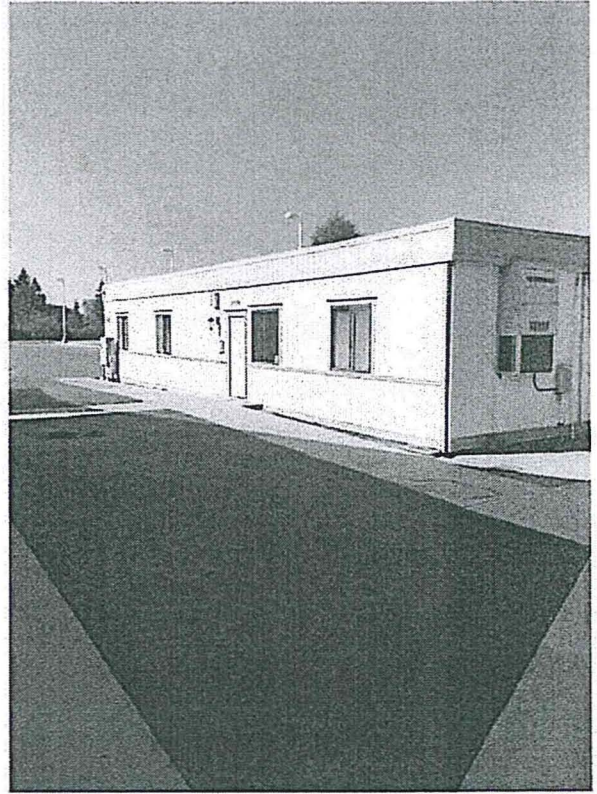


VIEW LOOKING NORTH TOWARDS EXISTING STORAGE BUILDING TO REMAIN - DIRT LOT LOCATION OF PROPOSED BUILDING

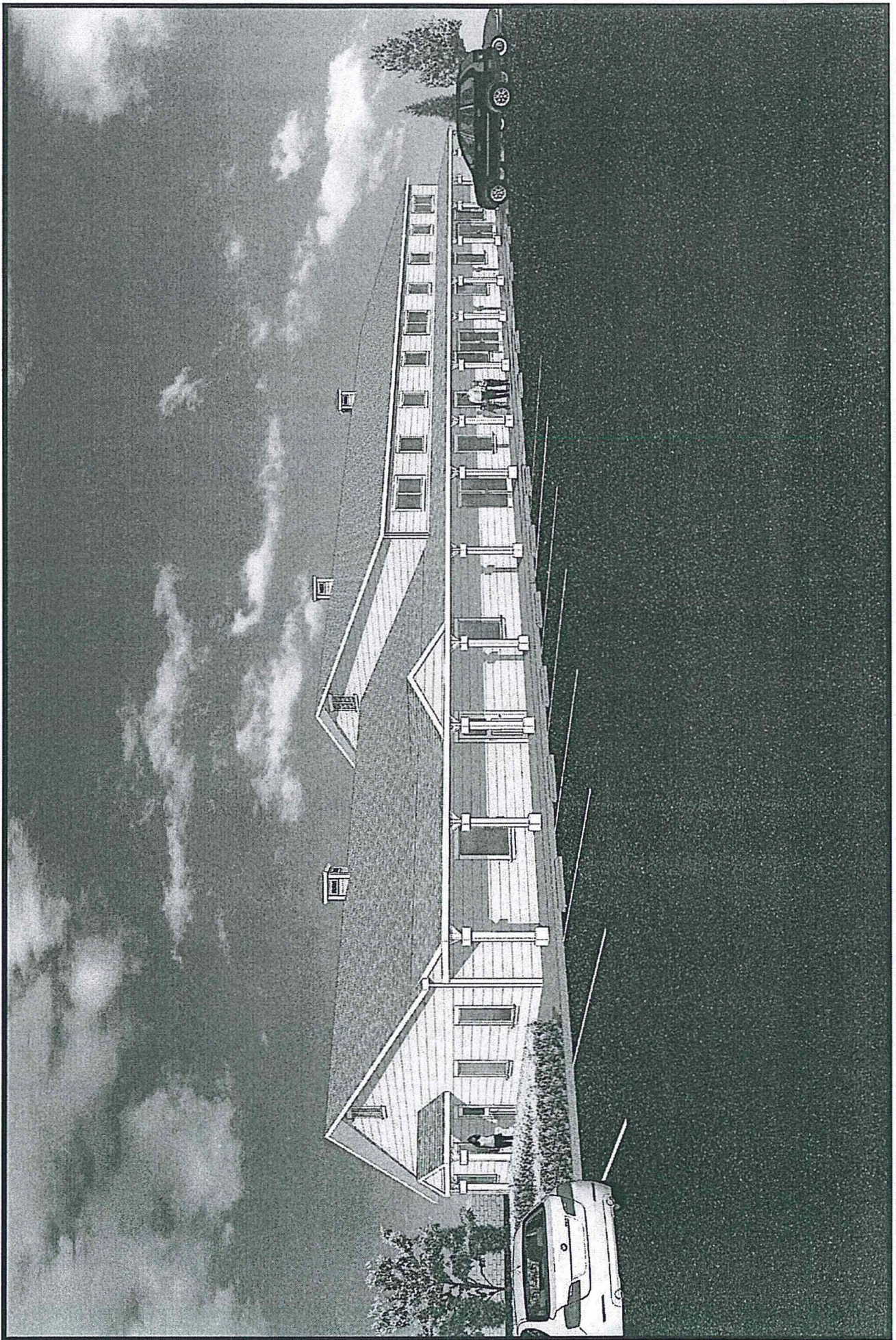
NEW HOPE COMMUNITY CHURCH -
PROPOSED COMMUNITY BUILDING

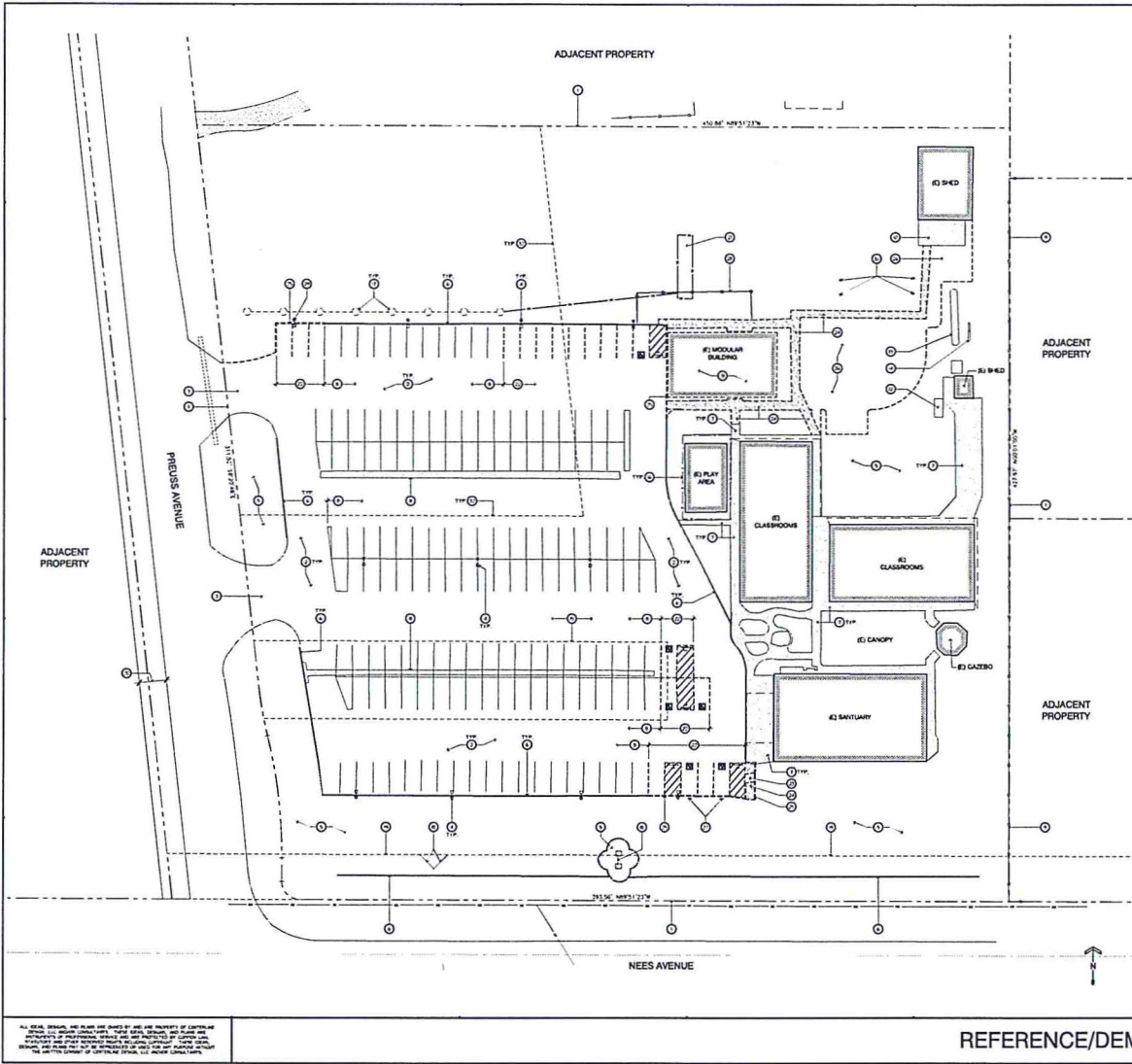


VIEW LOOKING NORTH TOWARDS LOCATION OF
PROPOSED BUILDING - DIRT LOT



VIEW LOOKING NORTH-WEST FROM EXISTING LAWN AREA
TOWARDS EXISTING OFFICES TO BE REMOVED





KEYED NOTES

- ① LOCATION OF EXISTING PROPERTY LINE
- ② LOCATION OF EXISTING PARKING PAVING TO REMAIN
- ③ LOCATION OF EXISTING DRIVE APPROACH TO REMAIN
- ④ LOCATION OF EXISTING PARKING LOT POLE LIGHT TO REMAIN
- ⑤ LOCATION OF EXISTING LANDSCAPING AND/OR PLANTER TO REMAIN
- ⑥ LOCATION OF EXISTING "X" CURB TO REMAIN
- ⑦ LOCATION OF EXISTING CONCRETE PLATFORM TO REMAIN
- ⑧ LOCATION OF EXISTING PARKING STALLS TO REMAIN
- ⑨ LOCATION OF EXISTING WOOD-RAM BLOCK TO REMAIN
- ⑩ LOCATION OF EXISTING CONCRETE OPEN TO REMAIN
- ⑪ LOCATION OF EXISTING VALLEY FILTER TO REMAIN
- ⑫ LOCATION OF EXISTING WALL TO REMAIN
- ⑬ LOCATION OF EXISTING WOOD-RAM BLOCK TO REMAIN
- ⑭ LOCATION OF EXISTING DRIVEWAY TO REMAIN
- ⑮ LOCATION OF EXISTING PUBLIC WALKWAY TO REMAIN
- ⑯ LOCATION OF EXISTING WOOD-RAM BLOCK TO REMAIN
- ⑰ LOCATION OF EXISTING DRIVEWAY TO REMAIN
- ⑱ LOCATION OF EXISTING DRIVEWAY TO REMAIN
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- ㊿ LOCATION OF EXISTING DRIVEWAY TO REMAIN

VICINITY MAP

CENTERLINE DESIGN, LLC
 1400 FOLLYBROOK BLVD. SUITE 100
 CLOVIS, CA 95311
 TEL: 530.833.8888
 FAX: 530.833.8889

PROJECT

PROPOSED DEVELOPMENT FOR:
 NEW HOPE COMMUNITY CHURCH
 4820 NEES AVENUE,
 CLOVIS, CA 95611

STATUS

Current Review Date: _____
 Planning Committee: _____
 Public Review: _____
 Final Check Submitted: _____

REVISIONS

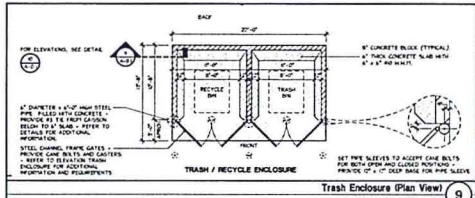
NO.	DESCRIPTION	DATE

IDENTIFICATION

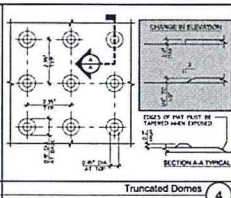
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Project Code:	
Project No.:	
Sheet:	D-0.0

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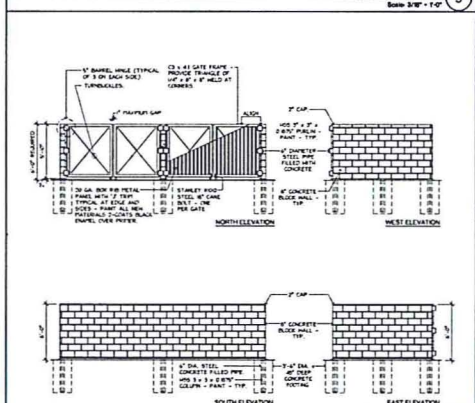
REFERENCE/DEMOLITION SITE PLAN



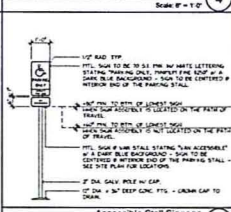
Trash Enclosure Plan View
Scale 3/8" = 1'-0"



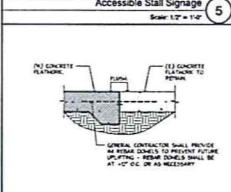
Truncated Domes
Scale 3/8" = 1'-0"



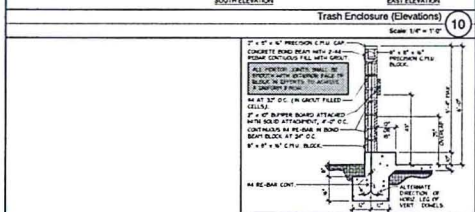
Trash Enclosure Elevations
Scale 1/4" = 1'-0"



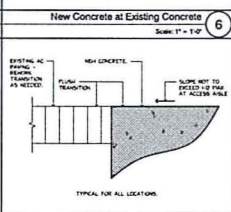
Accessible Stall Signage
Scale 1/2" = 1'-0"



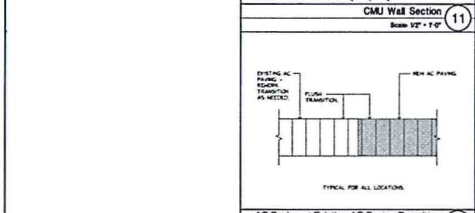
New Concrete at Existing Concrete
Scale 1/2" = 1'-0"



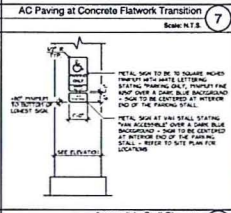
CMU Wall Section
Scale 1/2" = 1'-0"



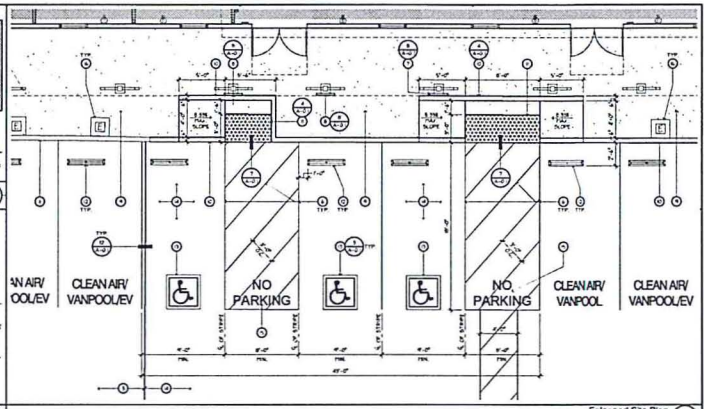
AC Paving at Concrete Flatwork Transition
Scale N.T.S.



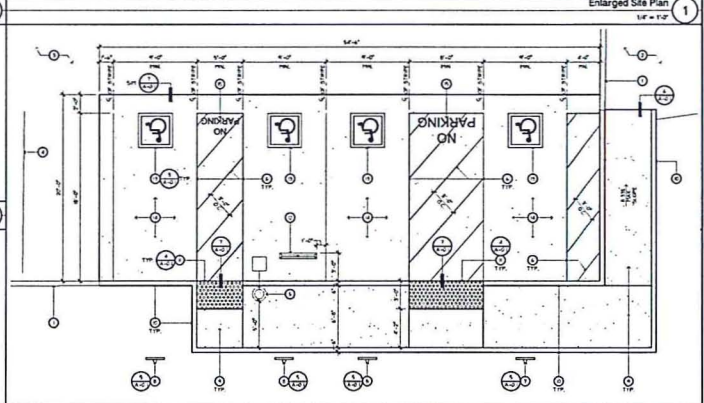
AC Paving at Existing AC Paving Transition
Scale N.T.S.



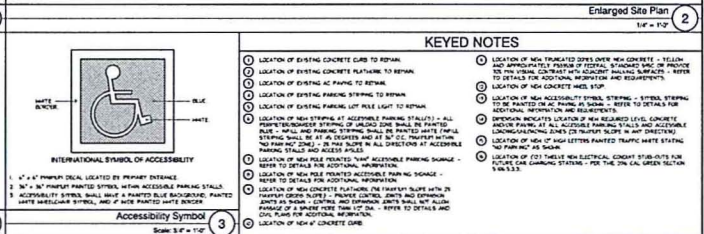
Accessible Stall Signage
Scale 1/2" = 1'-0"



Enlarged Site Plan
1/4" = 1'-0"



Enlarged Site Plan
1/4" = 1'-0"



Accessibility Symbol
Scale 3/4" = 1'-0"

ALL NOTES, DIMENSIONS AND FINISHES ARE BASED ON THE ASSUMPTIONS OF CONTRACTOR. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FINISHES BEFORE CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.



PROJECT
PROPOSED DEVELOPMENT FOR:
NEW HOPE COMMUNITY CHURCH
4620 NEES AVENUE,
CLOVIS, CA 93611

STATUS	
Contract Release Date	
Planing Submitted	
Permit Check Submitted	
REVISIONS	
1	
2	
3	
IDENTIFICATION	
Scale	1/4" = 1'-0"
Project No.	
Sheet No.	01-01
Sheet	A-0.1

SITE DETAILS

A-0.1

