

Document Root (Read-Only)

Selected Document
(New SCH Number) - MND - Intial Study Application No. 7705; Classified C... Fresno County Created - 5/4/2021 Submitted - 5/4/2021 Ejaz Ahmad

Document Details
Lead Agency Fresno County
Document Type Mitigated Negative Declaration
Document Status Submitted
Title Intial Study Application No. 7705; Classified Conditional Use Permit Application No. 3657
Present Land Use Single-family residence
Document Description Allow a religious facility (temple) with related improvements on an approximately 1.52-acre portion of a 5.02-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The project site is located on the west side of N. Brawley Avenue approximately 435 feet north of its intersection with W. Olive Avenue and 1,864 feet south of the nearest city limits of the City of Fresno (1501 N. Brawley Avenue, Fresno) (SUP. DIST. 1) (APN 312-112-26).

Attachments
CUP 3657 IS cklist.pdf
CUP 3657 IS wp.pdf
CUP 3657 MMRP.pdf
CUP 3657 MND (proposed).pdf
CUP 3657 NOC.pdf
CUP 3657 NOI.pdf
CUP 3657 Routing Pkg.pdf
CUP 3657 Summary Form.pdf

Contacts
<p>Planner - <i>Ejaz Ahmad</i> 2220 Tulare Street, Suite A, Street Level Fresno, CA 93721 Phone : (559) 600-4204 eahmad@fresnocountyca.gov</p>

Regions

Counties
Fresno

Cities

Location Details**Cross Streets**

West side of Brawley Avenue, 435 feet north of its intersection with Olive Ave.

Total Acres - 5.02 | **Parcel Number** - 312-112-26 | **Township** - 13S | **Range** - 19E...

Local Action Types

Use Permit

Development Types

Other (Religious)

Project Issues

Aesthetics | Agriculture and Forestry Resources | Air Quality | Biological Resources...

Review Agencies

Air Resources Board | Conservation, Department of | Fish and Wildlife, Region 4 -...

Review Period**Review Started**

5/5/2021

Review Ended

6/4/2021

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Initial Study Application No. 7705; Classified Conditional Use Permit Application No. 3657

Lead Agency: County of Fresno

Contact Name: Ejaz Ahmad

Email: eahmad@fresnocountyca.gov

Phone Number: 559-600-4204

Project Location: Fresno
City

Fresno
County

Project Description (Proposed actions, location, and/or consequences).

Allow a religious facility (temple) with related improvements on an approximately 1.52-acre portion of a 5.02-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The subject parcel is located on the west side of N. Brawley Avenue approximately 435 feet north of its intersection with W. Olive Avenue and 1,864 feet south of the nearest city limits of the City of Fresno (1501 N. Brawley Avenue, Fresno) (SUP. DIST. 1) (APN 312-112-26).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

AESTHETICS: D. The proposed uses may result in the creation of new sources of light and glare in the area. The proposed mitigation to hood and direct lighting away from adjacent properties and public right-of-ways would reduce impacts to a less than significant level.

AIR QUALITY: A.B.C. The proposed mitigation measure to require in the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find and an archaeologist shall be called to evaluate the findings and make any necessary mitigation recommendations, would reduce impacts to a less than significant level.

TRANSPORTATION: A. The project is responsible for an equitable share of the cost of installing all-way stop control for a total cost of \$12,000. The proposed mitigation measure to require the applicant install all-way stop control at Valentine and Olive Avenue would reduce impacts to a less than significant level.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known controversies

Provide a list of the responsible or trustee agencies for the project.

None other than the lead agency (Fresno County)

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: Initial Study No. 7705 (Govinder K. Sidhu)
Lead Agency: County of Fresno
Mailing Address: 2220 Tulare Street, Sixth Floor
City: Fresno Zip: 93721 County: Fresno
Contact Person: Ejaz Ahmad
Phone: (559) 600-4204

Project Location: County: Fresno City/Nearest Community: Helm
Cross Streets: West side of N. Brawley Avenue, 435 feet north of its intersection with W. Olive Ave. Zip Code:
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 5.02
Assessor's Parcel No.: 312-112-26 Section: 35 Twp.: 13S Range: 19E Base: Mt. Diablo
Within 2 Miles: State Hwy #: Waterways: Airports: Railways: Schools:

Document Type:
CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec [] Mit Neg Dec
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

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

Development Type:
[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other: Religious; 5.02 acres site

Project Issues Discussed in Document:
[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [] 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 [X] 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:
Single-Family Residence/RR(Rural Residentail) Zone District/Rural Residential

Project Description: (please use a separate page if necessary)
Allow a religious facility (temple) with related improvements on an approximately 1.52-acre portion of a 5.02-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The subject parcel is located on the west side of N. Brawley Avenue approximately 435 feet north of its intersection with W. Olive Avenue and 1,864 feet south of the nearest city limits of the City of Fresno (1501 N. Brawley Avenue, Fresno) (SUP. DIST. 1) (APN 312-112-26).

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 # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #5 _____ |
| <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 #4 _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>US Fish & Wildlife</u> |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date May 5, 2021 Ending Date June 4, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Govinder K. Singh</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>11123 Snow Creek Falls</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Bakerfield, CA</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>(661) 978-1184</u>
Phone: <u>(550)600-4204</u>	

Signature of Lead Agency Representative:  Date: 5/3/21

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



E202110000094

County of Fresno

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

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FILED
MAY 03 2021 TIME
12:00pm

By Jessica Munn
FRESNO COUNTY CLERK
DEPUTY
For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7705 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY NO. 7705 for CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3657 filed by **GOVINDER K. SIDHU**, proposing to allow a religious facility (temple) with related improvements on an approximately 1.52-acre portion of a 5.02-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The project site is located on the west side of N. Brawley Avenue approximately 435 feet north of its intersection with W. Olive Avenue and 1,864 feet south of the nearest city limits of the City of Fresno (1501 N. Brawley Avenue, Fresno) (SUP. DIST. 1) (APN 312-112-26). Adopt the Mitigated Negative Declaration prepared for Initial Study No. 7705 and take action on Classified Conditional Use Permit Application No. 3657 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. 7705 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 May 5, 2021 through June 4, 2021.

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. 7705 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

E202110000094

*** SPECIAL NOTICE REGARDING PUBLIC PARTICIPATION DUE TO COVID-19 ***

Due to the current Shelter-in-Place Order covering the State of California and Social Distance Guidelines issued by Federal, State, and Local Authorities, the County is implementing the following changes for attendance and public comment at all Planning Commission meetings until notified otherwise. The Board chambers will be open to the public. Any member of the Planning Commission may participate from a remote location by teleconference pursuant to Governor Gavin Newsom's executive Order N-25-20. Instructions about how to participate in the meeting will be posted to: <https://www.co.fresno.ca.us/planningcommission> 72 hours prior to the meeting date.

- *The meeting will be broadcast. You are strongly encouraged to listen to the Planning Commission meeting at: <http://www.co.fresno.ca.us/PlanningCommission>.*
- *If you attend the Planning Commission meeting in person, you will be required to maintain appropriate social distancing, i.e., maintain a 6-foot distance between yourself and other individuals. Due to Shelter-in-Place requirements, the number of people in the Board chambers will be limited. Members of the public who wish to make public comments will be allowed in on a rotating basis.*
- *If you choose not to attend the Planning Commission meeting but desire to make general public comment on a specific item on the agenda, you may do so as follows:*

Written Comments

- *Members of the public are encouraged to submit written comments to: Planningcommissioncomments@fresnocountyca.gov. Comments should be submitted as soon as possible, but not later than 8:30am (15 minutes before the start of the meeting). You will need to provide the following information:*
 - *Planning Commission Date*
 - *Item Number*
 - *Comments*
- *Please submit a separate email for each item you are commenting on.*
- *Please be aware that public comments received that do not specify a particular agenda item will be made part of the record of proceedings as a general public comment.*
- *If a written comment is received after the start of the meeting, it will be made part of the record of proceedings, provided that such comments are received prior to the end of the Planning Commission meeting.*
- *Written comments will be provided to the Planning Commission. Comments received during the meeting may not be distributed to the Planning Commission until after the meeting has concluded.*
 - *If the agenda item involves a quasi-judicial matter or other matter that includes members of the public as parties to a hearing, those parties should make arrangements with the Planning Commission Clerk to provide any written materials or presentation in advance of the meeting date so that the materials may be presented to the Planning Commission for consideration. Arrangements*

E2021100000 94

should be made by contacting the Planning Commission Clerk at (559) 600-4230.

PROGRAM ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/ procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-4497 or at imoreno@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

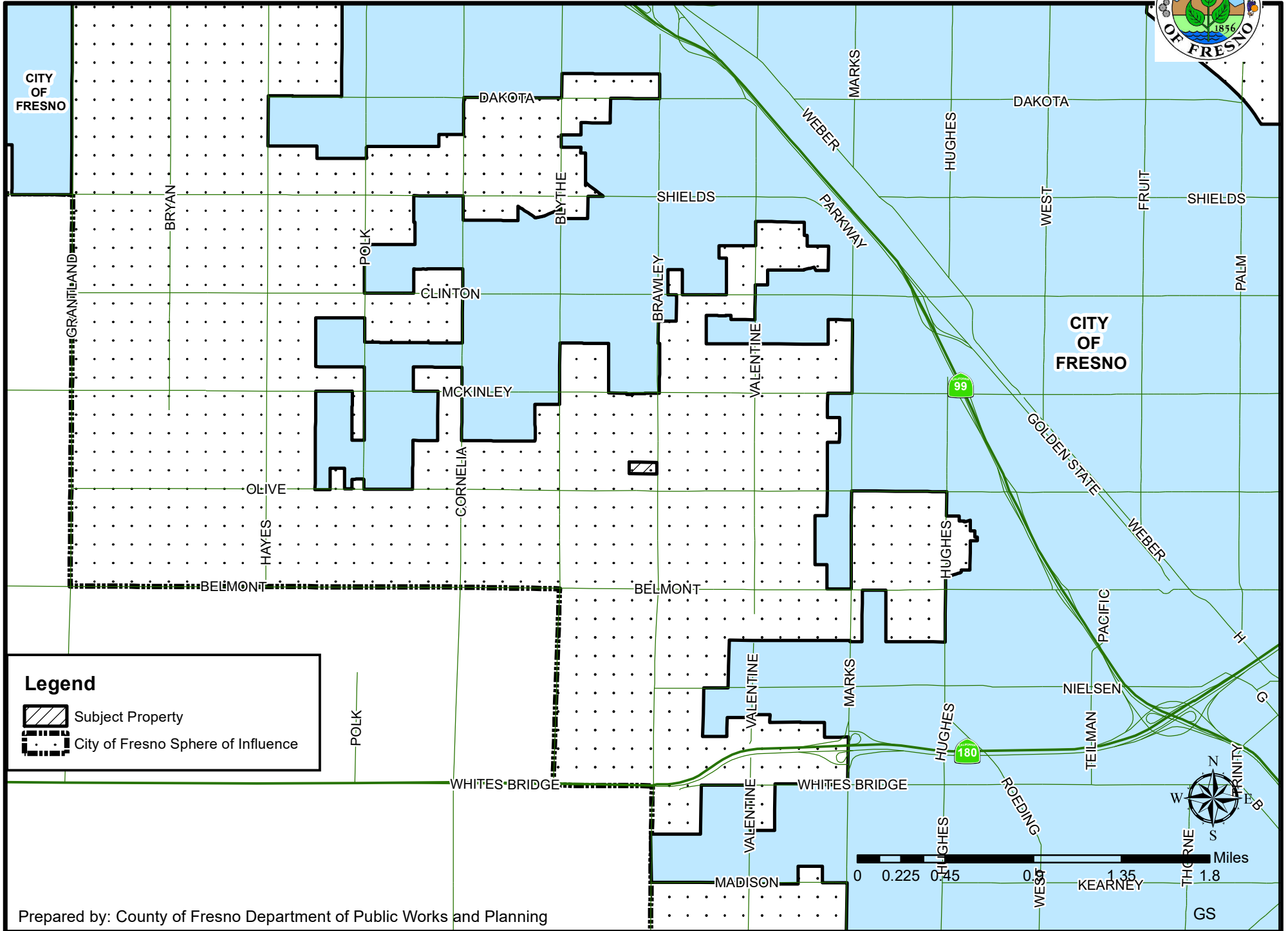
Public Hearing

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on June 10, 2021, 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: May 5, 2021

LOCATION MAP



Legend

-  Subject Property
-  City of Fresno Sphere of Influence



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. 7705 and Classified Conditional Use Permit Application No. 3657
- 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 subject parcel is located on the west side of N. Brawley Avenue approximately 435 feet north of its intersection with W. Olive Avenue and 1,864 feet south of the nearest city limits of the City of Fresno (1501 N. Brawley Avenue, Fresno) (SUP. DIST. 1) (APN 312-112-26).
- 5. Project sponsor's name and address:**
Govinder K. Sidhu
11123 Snow Creek Falls
Bakersfield, CA 93312
- 6. General Plan designation:**
Rural Residential
- 7. Zoning:**
Rural Residential (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 a religious facility (temple) with related facilities on an approximately 1.52-acre portion of a 5.02-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:**
The project site is in a rural residential area developed with single-family homes and related improvements. The site borders with Brawley Avenue and is located approximately 1.7 miles west of the State Route 99 and 1.6 miles north of the State Route 180.
- 10. Other public agencies whose approval is required (e.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 site is not in an area determined to be highly or moderately sensitive to archeological resources. Pursuant to Assembly Bill (AB) 52, project information was routed to the Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, Table Mountain Rancheria and Santa Rosa Rancheria Tachi Yokut Tribe offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County. However, Table Mountain Rancheria (TMR) requested that in the unlikely event that cultural resources are identified on the property, the Tribe should be informed. The Mitigation Measure included in the CULTURAL ANALYSIS section of this report will reduce impact to tribal cultural resources to less than significant.

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:



Ejaz Ahmad, Planner

REVIEWED BY:



Chris Motta, Principal Planner

Date: 05-03-2021

Date: 5/4/2021

EA:
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**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7705 and
Classified Conditional Use Permit Application No.
3657)**

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 a 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:

- 2 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 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?
- 2 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:

- 3 a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- 3 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- 3 c) Disturb any human remains, including those interred outside of formal cemeteries?

VI. ENERGY

Would the project:

- 2 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:
 - 2 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?
 - 2 ii) Strong seismic ground shaking?
 - 2 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?
- 2 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?
- 2 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 2 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) 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, 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, 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 groundwater quality?
- 2 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 off site;
 - 2 iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; 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, exposing 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?
- 2 b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- 1 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:

- 2 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:
- 2 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
- 2 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:

- 1 a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- 1 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?
- 1 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?
- 1 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:

- 2 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
- Air Quality and Greenhouse Gas Analysis Report prepared by Mitchell Air Quality Consulting, dated February 19, 2020
- Traffic Impact Study by Peters Engineering Group, dated February 24, 2021.

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Govinder K. Sidhu

APPLICATION NOS.: Initial Study Application No. 7705 and Conditional Use
Permit Application No. 3657

DESCRIPTION: Allow a religious facility (temple) with related improvements on an approximately 1.52-acre portion of a 5.02-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the west side of N. Brawley Avenue approximately 435 feet north of its intersection with W. Olive Avenue and 1,864 feet south of the nearest city limits of the City of Fresno (1501 N. Brawley Avenue, Fresno) (SUP. DIST. 1) (APN 312-112-26).

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 site borders with Brawley Avenue which is not designated as state scenic highway in the County General Plan (Scenic Roadways, Figure OS-2). There are no scenic vistas or scenic resources including trees, rock outcroppings, or historic buildings on or near the site that may be impacted by the subject proposal. No impact on scenic resources would occur.

- 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 points.) 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 entails construction of a 5,000 square-foot building (comprised of assembly hall, kitchen, and restrooms) with parking and related improvements on a 1.52-acre portion of a 5.02-acre parcel. The building will be used as a place of worship. The existing improvement include a single-family residence on the property.

A condition of approval will be included to require a maintained landscaping buffer within the required thirty-five-foot setback fronting Brawley Avenue on the property's eastern property line. A Project Note would require that pursuant to County Zoning Ordinance Section 855-E. 3. a., a solid masonry wall shall be constructed to screen the parking area and to prevent headlight glare along the property's southern boundary. Staff notes at this time the parcel to the south is undeveloped, so specific impacts to the southern property have been determined to be less than significant.

The project site is in a rural residential area developed with single-family homes and related improvements. Construction of the proposed 14-foot-tall single-story building would not significantly change the visual characteristics of the project area. The building will be set back approximately 278 feet from Brawley Avenue and be comparable in height and construction with existing improvements in the area. The visual impact would be less than significant.

- 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:

Use of outdoor lighting for the project has the potential of generating new sources of light and glare in the area. The potential for headlight glare related to parking area is discussed in subsection C above. To minimize any light and glare impact resulting from this proposal, the project will adhere to the following Mitigation Measure.

* **Mitigation Measure**

1. *All outdoor lighting shall be hooded and directed downward 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 Department 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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not convert Prime Farmland to non-agricultural use. The project site is designated as Unique Farmland and Rural Residential Land on 2016 Fresno County Important Farmland Map.

Per the Fresno County Department of Agriculture comments on the project, the project site has existing nearby agricultural crops to the north and south. Although properties in the immediate vicinity are also zoned for Rural Residential uses, given the concern that normal agricultural practices may create dust and require scheduled pesticide treatments, which could affect on-site activities and assemblies, a Right-to-Farm Notice shall be recorded for the project. This requirement will be included as a Condition of Approval.

- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?

FINDING: NO IMPACT:

The project is not in conflict with current zoning and is an allowed use on land designated for rural residential with discretionary approval and adherence to the applicable General Plan Policies. The project site is not in Williamson Act Land Conservation Contract.

- 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?

- 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 forestland to non-forest use?

FINDING: NO IMPACT:

The project site is not in an area designated for timberland or zoned for timberland production. No forests occur in the vicinity; therefore, no impacts to forests, conversion of forestland, or timberland zoning would occur because of the subject proposal.

According to the County Zoning Ordinance, the project site is zoned RR (Rural Residential, two-acre minimum parcel size) for residential development. The project would not result in conversion of farmland to non-agricultural 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:

A. Conflict with or obstruct implementation of the applicable Air Quality Plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Air Quality Plan (AQP) contains several control measures that are enforceable requirements through the adoption of rules and regulations. To identify San Joaquin Valley Air Pollution Control District (SJVAPCD) rules or regulations that apply to this project including but not limited to Regulation VIII (Fugitive PM10 Prohibitions); Rule 4601 (Architectural Coatings); and Rule 9510-Indirect Source Review, or to obtain information about District permit requirements, the applicant will be required to consult with SJVAPCD.

The project would comply with all applicable Air Resources Board (ARB) and the San Joaquin Valley Air Pollution Control District (SJVAPCD) rules and regulations and would not conflict with or obstruct implementation of the applicable air quality attainment plan. The project's emissions would be less than significant for all criteria pollutants as discussed below in Section III. B. The project complies with all applicable rules and regulations from the applicable air quality plans and is not considered inconsistent with the AQP. The impact would be less than significant.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District reviewed the subject proposal and offered no comments except the project proponent shall contact the District to identify District rules/regulations that apply to the project, or to obtain information about District permit requirements.

An Air Quality and Greenhouse Gas Analysis Report was prepared for the project by Mitchell Air Quality Consulting, dated February 19, 2020. The Report along with the project information was provided to the San Joaquin Valley Air Pollution Control District (SJVAPCD) for review and comments. Upon receipt by the District, County staff were not advised on any concerns.

Per the Air Quality and Greenhouse Gas Analysis Report, the proposed project's construction and operations would contribute the following criteria pollutant emissions: reactive organic gases (ROG), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), and particulate matter (PM₁₀ and PM_{2.5}). Project operations would generate air pollutant emissions from mobile sources (automobile activity from employees) and area sources (incidental activities related to facility maintenance). Criteria and Greenhouse Gas (GHG) emissions were estimated using the California

Emissions Estimator Model (CalEEMod) version 2016.3.2 [California Air Pollution Control Officers Association (CAPCOA) 2017] which is the most current version of the model approved for use by SJVAPCD.

Per the Air Quality and Greenhouse Gas Impact Analysis, the District's annual emission significance thresholds used for the project define the substantial contribution for both construction and operational emissions are 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NO_x), 10 tons per year of reactive organic gas (ROG), 27 tons per year of oxides of Sulphur (SO_x), 15 tons per year of particulate matters of 10 microns or less in size (PM₁₀), and 15 tons per year of particulate matters of 2.5 microns or less in size (PM_{2.5}).

Construction emissions associated with the project from each year of construction activities (year 2020 through 2021) were compared with the significance threshold. Construction Air Pollutant Emission would be 2.85 tons per year of CO, 3.22 tons per year of NO_x, 0.43 ton per year of ROG, 0.39 ton per year of PM₁₀, and 0.22 ton per year of PM_{2.5} which is less than the threshold. The project does not contain sources that would produce substantial quantities of SO₂ emissions during construction and operation. Therefore, the project emissions would be less than significant.

Operational emissions occur over the lifetime of the project and are from primarily from mobile sources. Since the project is normally occupied on one day per week, and expected to be operational in 2021, mobile sources, and energy required for heating or cooling will be limited. Per the emissions modeling results for project Operational Air Pollutant Emissions (both from energy and mobile sources) would be a total of 0.16 ton per year of CO, 0.07 ton per year of NO_x, 0.06 ton per year of ROG, 0.04 ton per year of PM₁₀, and 0.01 ton per year of PM_{2.5} which is less than the annual emission significance thresholds. Therefore, the project emissions would be less than significant.

Speaking of cumulative health impacts, the Air Basin is in nonattainment for ozone PM₁₀ and PM_{2.5} which means that the background levels of those pollutants are at times higher than the ambient air quality standards. Therefore, when the concentration of those pollutants exceeds the standard, it is likely that some sensitive individuals (such as children, the elderly, and the infirm) in the population would experience health effects.

Since the Basin is nonattainment for ozone, PM₁₀, and PM_{2.5}, it is considered to have an existing significant cumulative health impact without the project. When this occurs, the analysis considers whether the project's contribution to the existing violation of air quality standards is cumulatively considerable. The SJVAPCD regional thresholds for NO_x, VOC, PM₁₀, or PM_{2.5} are applied as cumulative contribution thresholds. Projects that exceed the regional thresholds would have a cumulatively considerable health impact. As discussed earlier, the regional analysis of construction and operational emissions indicate that the project would not exceed the District's significance thresholds and the project is consistent with the applicable Air Quality Attainment Plan. Therefore, the project would not result in significant cumulative health impacts.

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Sensitive receptor is considered a location that houses or attracts children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. This includes hospitals, residences, convalescent facilities, and schools. The project may be considered a sensitive receptor location since it serves families with children.

Speaking of Localized Pollutant Analysis, emissions occurring at or near the project have the potential to create a localized impact, also referred to as an air pollutant hotspot. Localized emissions are considered significant if when combined with background emissions, they would result in exceedance of any health-based air quality standard.

Per the Air Quality and Greenhouse Gas Impact Analysis, an analysis of maximum daily emissions during construction and operation was conducted to determine if emissions would exceed 100 pounds per day for any pollutant of concern. Per the screening analysis the maximum Daily Air Pollutant Emissions during construction would be 22.37 pounds per day CO, 45.2 pounds per day of NO_x, 6.31 pounds per day of ROG, 10.56 pounds per day of PM₁₀, and 6.55 pounds per day of PM_{2.5} which is less than 100 pounds per day of screening threshold. Likewise, the maximum Daily Air Pollutant Emissions during 2021 operations (generated on-site by area sources such as consumer products, and landscape maintenance, energy use, and motor vehicle operation at the project site) would be 2.9 pounds per day CO, 1.0 pounds per day of NO_x, 0.64 pound per day of ROG, 0.66 pound per day of PM₁₀, and 0.18 pound per day of PM_{2.5} which is less than 100 pounds per day of screening threshold. The project would not exceed SJVAPCD screening thresholds for localized criteria pollutant impacts during construction and operation; therefore, the project's localized criteria pollutant impacts would be less than significant.

Speaking of Carbon monoxide hot spot analysis, localized high levels of CO are associated with traffic congestion and idling or slow-moving vehicles. Construction of the project would result in minor increases in traffic for the surrounding road network during the duration of construction. CO hotspot modeling conducted for the City of Fresno General Plan Master Environmental Impact Report found that no CO hotspot modeling is required unless projects exceed 36,000 peak hourly trips. The project is estimated to generate 183 trips per day on Sundays (the day of the week with the most trips per day) using CalEEMod defaults. This amounts to a small fraction of the peak hourly rate and would not require modeling to demonstrate that a CO hotspot is not possible. In addition, the highest background 8-hour average of carbon monoxide during the latest year CO was monitored is 2.06 ppm, which is 78 percent lower than the state ambient air quality standard of 9.0 ppm. Therefore, the project would not significantly contribute to an exceedance of state or federal CO standards.

Regarding Toxic Air Contaminants (TAC), the project is not a potential source of TAC emissions that would have a potential impact on nearby residences.

Speaking of Valley fever, it is an infection caused by inhalation of the spores of the fungus, *Coccidioides immitis* (*C. immitis*). Activities or conditions that increase the amount of fugitive dust contribute to greater exposure include dust storms, grading, and recreational off-road activities.

Per the Air quality and Greenhouse Gas Analysis Report, the project site is situated on previously disturbed farmland that does not provide suitable habitat for the spores. Therefore, implementation of the project would have a low probability of the site having *C. immitis* growth sites and exposure to the spores from disturbed soil. Although conditions are not favorable, construction activities could generate fugitive dust that contain *C. immitis* spores. The project will minimize the generation of fugitive dust during construction activities by complying with the District's Regulation VIII. Therefore, this regulation, combined with the relatively low probability of the presence of *C. immitis* spores would reduce Valley fever impacts to less than significant. During operations, dust emissions are anticipated to be relatively small, because most of the project area would be occupied by the proposed church building, gravel surfaces, and pavement. This condition would lessen the possibility of the project from providing habitat suitable for *C. immitis* spores and for generating fugitive dust that may contribute to Valley fever exposure. Impacts would be less than significant.

Speaking of Naturally Occurring asbestos, the project site is not located in an area where naturally occurring asbestos in California are likely to occur (U.S. Geological Survey 2011). Development of the project will not expose receptors to naturally occurring asbestos. Impacts would be less than significant.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Air quality and Greenhouse Gas Analysis Report, land uses that are typically identified as sources of objectionable odors include landfills, transfer stations, sewage treatment plants, wastewater pump stations, composting facilities, feed lots, coffee roasters, asphalt batch plants, and rendering plants. The project entails establishment of a place of worship and its operation will not generate objectionable odors.

During construction, various diesel-powered vehicles and equipment in use on-site would create localized odors which would be temporary and not likely to be noticed for extended periods of time beyond the project's site boundaries. The potential for diesel odor impacts would therefore be less than significant. Also, no major odor-generating sources were identified within the screening distances of the site as recommended by SJVAPCD.

The project is not a major odor-generating source; therefore, the project would not cause significant odor impacts.

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?

FINDING: NO IMPACT:

The project site is near urbanizing areas of the City of Fresno and has been historically developed with single family residences and related improvements both in the incorporated and unincorporated areas. The neighboring parcels are also pre-disturbed with residential development and as such do not provide habitat for state or federally listed species. Additionally, the site contains no riparian features or wetlands or waters under the jurisdiction of the United States.

This proposal was routed to the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service for comments. Neither agency offered any comments on the project during the prescribed comment period. Therefore, no impacts were identified in regard to: 1) Any candidate, sensitive, or special-status species; 2) Any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS; and 3) Federally-protected wetlands as defined by Section 404 of the Clean Water Act.

- 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 area is in proximity to City of Fresno development, has generally been developed with Rural Residential and urban development in the unincorporated areas, and cannot be characterized as an area for migratory wildlife species or suitable for migratory wildlife corridors. As stated earlier, the project site is in a rural residential area developed with single-family homes.

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

FINDING: NO IMPACT:

The project will not conflict with any local policies or ordinances protecting biological resources.

- 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 subject property is within the PG&E San Joaquin Valley Operation and Maintenance Habitat Conservation Plan (HCP) area which applies to the activities related to PG&E's operations. The project is not in conflict with HCP

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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The project site is not within or near an area sensitive to historical, archeological, or paleontological resources. A record search of the Native American Heritage Commission (NAHC) Sacred Lands File was completed for the project and the results were negative. Although, Table Mountain Rancheria (TMR) declined participation in AB (Assembly Bill) 52 for the proposal but requested to be notified in the unlikely event that cultural resources are unearthed during ground disturbance. Given TMR concerns, the project will adhere to the following mitigation measure to ensure that impacts to cultural resources remain less than significant.

* **Mitigation Measure**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such*

remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.

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: LESS THAN SIGNIFICANT IMPACT:

The project will not result in inefficient, wasteful, or unnecessary energy use. As such, the energy consumption (gas, electricity, gasoline, and diesel) resulting from construction of 5,000 square feet building and related improvements would be less than significant.

The project will be subject to meeting California Green Building Standards Code (CCR, Title 24, Part 11-CALGreen) to achieve the goals of Assembly Bill (AB) 32, which has established a comprehensive program of cost-effective reductions of greenhouse gases (GHG) to 1990 levels by 2020.

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

FINDING: NO IMPACT:

All project related construction activities would comply with the 2019 Building Energy Efficiency Standards effective January 1, 2020. Pursuant to the California Building Standards Code and the Energy Efficiency Standards, the County would review the design components of the project's energy conservation measures when the Project's building plans are submitted. These measures could include insulation; use of energy-efficient heating, ventilation, and air conditioning equipment (HVAC); solar-reflective roofing materials; energy-efficient indoor and outdoor lighting systems; and other measures.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report, the project site is in an area which has 10 percent probability of seismic hazard in 50 years with peak horizontal ground acceleration of zero to 20 percent. The project development would be subject to building standards, which include specific regulations to protect improvements against damage caused by earthquake and/or ground acceleration.

4. Landslides

FINDING: NO IMPACT:

Per Figure 9-6 of the Fresno County General Plan Background Report, the project site is not in an area of landslide hazards. The site is flat with no topographical variations, which precludes the possibility of landslides.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-3 of the Fresno County General Plan Background Report, the project site is not in an area of erosion hazards. Grading activities resulting from this proposal may result in loss of some topsoil due to compaction and overcovering of soil to prepare for the foundation for restroom and parking. However, the impact would be less than significant with the project requiring approval of an Engineered Grading and Drainage Plan and obtaining Grading Permit prior to the site grading.

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?

FINDING: NO IMPACT:

As noted above, the project site is flat with no topographical variations. The site bears no potential for on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse due to the project-related improvements. A soil compaction report, may be required prior to the issuance of building permits to ensure the weight-bearing capacity of the soils for the building.

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: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-1 of the Fresno County General Plan Background Report, the project site is not in an area of expansive soils. However, the project construction will implement all applicable requirements of the most recent California Building Standards Code and will consider hazards associated with shrinking and swelling of expansive soils.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the City of Fresno, Department of Public Utilities, the nearest sanitary sewer main to serve the proposed project is a 12-inch sewer main located 4,800 feet northeast of the project site at the intersection of N. Valentine and W. McKinley Avenue. The City expressed no concerns with the property utilizing private septic system.

Per the comments provided by the Fresno County Department of Public Health, Environmental Health Division (Health Department), the project will adhere to the following requirements included as Project Notes: 1) sewage disposal system for the proposed building shall be installed under permit and inspection by the Department of Public Works and Planning Building and Safety Section; and 2) the applicant should consider having the existing septic tanks pumped and have the tank and leach lines evaluated by an appropriately licensed contractor if it has not been serviced and/or maintained within the last five years.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section V. CULTURAL RESOURCES above.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Human activities, including fossil fuel combustion and land-use changes, release carbon dioxide (CO₂) and other compounds cumulatively termed greenhouse gases (GHGs). GHGs are effective at trapping radiation that would otherwise escape the atmosphere. The San Joaquin Valley Air Pollution Control District (SJVAPCD), a California Environmental Quality Act (CEQA) Trustee Agency for this project, has developed thresholds to determine significance of a proposed project – either implement Best Performance Standards or achieve a 29 percent reduction from Business as Usual (BAU) (a specific numerical threshold). On December 17, 2009, SJVAPCD adopted *Guidance for Valley Land-Use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA* (SJVAPCD 2009), which outlined SJVAPCD’s methodology for assessing a project’s significance for GHGs under CEQA.

Construction and operational activities associated with the proposed project would generate greenhouse gas (GHG) emissions. In the Air Quality and Greenhouse Gas Analysis Report, completed by Mitchell Air Quality Consulting and dated February 19, 2020, GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.2 [California Air Pollution Control Officers Association (CAPCOA) 2017], which is the most current version of the model approved for use by SJVAPCD.

Per the Air Quality and Greenhouse Gas Analysis Report, construction Greenhouse Gas Emissions during the construction year 2020 and 2021 would be 260.57 and 293.11 metric tons CO_{2e} per year respectively with a total of 553.67 MTCO_{2e}. When amortized over 30 years for non-residential, it would be 18.46 metric tons CO_{2e} per year which is less than significant.

Operational Greenhouse Emissions may include source of emission from motor vehicles, energy usage, waste generation, and area sources, such as consumer products and landscaping activities.

Per the Air Quality and Greenhouse Gas Analysis Report, the project would achieve a reduction of 28.1 percent from BAU (Business As Usual) by the year 2021 with various emission reduction regulations incorporated. This is 6.4 percent above the 21.7 percent average reduction from all sources of GHG emissions now required to achieve AB (assembly Bill) 32 targets. The 28.1 percent reduction from BAU is 6.4 percent beyond the average reduction required by the State from all sources to achieve the AB 32 2020 target. The project would achieve a reduction of 38.9 percent from BAU by the year 2030. This is 17.2 percent reduction and the project will achieve it beyond the 2020 target by 2030 through compliance with the existing regulations.

The project is consistent with the 2017 Scoping Plan and will contribute a reasonable fair-share contribution to achieving the 2030 target through compliance with state regulations that apply to new development, such as Title 24 and CALGreen; regulations on energy production, fuels, and motor vehicles that apply to both new and existing development; and voluntary actions to improve energy efficiency in existing development. In addition, compliance with the VMT targets adopted to comply with SB (Senate Bill) 375 may be considered to adequately address GHG emissions from passenger cars and light-duty trucks. The state's Cap-and-Trade Program whose cost will be passed on to consumers of fuels, electricity, and products produced by regulated industries. Therefore, the greenhouse gas emissions impact on the environment would be less than significant as it relates to this project.

- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Assembly Bill (AB) 32 adopted by the State of California in 2006 focuses on reducing GHGs (CO₂, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride) to 1990 levels by the year 2020. Pursuant to the requirements in AB 32, the Air Resource Board (ARB) adopted the Climate Change Scoping Plan (Scoping

Plan) in 2008, which outlines actions recommended to obtain that goal. The Scoping Plan calls for reduction in California's GHG emissions, cutting approximately 30 percent (currently 21.7 percent) from BAU emission levels projected for 2020, or about 10 percent from 2008 levels. The ARB has updated its emission inventory forecasts and now estimates a reduction of 21.7 percent is required from BAU in 2020 to achieve AB 32 targets.

The Scoping Plan contains a variety of strategies to reduce the State's emissions. The project is consistent with most of the strategies, while others are not applicable to the project.

IX. 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: NO IMPACT:

Being a religious facility, the project (Sikh temple) does not involve in the routine transport, use, or disposal of hazardous materials. No Impact would occur.

The nearest school, McKinley Elementary School, is approximately 2, 696 feet (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:

Per the U.S. EPA's NEPAassist, the project site is not listed as a hazardous materials site. No impact would occur.

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

FINDING: NO IMPACT:

Per the Fresno County *Airport Land Use Compatibility* Plan Update adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the nearest public airport, Fresno-Yosemite International Airport, is approximately 7.4 miles east of the project site. Given the distance, the airport will not be a safety hazard or source of excessive noise for the project.

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

FINDING: NO IMPACT:

The project site is 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 will not expose persons or structures to wildland fire hazards. Per Figure 9-9 of the Fresno County General Plan Background Report, the project site is outside of the State Responsibility area for wildland fire protection.

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. Geology and Soils regarding waste discharge requirements.

Per the State Water Resources Control Board, Division of Drinking Water (SWRCB - DDW) comments related to water quality, the project will meet the definition of transient non-community public water system and must obtain a drinking water permit from SWRCB-DDW prior to operating the proposed facility (Sikh temple). As such, the project shall require compliance with Senate Bill (SB) 1263 which requires that prior to applying for a water permit for a proposed new public water system, the applicant first shall submit a preliminary technical report at least 6 months prior to initiating construction of any water-related improvement.

A Condition of Approval would require that the applicant shall submit a preliminary technical report to and obtain a drinking water permit from SWRCB-DDW prior to the issuance of building permits for the project by the County.

The Regional Water Quality Control Board, Central Valley Region also reviewed the subject proposal and expressed no concerns related to the degradation of surface or 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:

Per the City of Fresno, Department of Public Utilities, the project site is within the City of Fresno Sphere of Influence (SOI) in Growth Area 2 formally named South East Growth Area (SEGA) service zone. According to the Ground Water Sustainability Act (GWSA) of 2014, Growth Area 2, is not allowed new development until the year 2035. Therefore, the City requires that the existing well on the property shall provide for fire flow and domestic needs of the project.

The project will use an estimated 1,200 gallons of water per day. Per the comments provided by the Water and Natural Resources Division of the Fresno County Department of Public Works and Planning, the project is not located in a water short area and the current water supply is adequate to support 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:
1. Result in substantial erosion or siltation on or off site?
 2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?
 3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
 4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Development of the project will not cause significant changes in the absorption rates, drainage patterns, or the rate and amount of surface run-off with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code. As noted in Section VII. B. Geology and Soils above, the project would require approval of an Engineered Grading and Drainage Plan and a grading permit or voucher prior to any onsite grading work.

No natural drainage channels run through the project site. The Fresno Irrigation District (FID) active Victoria Colony E. Branch No 43 runs approximately 4,600 feet northeast; Victoria Colony W. Branch No 43 runs approximately 2,400 feet northeast; Houghton No. 78 run approximately 3,100 feet southwest of the project site. A Project Note would require that plans for any street and/or utility improvements along or in the vicinity of these facilities shall require FID review and approval. Another Project Note would require that a privately-owned canal (Tracy S. Branch No. 44) which runs 2,000 feet northwest of the project site is an active canal and shall be treated as such.

Furthermore, in accordance with the Fresno Metropolitan Control District comments on the project, a Project Note would require temporary on-site storm water storage facility until permanent FMFCD facilities become available and drainage can be directed to the street.

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

FINDING: NO IMPACT:

Per the Federal Emergency Management Agency (FIRM) Panel 1665H, the project site is not subject to flooding from the 100-year storm.

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

FINDING: NO IMPACT:

Fresno County has no Water Quality Control Plan. As such, the subject proposal would not conflict with any water quality control plan. The project is within the North Kings Groundwater Sustainability Area (NKGSA) and was reviewed by that agency. As the City of Fresno allows the project to connect with the existing onsite well for fire and domestic needs of the project and the County Water and Geology Division determination that the project is not located in a water short area and the current water supply is adequate to support the project, the preparation of a water demand analysis for the project as suggested by NKGSA was not unnecessary.

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 is located approximately 1,871 feet south of the nearest boundary of the City of Fresno.

- 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 will not conflict with any land use plan, policy, or regulation of an agency with jurisdiction over the project. The project site is within the City of Fresno Sphere of Influence (SOI). No concerns with the proposal were expressed the City of Fresno Planning and Development Department.

The project site is designated Rural Residential in the County General Plan and zoned RR (Rural Residential, two-acre minimum parcel size) in the County Zoning Ordinance. The proposed religious facility (temple) is considered as a compatible use on residentially zoned property subject to the approval of a discretionary land use application. The project is consistent with the following General Plan policies:

Regarding consistency with General Plan Policy PF-C.17, the project site is not in a water-short area. The project will continue using the existing onsite well as a source of water supply or may connect with the City of Fresno public water system, if deemed available by the State Water Resources, Division of Drinking Water.

Regarding consistency with General Plan Policy PF-D.6, the project site can accommodate a new sewage disposal system for the temple building under permit and inspection from the Department of Public Works and Planning Building and Safety Section.

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:

Per Figure 7-8 of the Fresno County General Plan Background Report, the project site is outside of a mineral-producing area of the County.

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 has the potential to expose nearby residents to elevated noise levels during construction. A Project Note would require that all construction related noise shall adhere to the Fresno County Noise Ordinance. The project applicant has not proposed amplified outdoor sound equipment as part of their operational statement. To ensure that does not occur, a Condition of Approval will be included stating the use of any outdoor amplification system shall be prohibited.

- 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 is not located within two miles of a public airport or public use airport.

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:

The project will not induce population growth in the area. No housing is proposed in addition to the existing single-family residence on the property.

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 following public services:

1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the North Central Fire Protection District (NCFPD), the project shall comply with California Code of Regulations Title 24 – Fire Code and California Code of Regulations Title 19 and construction plans shall be submitted to the County for prior to receiving NCFPD conditions of approval for the project. This requirement will be included as a Project Note.

2. Police protection?

FINDING: NO IMPACT:

The project was routed to the Fresno County Sheriff's office which did not provide any comments. No impact on police protection would occur.

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

FINDING: NO IMPACT:

The project will not impact the existing public services or result in the need for additional public services related to schools, or parks.

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:

The project will not induce population growth which may require new or expanded recreational facilities in the area.

XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The project will not conflict with any policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The project area is rural in nature and is not planned for any transit, bikeways, or pedestrian facilities per the Transportation and Circulation Element of the Fresno County General Plan.

The Design Division of the Fresno County Department of Public Works and Planning reviewed the project and required that a Traffic Impact Study (TIS) shall be prepared to assess the project's potential impacts to County and State roadways.

Peters Engineering Group prepared a Traffic Impact Study (TIS), dated February 24, 2021 which determined the following:

The study intersections are currently operating at acceptable LOS (Level of Service) during the Sunday peak hours with acceptable calculated 95th-percentile queues. With construction of the project and other pending projects, the study intersections are expected to continue to operate at acceptable level of Service (LOS) during Sunday peak hours with acceptable calculated 95th-percentile queues. The intersection of Valentine and Olive Avenues is expected to operate at LOS E and F during Sunday peak hours by the year 2040 whether or not the project is constructed. Installation of all-way stop control is expected to result in LOS C or better during Sunday peak hours. The project will generate fewer than an average of 110 trips per day and is responsible for an equitable share of the cost of installing all-way stop control. A left-turn lane at the site access driveway is not warranted based on the cumulative year 2040 traffic volumes

The Design Division and Road Maintenance and Operations (RMO) Division of the Fresno County Department of Public Works and Planning reviewed the TIS, consulted with the Peters Engineering Group and determined that the project is responsible for an equitable share of the cost of installing all-way stop control for a total cost of \$12,000. The project's share would be \$330 and this requirement has been included as a Mitigation Measure.

* **Mitigation Measure:**

1. *At the time of application for a Site Plan Review for the proposed use, the applicant shall enter into an agreement with the County of Fresno to participate on a pro-rata basis per acreage developed in the funding of future off-site traffic improvement defined in items 'a' below. The traffic improvement and the project's maximum pro-rata share is as follows:*

- a. *Install all-way stop control at Valentine and Olive Avenue. The project's maximum share is \$330.00 for a total cost of \$12,000.00.*

The County shall update cost estimates for the above specified improvements prior to execution of the agreement. The Board of Supervisors pursuant to Ordinance Code Section 17.88 shall annually adopt a Public Facilities Fee addressing the updated pro-rata costs. The Public Facilities Fee shall be related to off-site road improvements, plus costs required for inflation based on the Engineering New Record (ENR) 20 Cities Construction Cost Index.

The subject proposal is within City of Fresno Sphere of Influence. The City also commented on the TIS with regards to impact on City roadways/intersections and requires that the project shall be paying Traffic Signal Mitigation Impact (TSMI) Fee per the City's Master Plan Schedule, Fresno Major Street Impact (FMSI) Fee and Regional Transportation Mitigation Fee (RTMF) prior to issuance of building permits.

Per the comments provided by Road Maintenance and Operations (RMO) Division, Brawley Avenue is a Collector road with an existing 30 feet right-of-way west of section line along parcel's easterly frontage. The minimum width for a local right-of-way west of section line is 42 feet. A Condition of Approval would require that a 12-feet in additional right-of-way shall be provided for Brawley Avenue. The City of Fresno, right-of-way standards for Brawley Avenue west of section line is 76 feet.

- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The State of California Governor's Office of Planning and Research document entitled *Technical Advisory on Evaluating Transportation Impacts in CEQA* dated December 2018 (OPR Technical Advisory) indicates that projects that generate or attract fewer than 110 trips per day generally may be presumed to cause a less-than-significant transportation impact.

Per the Traffic Impact Study (TIS), the project will operate two times per month. The estimated daily number of trips is up to 132 trips per day that will occur approximately twice per month causes an average daily VMT of approximately nine vehicles (or nine trips per day). Since the Project will generate fewer than 110 trips per day, the impact on transportation as it relates to VMT would be less than significant.

- 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: NO IMPACT:

The project site border with Brawley Avenue which intersects McKinley Avenue to the north and Olive Avenue to the south. The project access from Brawley Avenue will not

create traffic hazards due to the current roadway configuration. As noted above, the project will be subject to providing additional right-of-way for Brawley Avenue.

D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project site will be provided with adequate number of access for general and emergency uses. Out of the two proposed access drives off Brawley Avenue one will be used or ingress and egress by the proposed building (temple).

The Fresno County Fire Protection District expressed no concerns related to the site emergency access and will conduct additional review prior to the issuance of building permits.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

A. 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: LESS THAN IMPACT:

The project site is not in an area determined to be highly or moderately sensitive to archeological resources. Pursuant to Assembly Bill (AB) 52, project information was routed to the Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, Table Mountain Rancheria and Santa Rosa Rancheria Tachi Yokut Tribe offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County. However, Table Mountain Rancheria (TMR) requested that in the unlikely event that cultural resources are identified on the property, the Tribe should be

informed. The Mitigation Measure included in the CULTURAL ANALYSIS section of this report will reduce impact to tribal cultural resources to less than significant.

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 in Section VII. E. GEOLOGY AND SOILS above. The project will not result in the relocation or construction of new electric power, natural gas, or telecommunications facilities.

- 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 in Section X. B. HYDROLOGY AND WATER QUALITY above.

- 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 in Section VII. E. GEOLOGY AND SOILS above.

- 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 development will not generate solid waste more than the capacity of local landfill sites.

All solid wastes produced by the proposed facility will be collected for the local landfill through regular trash collection service and adhere to local and state standards for disposal of solid wastes.

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: NO IMPACT:

The project site is not in or near state responsibility area or land classified as very high fire hazard severity zones. The Fresno County Fire Protection District expressed no concerns related to fire hazard.

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: LESS THAN SIGNIFICANT IMPACT:

The project will have no impact on biological resources. Impacts on cultural resources have been reduced to a less than significant level with the incorporation of a Mitigation Measure discussed in Section V. CULTURAL RESOURCES above.

- 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:

Each of the projects located within Fresno County has been or would be analyzed for potential impacts, and appropriate project-specific Mitigation Measures are developed to reduce that project's impacts to less than significant levels. Projects are 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, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code at the time development occurs on the property. No cumulatively considerable impacts relating to Agricultural and Forestry Resources, Air quality or Transportation were identified in the project analysis. Impacts identified for Aesthetics, Cultural Resources, and Transportation will be mitigated by compliance with the Mitigation Measures listed in Sections I., V., and XVII of this report.

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

FINDING: NO IMPACT:

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

CONCLUSION/SUMMARY

Based upon Initial Study No. 7705 prepared for Classified Conditional Use Permit Application No. 3657, staff has concluded that the project will not have a significant effect on the environment.

It has been determined that there would be no impacts to biological resources, hazards and hazardous materials, mineral resources, population and housing, recreation, tribal cultural resources, or wildfire.

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

Potential impacts to Aesthetics, Cultural Resources, and Transportation have been determined to be less than significant with the identified Mitigation Measures.

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

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: IS 7705	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): Govinder K. Sidhu	Project Title: Classified Conditional Use Permit Application No. 3657		
Project Description: Allow a religious facility (temple) with related improvements on an approximately 1.52-acre portion of a 5.02-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The subject parcel is located on the west side of N. Brawley Avenue approximately 435 feet north of its intersection with W. Olive Avenue and 1,864 feet south of the nearest city limits of the City of Fresno (1501 N. Brawley Avenue, Fresno) (SUP. DIST. 1) (APN 312-112-26).			
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7705) prepared for Classified Conditional Use Permit Application No. 3657, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to biological resources, hazards and hazardous materials, mineral resources, population and housing, recreation, tribal cultural resources, or wildfire. Potential impacts related to agriculture and forestry resources, air quality, energy, geology and soils, greenhouse gas emissions, hydrology and water quality, land use and planning, noise, public services, and utilities and service systems have been determined to be less than significant. Potential impacts related to aesthetics, cultural resources, and transportation have been determined to be less than significant with the included Mitigation Measure. The Initial Study and Mitigated Negative Declaration (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 – May 5, 2021		Review Date Deadline: Planning Commission – June 10, 2021	
Date: May 3, 2021	Type or Print Name: David Randall, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No. _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**

**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7705
Classified Conditional Use Permit Application No. 3657**

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 downward as to not shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PWP)	On-going; for duration of the project
*2.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PWP	During project construction
*3.	Transportation	<p>Prior to the issuance of building permits for the proposed use on the property, the applicant shall enter into an agreement with the County of Fresno agreeing to participate on a pro-rata basis per acreage developed in the funding of future off-site traffic improvement defined in items 'a' below. The traffic improvement and the project's maximum pro-rata share is as follows:</p> <p>a. Install all-way stop control at Valentine and Olive Avenue. The project's maximum share is \$330.00 for a total cost of \$12,000.00.</p>	Applicant	Applicant/PWP	Prior to issuance of Building Permit

		The County shall update cost estimates for the above specified improvements prior to execution of the agreement. The Board of Supervisors pursuant to Ordinance Code Section 17.88 shall annually adopt a Public Facilities Fee addressing the updated pro-rata costs. The Public Facilities Fee shall be related to off-site road improvements, plus costs required for inflation based on the Engineering New Record (ENR) 20 Cities Construction Cost Index.			
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*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document.

EA:

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County of Fresno

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

DATE: September 12, 2019

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: Marianne Mollring, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services and Capital Projects, Site Plan Review, Attn: Hector Luna
Development Services and Capital Projects, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: John Thompson/Wendy Nakagawa
Design Division, Transportation Planning, Attn: Brian Spaunhurst
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Steven Rhodes
Agricultural Commissioner, Attn: Fred Rinder
Southern San Joaquin Valley Information Center; Attn: ssjvic@csub.edu
U.S. Fish and Wildlife Service, Attn: Sarah Yates
CA Regional Water Quality Control Board, Attn: centralvalleyfresno@waterboards.ca.gov
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov
State Water Resources Control Board, Division of Drinking Water, Fresno District, Attn: Jose Robledo
Fresno Metropolitan Flood Control District, Attn: developmentreview@fresnofloodcontrol.org
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
City of Fresno, Public Utilities Department, Attn: Scott Mozier, Director
City of Fresno, Public Utilities Dept., Division of Water, Attn: Lon Martin, Manager
City of Fresno, Planning & Development Department, Attn: Mike Sanchez
City of Fresno, Traffic Engineering, Attn: Jill Gormley
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst
Picayune Rancheria of the Chuckchansi Indians, Attn: Tara C. Estes-Harter, THPO/Cultural Resources Director
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/Hector Franco, Director/Shana Powers, Cultural Specialist II
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources Department

San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),
Attn: PIC Supervisor
North Central Fire Protection District, Attn: George D. Mavrikis, Fire Marshal; Laurie
Sawhil

FROM: Ejaz Ahmad, Planner 
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 7705 and Classified Conditional Use Permit Application
No. 3657

APPLICANT: Govinder K. Sidhu

DUE DATE: September 26, 2019

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application(s) proposing to allow a religious facility (temple) with related facilities on a 5.02-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District.

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 **September 26, 2019**. Any comments received after this date may not be used.

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).

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

EA:
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Activity Code (Internal Review): 2381

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 08/28/14

CUP 3657

(Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
Development Services and Capital Projects 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

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shool/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:

TO ALLOW A 5,000 SF
SIKH TEMPLE FOR
COMMUNITY SERVICES.

CEQA DOCUMENTATION: Initial Study PER N/A

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

LOCATION OF PROPERTY: WEST side of NO BRAWLEY
between W OLIVE and W MOKINLEY
Street address: 1501 N BRAWLEY

APN: 312-112-26 Parcel size: 1-5.02 AC Section(s)-Twp/Rg: S 35 - T 13 S/R 19 E

ADDITIONAL APN(s): N/A

I, GOVINDER K SIDHU, (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.

GOVINDER K SIDHU 1123 SNOW CREEK FALLS BAKERSFIELD
Owner (Print or Type) Address City Zip Phone 661-978-1184
GOVINDER K SIDHU 1123 SNOW CREEK FALLS BAKERSFIELD
Applicant (Print or Type) Address City Zip Phone 661-978-118
MICHAEL DHANENS P.O. BOX 82155 BAKERSFIELD CA 93380
Representative (Print or Type) Address City Zip Phone 661-324-414

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)
Application Type / No.: CUP 3657 (classified) Fee: \$ 4,569.00
Application Type / No.: Pre-app. Credit Fee: \$ -247.00
Application Type / No.: IS 7705 Fee: \$ 3,901.00
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 992.00
Received By: EIAZ Invoice No.: TOTAL: \$ 9,215.00

UTILITIES AVAILABLE:
WATER: Yes [] / No []
Agency:
SEWER: Yes [] / No []
Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): N/A
Zone District: RR
Parcel Size: 5.02 acres

over.....



Development Email Pre-App Packet
Services Amrik Dhaliwal
and Capital Projects email: amrik@jerue.net
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 19-103620
 APPLICANT: Amrik Dhaliwal
 PHONE: (661)978-1184

AMRIK@JERUE.NET

PROPERTY LOCATION: 1501 N. Brawley
 APN: 312 - 112 - 26 ALCC: No No Yes # VIOLATION NO. No
 CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes Fresno
 ZONE DISTRICT: RR ; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
 LOT STATUS:

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

SCHOOL FEES: No Yes DISTRICT: Central Unified PERMIT JACKET: No Yes
 FMFCD FEE AREA: (x) Outside () District No.: AO FLOOD PRONE: No Yes
 PROPOSAL Pre-application for a conditional use permit to allow a religious facility (temple) in the Rural Residential zone district.

COMMENTS:
 ORD. SECTION(S): 820. 3B & 873 BY: Tawanda Mtunga DATE: 5/17/2019

GENERAL PLAN POLICIES:	PROCEDURES AND FEES:
LAND USE DESIGNATION: Rural Residential () GPA: () MINOR VA:	() JHD: \$ 992.00
COMMUNITY PLAN: () JAA:	() JAG COMM:
REGIONAL PLAN: () CUP: \$ 4,569.00	() ALCC:
SPECIFIC PLAN: () DRA:	() IS/PER*: \$ 3,901.00
SPECIAL POLICIES: () VA:	() Viol. (35%):
SPHERE OF INFLUENCE: () AT:	() Other:
ANNEX REFERRAL (LU-G17/MOU): () TT:	Filing Fee: \$ 9,462.00

COMMENTS:
 Pre-Application Fee: \$247.00
 Total County Filing Fee: \$ 9,215.00

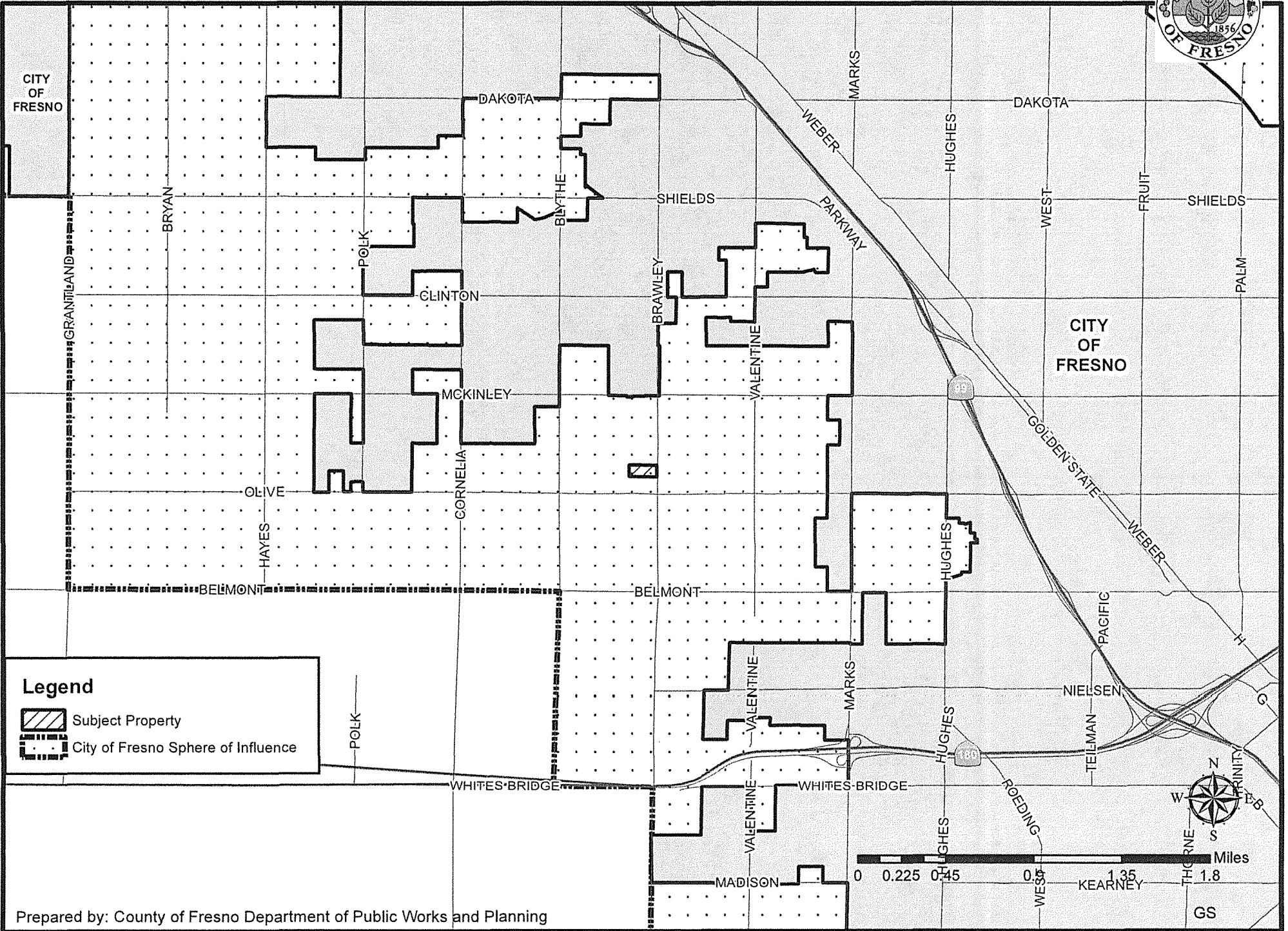
- | | |
|---|---|
| FILING REQUIREMENTS: | OTHER FILING FEES: |
| <input checked="" type="checkbox"/> Land Use Applications and Fees | () Archaeological Inventory Fee: \$75 at time of filing |
| <input checked="" type="checkbox"/> This Pre-Application Review form | () (Separate check to Southern San Joaquin Valley Info. Center) |
| <input checked="" type="checkbox"/> Copy of Deed / Legal Description | <input checked="" type="checkbox"/> CA Dept. of Fish & Wildlife (DFW): (\$50) (\$50+\$2,876.25) |
| <input checked="" type="checkbox"/> Photographs | () (Separate check to Fresno County Clerk for pass-thru to DFW.) |
| <input checked="" type="checkbox"/> Letter Verifying Deed Review | () Must be paid prior to IS closure and prior to setting hearing date.) |
| <input checked="" type="checkbox"/> IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required. | |
| <input checked="" type="checkbox"/> Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction | |
| <input checked="" type="checkbox"/> Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction | |
| <input checked="" type="checkbox"/> Project Description / Operational Statement (Typed) | |
| () Statement of Variance Findings | |
| () Statement of Intended Use (ALCC) | |
| () Dependency Relationship Statement | |
| () Resolution/Letter of Release from City of _____ | |
| Referral Letter # _____ | |

BY: EJAZ AHMAD DATE: 06/04/19
 PHONE NUMBER: (559) 601-4204

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

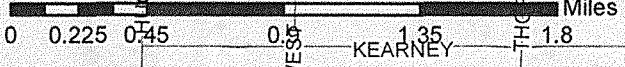
PLU # 113 Fee: \$247.00
 Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

LOCATION MAP



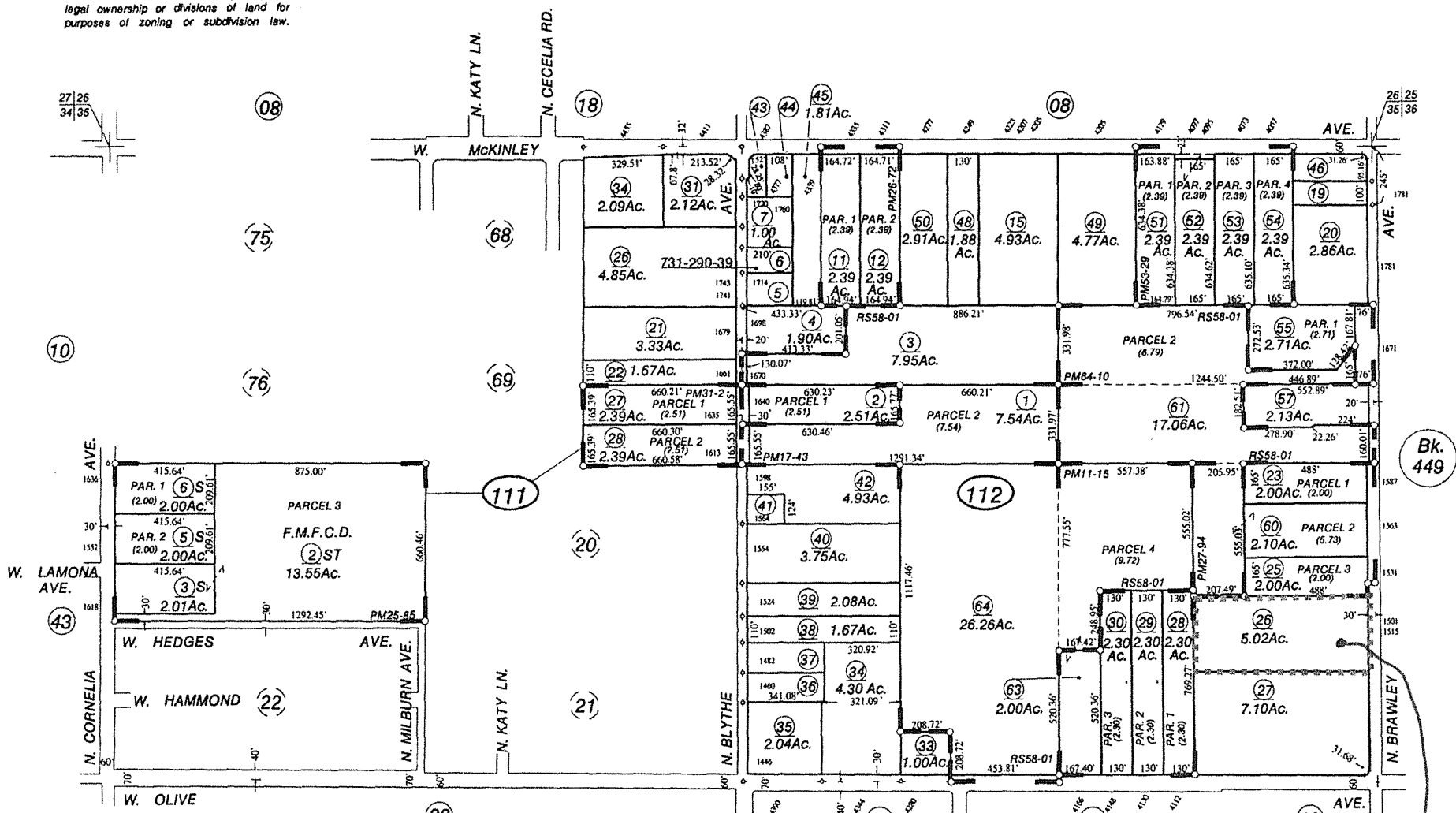
Legend

- Subject Property
- City of Fresno Sphere of Influence



--- 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.



Bk. 449

Parcel Map No. 1880 - Bk. 11, Pg. 15
Parcel Map No. 2582 - Bk. 17, Pg. 43
Parcel Map No. 3854 - Bk. 25, Pg. 85
Parcel Map No. 4061 - Bk. 26, Pg. 72
Parcel Map No. 4293 - Bk. 27, Pg. 94

Parcel Map No. 4927 - Bk. 31, Pg. 2
Parcel Map No. 7515 - Bk. 53, Pg. 29
Parcel Map No. 7907 - Bk. 64, Pg. 10
Parcel Map No. 2004-11 - Bk. 64, Pgs. 38 & 39
Record of Survey - Bk. 58, Pg's 01-02

Assessor's Map Bk. 312 - Pg. 11
County of Fresno, Calif.

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

SUBJECT
PROP.

THE SANT ZORA SINGH LOPON CHARITABLE TRUST USA
1501 n. Brawley Ave
Fresno, CA 93722

Operational Statement

RECEIVED
COUNTY OF FRESNO

AUG 28 2019

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

To Whom It May Concern:

We have Property located at 1501 N. Brawley Ave, Fresno Ca 93722. Here we are planning on developing a building for a community service / Sikh Temple. There will be around One Hundred (100) people coming to this center once or twice a month as needed. This is where we will hold our Sikh religious services from 9 am to 4 pm on Sundays. These religious services will have someone preaching the Sikh religious teachings through a microphone on stage inside the newly developed building. Included in this service will be the singing of prayers, or reciting the prayers as a group. Furthermore, there will be no noise coming out of the building. All noise will be produced and contained inside the building during service. During such services all attendees will be seated inside the building unless arriving or leaving the service.

We anticipate the buildings dimensions to be 50' wide x 95' long x 14' high. On the interior of the building we will have non fixed table and chair assemblies for the attendees, and a small stage for our ceremonies. In addition to the building we anticipate on setting up a kitchen area for the reheating of food and or drinks brought in by our service members and restroom facilities to accommodate 100 +/- attendees. On the exterior of the building in the open area we anticipate on having a paved parking lot to accommodate approximately 50 vehicles. Currently on the property we have an existing residence that the manager resides in. Please advise on what actions we should take next so we can move forward with our plans without disturbing our neighbors.

Operational Statement checklist

1. See above Explanation.
2. Operation time limits:
 - a. Days per week: Sundays only
 - b. Hours per day: 9 am to 4 pm
 - c. Total hours per day: 7 Hours
 - d. Special Activities: Religious activities Two (2) times a month.
3. Number of Visitors:
 - a. Average visitors per day: 100

- b. Maximum number of people per day: 100
 - c. Hours: 9 am to 4 pm
4. Number of Employees:
 - a. Current: 2
 - b. Future: 2
 - c. Hours worked : N/A
 - d. Do any live on site as the caretaker: Yes
5. Service and delivery vehicles: N/A
6. Access to site
 - a. Public Roads
7. Number of parking spaces for employees, customers, and service/delivery vehicles.
 - a. 50 paved parking spaces
8. Are there any goods sold on site?
 - a. No goods sold on site.
9. What equipment is to be used: N/A
10. What supplies or materials are to be used? N/A
11. Does the use cause an unsightly appearance?
 - a. No All activities will be held inside.
12. List any solid or liquid waste to be produced: N/A
13. Estimated volume of water to be used (Gallons per Day)
 - a. 200 Gal +/- during hours of operation.
14. Describe any proposed advertising including size, appearance, and placement.
 - a. Sign on Building face. Name of Assembly Hall.
15. Will the existing building be used or will new buildings be constructed.
 - a. 1 - New building 50' x 95' x 14' Pre Engineered Metal Building.
16. Explain which building or what portion of building will be used in operations.
 - a. The New building will be used for the operations.
17. Will any outdoor lighting or an outdoor sound amplification system, be used.
 - a. Outdoor lighting will be used for security purposes.
18. Landscaping or fencing proposed.
 - a. Landscaping and or fencing will be determined by Fresno County requirements.
19. Any other information that will provide a clear understanding of the project or operation.
 - a. Additional information can be provided pre request.
20. Identify all Owners, Offices and /or Board members for each application submitted:

Govinder Kaur Sidhu
(661) 978-1184
11123 Snowcreek Falls Ave
Bakersfield, CA 93312

Jagroop Kaur
(661) 444-6271
8232 Aden Way
Sacramento, CA 95828

Please let us know if there is any future information or question that we may be able to answer in regards to this application.

Thank you



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. 7705

Project No(s). CUP 3657

Application Rec'd.:
AUG. 28, 2019

GENERAL INFORMATION

1. Property Owner: Govinder Kaur Sidhu, Jagroop Kaur Phone/Fax 661-978-1184
Mailing Address: 11123 Snowcreek Falls Ave Bakersfield CA 93312
Street City State/Zip
2. Applicant: Govinder Kaur Sidhu Phone/Fax: 661-978-1184
Mailing Address: 11123 Snowcreek Falls Ave Bakersfield CA 93312
Street City State/Zip
3. Representative: Michael Dhanens Phone/Fax: 661-324-4141
Mailing Address: PO Box 82155 BAKERSFIELD CA 93380
Street City State/Zip
4. Proposed Project: TO ALLOW A 5,000 SF SIKH TEMPLE FOR COMMUNITY SERVICES ONE DAY A WEEK FOR APPROXIMATELY 100 PEOPLE
5. Project Location: 1501 N. BRAWLEY NORTH OF W. OLIVE AVE
6. Project Address: 1501 N. BRAWLEY AVENUE, FRESNO, CA 93722
7. Section/Township/Range: 35 / 13S / 19E 8. Parcel Size: 5.02 AC
9. Assessor's Parcel No. 312-112-26 OVER.....

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

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

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

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

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

13. Existing Zone District¹: RR

14. Existing General Plan Land Use Designation¹: RURAL RESIDENTIAL

ENVIRONMENTAL INFORMATION

15. Present land use: SINGLE FAMILY RESIDENTIAL + GARAGE
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements: SEE ATTACHED AND EXISTING WATER WELL + SEPTIC TANK

Describe the major vegetative cover: 4-7 LARGE TREES

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

Is property in a flood-prone area? Describe:

NO

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

North: SINGLE FAMILY RESIDENTIAL

South: VACANT

East: SINGLE FAMILY RESIDENTIAL

West: SINGLE FAMILY RESIDENTIAL

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

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

19. Transportation:

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

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

B. Daily traffic generation:

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

II. Commercial - Number of Employees 4
Number of Salesmen N/A
Number of Delivery Trucks N/A
Total Square Footage of Building 5,000SF

III. Describe and quantify other traffic generation activities: WORSHIP ACTIVITIES
ONE DAY PER WEEK, ESTIMATED +1-50 VEHICLES
ENTERING & ONCE + LEAVING SITE (SUNDAYS)

20. Describe any source(s) of noise from your project that may affect the surrounding area:
ALL POTENTIAL NOISE SOURCES ARE GENERATE INSIDE THE BUILDING

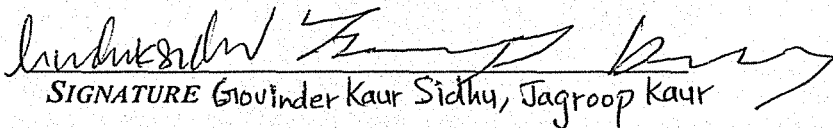
21. Describe any source(s) of noise in the area that may affect your project: NONE

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

23. Proposed source of water:
 private well
 community system³--name: _____ OVER.....

24. Anticipated volume of water to be used (gallons per day)²: +1-200 GALLONS ONE DAY/WEEK
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name _____
26. Estimated volume of liquid waste (gallons per day)²: +1-150 GALLONS ONE DAY/WEEK
27. Anticipated type(s) of liquid waste: SOIL + WASTE FROM BUILDING PLUMBING FIXTURES
28. Anticipated type(s) of hazardous wastes²: N/A
29. Anticipated volume of hazardous wastes²: N/A
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: GENERAL KITCHEN
32. Anticipated amount of solid waste (tons or cubic yards per day): LESS THAN 2 CY PER WEEK
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): +1-CY PER WEEK
34. Proposed method of solid waste disposal: REFUSE HAULING COMPANY
35. Fire protection district(s) serving this area: _____
36. Has a previous application been processed on this site? If so, list title and date: _____
PRE-APPLICATION REVIEW 19-103620 JUNE 4 2019
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No
38. If yes, are they currently in use? Yes _____ No _____

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


 SIGNATURE Gouinder Kaur Sidhu, Jagroop Kaur

08/26/2019
 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

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

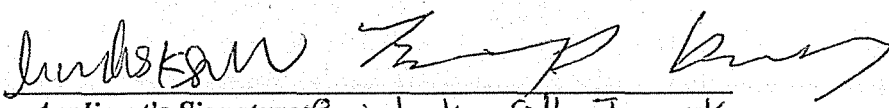
State law requires that specified fees (effective January 1, 2019: \$3,271.00 for an EIR; \$2,354.75 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County 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.

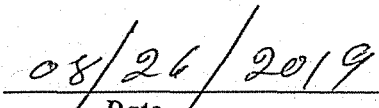
The following projects are exempt from the fees:

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 Govinder Kaur Sidhu Jagroop Kaur


Date

1501 N. Brawley

aerial view

Legend

 1501 N Brawley Ave

1501 N Brawley Ave 



1501 N. Brawley

View of subject site from the southeast

Legend

 1501 N Brawley Ave

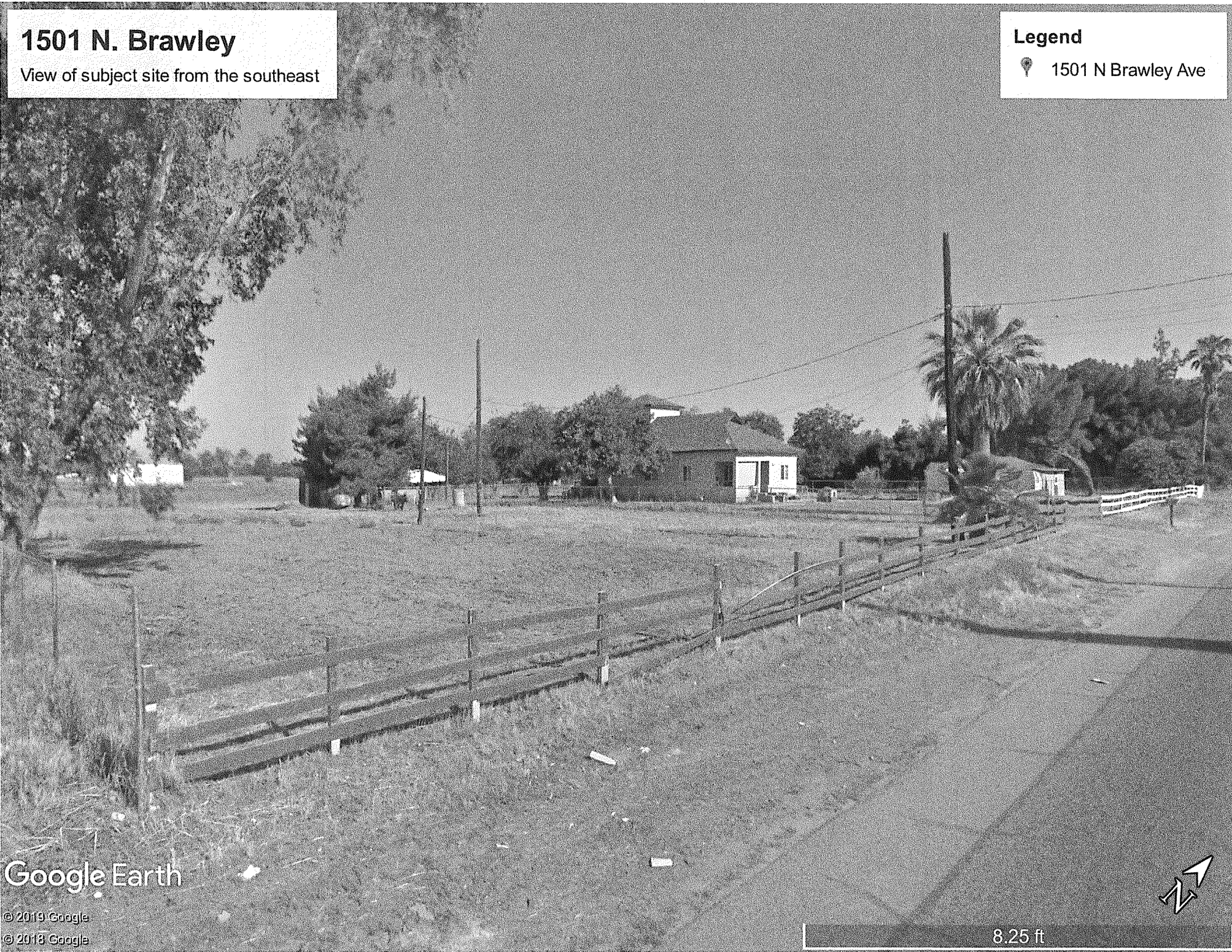
Google Earth

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8.25 ft



1501 N. Brawley

View of subject site from the northeast

Legend
📍 1501 N Brawley Ave

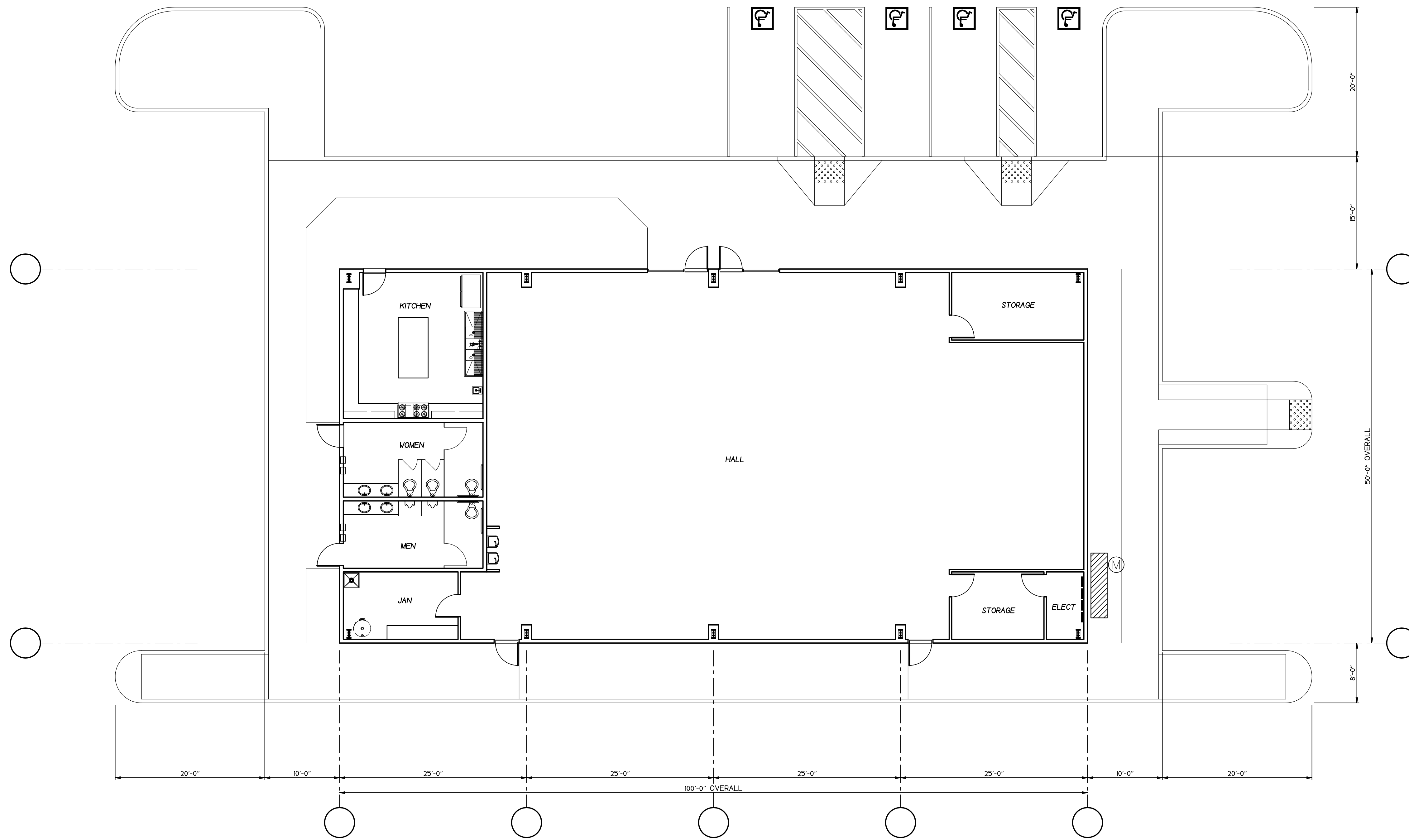


Google Earth

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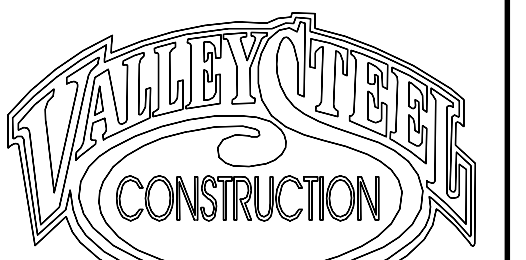
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FLOOR PLAN

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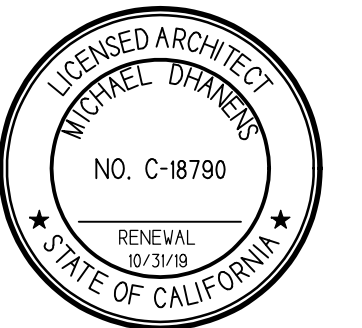
WWW.VALLEYSTEEL.COM

BAKERSFIELD
324 BUCK OWENS BLVD
BAKERSFIELD, CALIFORNIA 93308
891 327-4887 FAX 891 327-8480

VISALIA
833 NORTH PLAZA DRIVE
VISALIA, CALIFORNIA 93291
PHONE 559 851-8500 FAX 559 851-3447

**MICHAEL DHANENS
ARCHITECT**

661/324-4141
P.O. BOX 82155
BAKERSFIELD, CALIFORNIA
93380
C-18790



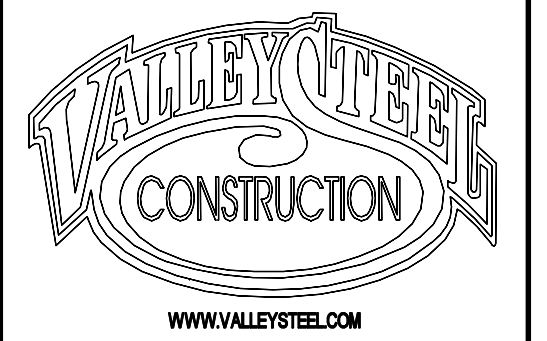
PROJECT
Sikh Community Hall

1501 No. Brawley Avenue
APN 312-112-26
Fresno, California

WORSHIP CENTER

FLOOR PLAN

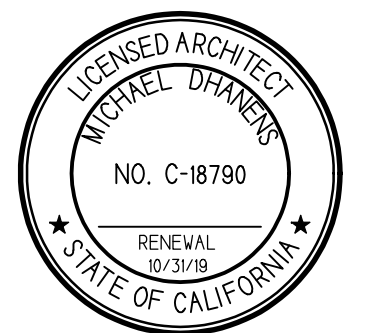
NO.	REVISIONS
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DATE	SHEET
08/09/19	
DRAWN	PROJECT NUMBER
	878.01
	A-2.00
	ARCHITECTURE



WWW.VALLEYSTEEL.COM
 BAKERSFIELD 324 BUCK OWENS BLVD BAKERSFIELD, CALIFORNIA 93308
 801 327-6807 FAX 801 327-6400
 VISALIA 833 NORTH PLAZA DRIVE VISALIA, CALIFORNIA 93281
 PHONE 559 951-9500 FAX 559 951-9497

MICHAEL DHANENS ARCHITECT

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 C-18790

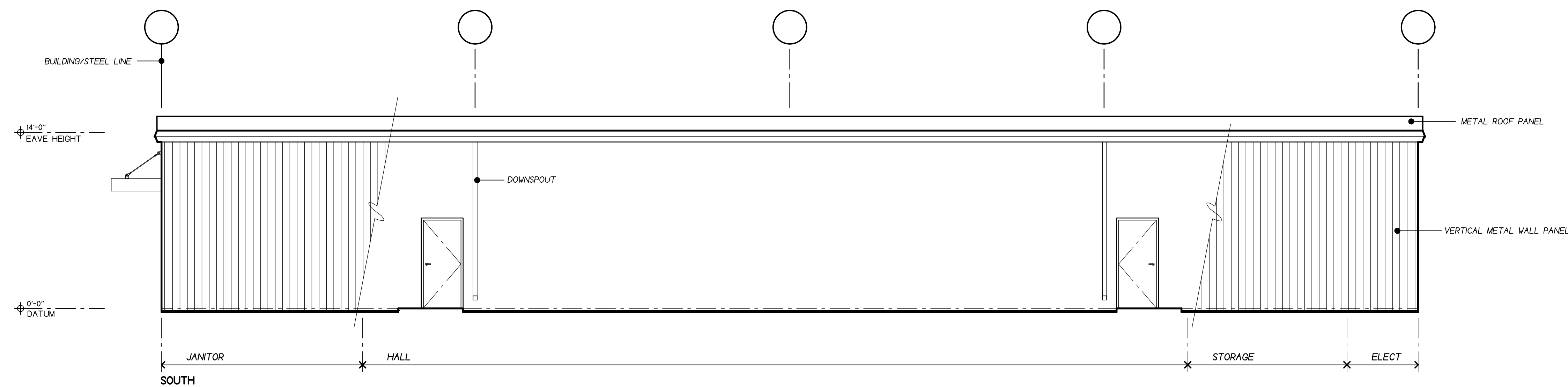
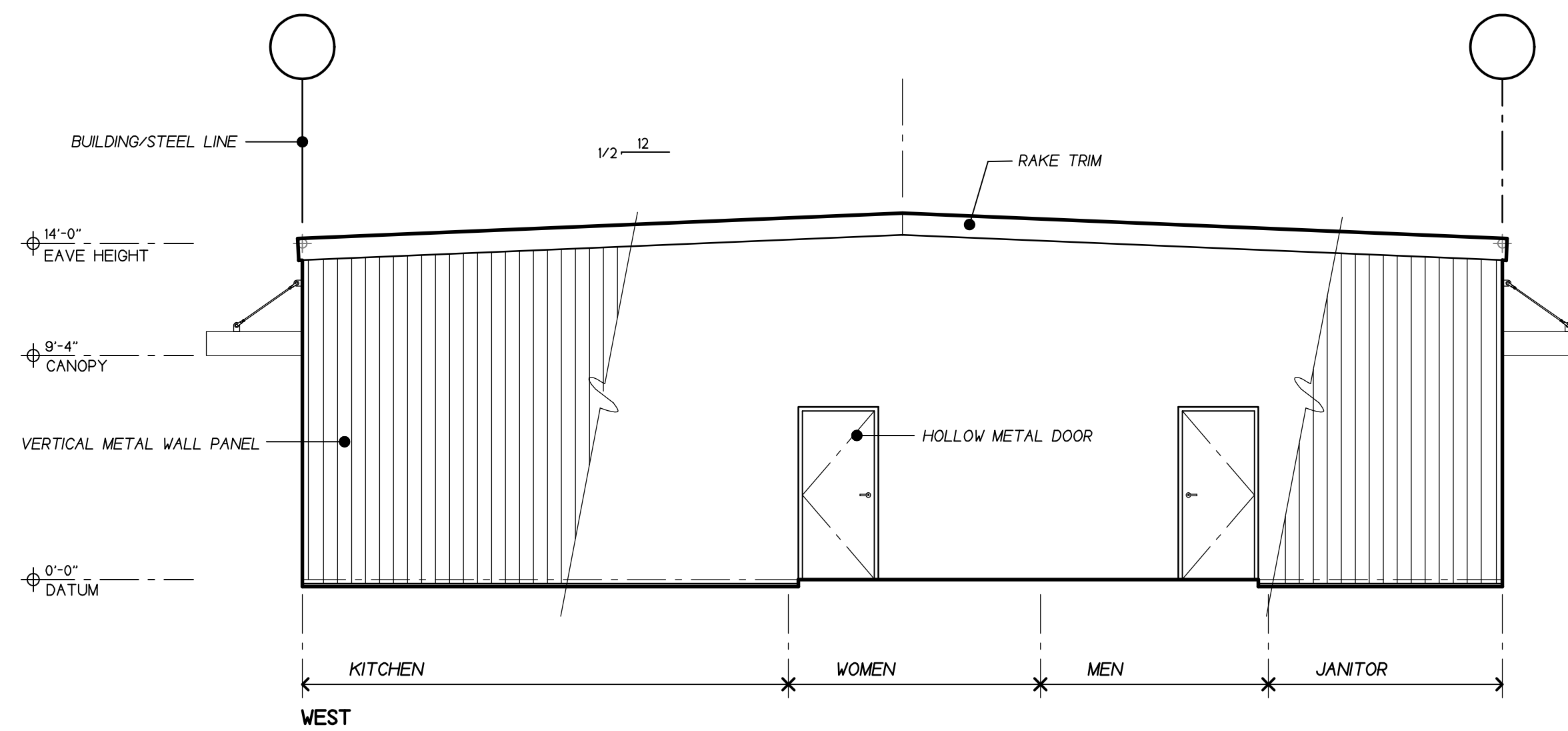
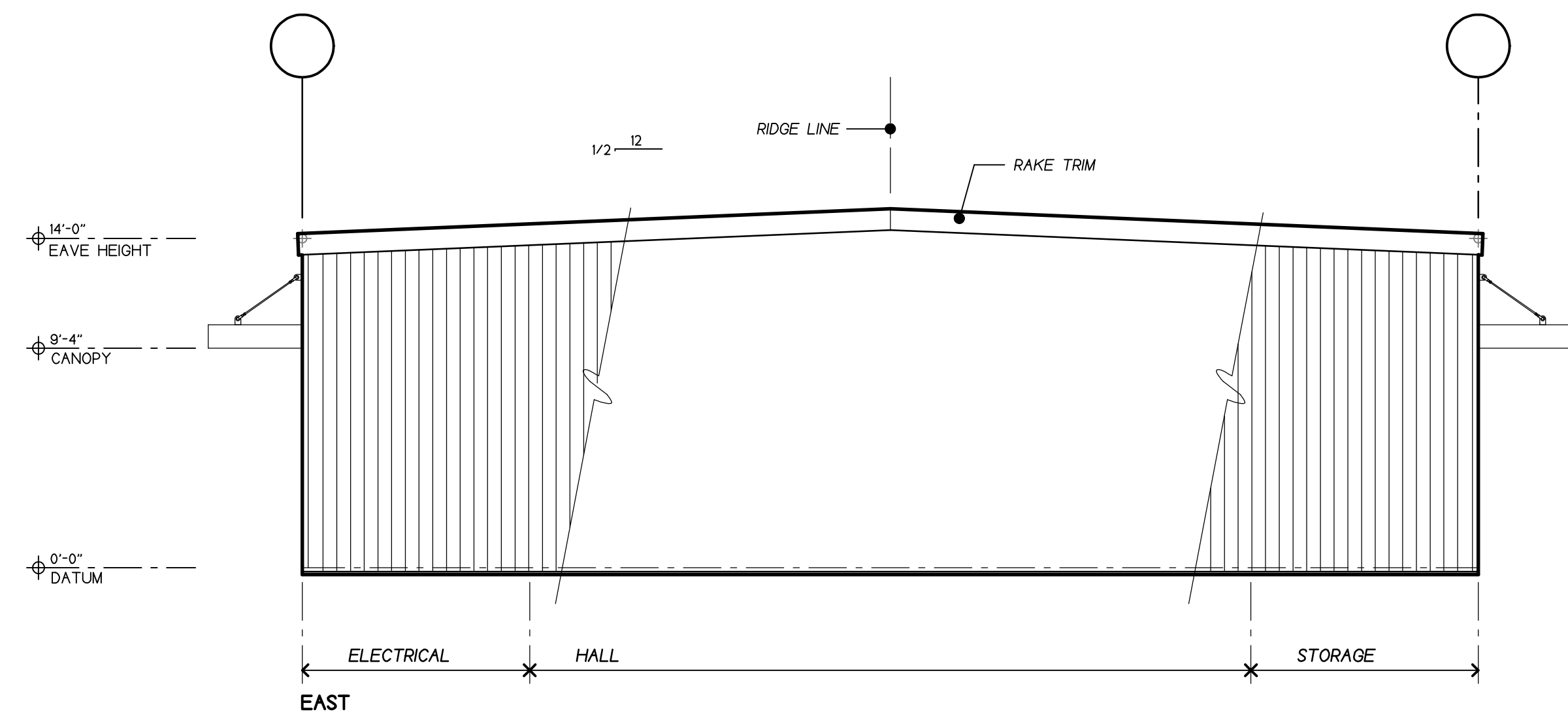
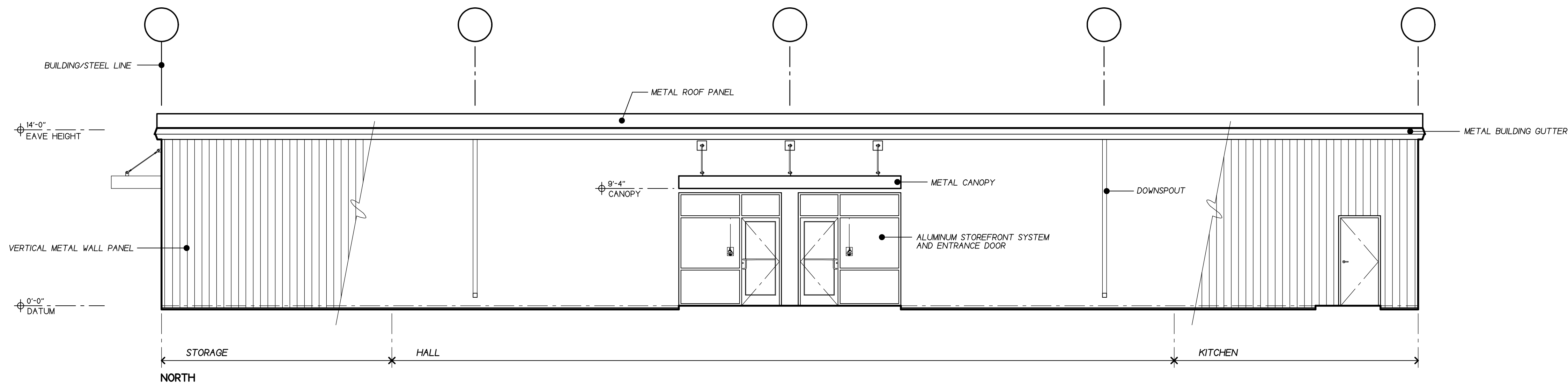


Sikh Community Hall

1501 No. Brawley Avenue
 APN 312-112-26
 Fresno, California

WORSHIP CENTER

EXTERIOR ELEVATIONS



EXTERIOR ELEVATIONS

1/8"

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