



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 4 November 10, 2016

SUBJECT: Initial Study Application No. 7006 and Classified Conditional Use Permit Application No. 3507

Allow expansion to an existing church (1,248 square-foot addition to an existing sanctuary) on a 3.97-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District.

LOCATION: The subject property is located on the northeast corner of N. Preuss Drive and E. Nees Avenue, approximately 60 feet north of the nearest city limits of the City of Clovis (4620 E. Nees Avenue, Clovis) (SUP. DIST. 5) (APN 560-052-15).

OWNER: Tim Rolen
APPLICANT: Paul Miller

STAFF CONTACT: Ejaz Ahmad, Planner
(559) 600-4204

Chris Motta, Principal Planner
(559) 600-4227

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7006; and
- Approve Classified Conditional Use Permit (CUP) No. 3507 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Mitigation Monitoring, Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plan/Floor Plans/Building Elevations
6. Operational Statement submitted by the Applicant
7. Conditions of Approval (CUP No. 2245)
8. Summary of Initial Study (IS) Application No. 7006
9. Draft Mitigated Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Rural-Density Residential in the County-adopted Clovis Community Plan	No change
Zoning	RR (Rural Residential, two-acre minimum parcel size)	No change
Parcel Size	3.97 acres	No change
Project Site	<ul style="list-style-type: none"> • 4,100 square-foot sanctuary • 3,500 square-foot children’s center • 3,200 square-foot education building • 2,150 square-foot administration building • Gazebo, children’s play area, water well, parking 	Allow expansion to an existing church (1,248 square-foot addition to an existing sanctuary) on a 3.97-acre parcel in the RR Zone District
Structural Improvements	<ul style="list-style-type: none"> • 4,100 square-foot sanctuary • 3,500 square-foot children’s center • 3,200 square-foot education building • 2,150 square-foot administration building 	1,248 square-foot addition to the existing sanctuary
Nearest Residence	116 feet to the south	No change

Criteria	Existing	Proposed
Surrounding Development	Orchards; single-family homes	No change
Operational Features	See "Project Site"	<p>The proposed addition to the sanctuary will not:</p> <ul style="list-style-type: none"> • Add to or modify the existing church operations which include Sunday services, weekday evening activities, volunteer services, and wedding and funeral services. • Change the use of the existing improvements on the property as listed above in the "Structural Improvements". • Generate additional vehicular or congregational traffic to the site.
Employees	Five (full time)	No change
Customers	N/A	N/A
Traffic Trips	<ul style="list-style-type: none"> • 600 one-way traffic trips (300 round trips) by visitors in three Sunday worship services (7:00 a.m. to 12:30 p.m.) • 200 one-way traffic trips (100 round trips) by visitors participating in Wednesday worship services (6:30 p.m. to 9:00 p.m.) • 10 one-way traffic trips (5 round trips) by full-time employees • Variable number of traffic trips generated by weddings on Saturdays, volunteer services on weekdays, and occasional funeral services 	No change
Lighting	Parking lot and church signage	No change
Hours of Operation	• 7:00 a.m. to 12.30 p.m. (Sunday worship)	No change

Criteria	Existing	Proposed
	<ul style="list-style-type: none"> • 6:30 p.m. to 9:00 p.m. (Wednesday worship) • 5:30 a.m. to 9:30 p.m. (Weekly youth activities & Bible studies) • 10:00 a.m. to 8:00 p.m. (Saturday weddings) • 9:00 a.m. to 5:00 p.m. (Office hours, Monday thru Friday) 	

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

ENVIRONMENTAL DETERMINATION:

An Initial Study (IS) was prepared for the project by County staff in conformance with the provisions of the California Environmental Quality Act (CEQA). Based on the IS, staff has determined that a Mitigated Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 7.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: October 10, 2016

PUBLIC NOTICE:

Notices were sent to 114 property owners within 1,320 feet of the subject property, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Classified Conditional Use Permit (CUP) may be approved only if four Findings specified in Zoning Ordinance Section 873-F are made by the Planning Commission.

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

BACKGROUND INFORMATION:

In November 1986, the Planning Commission approved Classified Conditional Use Permit Application No. 2245 which allowed a church and related facilities on the subject property. Related to this approval, the existing improvements on the property include a 4,100 square-foot sanctuary, 3,500 square-foot children's center, 3,200 square-foot education building, 2,150 square-foot administration building, gazebo, children's play area, water well and parking.

In 2004, Classified Conditional Use Permit Application No. 3085 was filed to allow the expansion of the existing church with the addition of a multi-purpose room. However, this application was closed in July 2007 due to inactivity of the project.

The current application proposes to expand the existing sanctuary by 1,248 square feet to accommodate the relocated stage/back-stage to create additional space in the main hall. No other improvements are proposed by this application. All other existing improvements on the

property will remain intact and in use by the church.

ANALYSIS/DISCUSSION:

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 35 feet Side: 20 feet Rear: 20 feet	Front (southern property line): 77.5 feet Side: (eastern property line): 21.10 feet Side (western property line): 284 feet Rear (northern property line): 302.5 feet	Yes
Parking	One (1) parking space for every five (5) permanent seats or one (1) for every forty (40) square feet of area within the main auditorium or meeting hall, whichever provides the greater number of spaces	165 standard parking spaces (minimum 132 spaces required)	Yes
Lot Coverage	No requirement	N/A	N/A
Separation Between Buildings	Six feet (minimum)	N/A	N/A
Hedges/Wall Requirements	No greater than three feet in any required front yard and no greater than six feet on or within all rear and side property lines	No change	N/A
Septic Replacement Area	100 percent	100 percent	Yes
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	No change. The existing wells will be utilized.	N/A

Reviewing Agency/Department Comments:

Zoning Section of the Fresno County Department of Public Works and Planning: The proposed improvements satisfy the setback requirements of the RR (Rural Residential, two-acre minimum parcel size) Zone District.

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

Analysis:

The subject proposal is located on a 3.97-acre parcel at the northeast corner of Preuss Drive and Nees Avenue adjacent to the City of Clovis boundary. Existing improvements on the property include a 4,100 square-foot sanctuary, 3,500 square-foot children’s center, 3,200 square-foot education building, 2,150 square-foot administration building, gazebo, children’s play area, water well and parking.

The current application proposes expansion to the sanctuary by 1,248 square feet to accommodate the relocated stage/back-stage resulting in the creation of additional space in the main hall.

Staff review of the Site Plan demonstrates that the project site can accommodate the proposed expansion to the sanctuary. The expanded sanctuary will be located approximately 77.5 feet from the southerly property line (35 feet required), 302.5 feet from the northerly property line (20 feet required); 21.10 feet from the easterly property line (20 feet required); and 284 feet from the westerly property line (20 feet required), and meet the minimum building setback requirements of the RR Zone District.

In regard to off-street parking, the Zoning Ordinance requires one (1) parking space for every forty (40) square feet of area within the main auditorium or meeting hall, and the California Building Code requires one parking space for the physically handicapped per every 25 parking spaces. According to the Site Plan Review Section of the Fresno County Department of Public Works and Planning, there are 165 on-site parking spaces sufficient to meet the parking needs of the project.

Based on the above information staff believes that the project site is adequate in size and shape to accommodate the proposal.

Recommended Conditions of Approval:

None

Conclusion:

Finding 1 can be made.

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

		Existing Conditions	Proposed Operation
Private Road	No	N/A	N/A

		Existing Conditions	Proposed Operation
Public Road Frontage	Yes	Nees Avenue Preuss Drive	No change No change
Direct Access to Public Road	Yes	Preuss Drive	No change
Road ADT (Average Daily Traffic)		6600 (Nees Avenue) 200 (Preuss Drive)	No change No change
Road Classification		Arterial (Nees Avenue) Local (Preuss Drive)	No change No change
Road Width		Nees Avenue (53 feet north of section line) Preuss Drive (30 feet east of centerline)	No change No change
Road Surface		Paved (Nees Avenue) Paved (Preuss Drive)	No change No change
Traffic Trips		<ul style="list-style-type: none"> • 600 one-way traffic trips (300 round trips) by visitors in three Sunday worship services (7:00 a.m. to 12:30 p.m.) • 200 one-way traffic trips (100 round trips) by visitors participating in Wednesday worship services (6:30 p.m. to 9:00 p.m.) • 10 one-way traffic trips (5 round trips) by full-time employees • Variable number of traffic trips generated by weddings on Saturdays, volunteer services on weekdays, and occasional funeral services 	No change
Traffic Impact Study (TIS) Prepared	Yes	No TIS required for CUP No. 2245 which authorized the existing church	No change to the existing traffic trips and no TIS required by the Design Division of the Fresno County

		Existing Conditions	Proposed Operation
			Department of Public Works and Planning
Road Improvements Required		Nees Avenue (Poor Condition)	No change
		Preuss Drive (Poor Condition)	No change

Reviewing Agency/Department Comments:

Development Engineering Section of the Fresno County Department of Public Works and Planning: If not already present, a 10-foot by 10-foot corner cut-off shall be improved for sight distance purposes at the existing driveways accessing Preuss Drive. Any work done within the rights-of-way to construct a new driveway or improve an existing driveway shall require an Encroachment Permit from the Road Maintenance and Operations Division.

The aforementioned requirements have been included as Project Notes.

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

Design Division of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

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

Analysis:

The project site has frontage on Preuss Drive and Nees Avenue. Preuss Drive provides ingress and egress to the site and on-site parking off of Nees Avenue.

As noted by the Development Engineering Section of the Department of Public Works and Planning, Nees Avenue is designated as an Arterial in the General Plan, with an existing right-of-way width of 53 feet north of the section line (106 feet total) and Preuss Drive is designated as a Local in the General Plan, with an existing right-of-way width of 30 feet east of the section line (60 feet total). Both roads meet the ultimate road right-of-way width as required by the County General Plan.

The subject proposal (1,248 square-foot addition to the sanctuary) is limited in scope and will not bring additional vehicular traffic to the site than already generated by the church activities. As such, no improvements to the existing roadways that serve the property are required.

The Design Division and Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning reviewed the proposal and required no TIS for the project.

Based on the above information, and with adherence to the Project Notes, staff believes that Nees Avenue and Preuss Drive at the project site will remain adequate to accommodate the proposal.

Recommended Conditions of Approval:

See mandatory Project Notes attached as Exhibit 1.

Conclusion:

Finding 2 can be made.

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

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North:	2.02 acres	Single-Family Residence	RR	133 feet
South:	1.0 to 1.52 acres	Single-Family Residence	R-A and R-1-7500 (City of Clovis)	116 feet
East:	2.01 and 2.25 acres	Single-Family Residence	RR	355 feet
West:	2.00 and 2.35 acres	Single-Family Residence	RR	149 feet

Reviewing Agency/Department Comments:

State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW): Within 18 months, or by December 31, 2017, the church shall remove Well No. 1 from any domestic uses, and shall connect Well No. 2 to the domestic water system serving all church facilities. This requirement has been included as a Mitigation Measure.

Fresno County Department of Public Health, Environmental Health Division (Health Department): It appears the parcel can accommodate the sewage disposal systems and expansion areas, meeting the mandatory setback requirements as established in the California Plumbing Code and California Well Standards Ordinance. It appears the existing sewage disposal system can accommodate the proposed expansion of the facility. Sewage disposal systems shall be maintained in accordance with all local and state requirements. Proposed operations of the facility include the use of a caterer to provide food and beverages (no food shall be prepared on site); the food and beverages shall be provided by a caterer permitted by the Fresno County Department of Public Health, Environmental Health Division. These requirements have been included as Conditions of Approval.

Fresno Metropolitan Flood Control District: There is an existing 20-foot-wide storm drain easement that runs parallel to the easterly property line of the subject property. No encroachments, including, but not limited to, foundations, roof overhangs, swimming pools and trees, shall be permitted into the easement.

Fresno Irrigation District (FID): The FID's Little Teague Canal No. 415 runs southerly along the west side of Preuss Drive and crosses Nees Avenue approximately 75 feet west of the subject property, and FID's Big Dry Creek No. 150 runs southerly and crosses Nees Avenue

approximately 800 feet west of the subject property. Plans for any street and/or utility improvements along Nees Avenue or in the vicinity of the canal crossing shall be approved by FID.

Development Engineering Section of the Fresno County Department of Public Works and Planning: A Grading Permit or Voucher shall be required for any grading proposed with this application.

Fresno County Fire Protection District (CalFire): The project shall comply with California Code of Regulations Title 24 – Fire Code and upon County approval of the project and prior to issuance of any building permits, approved site plans shall be submitted for the District's review and approval. The project shall also annex to Community Facilities District No. 2010-01 of the Fresno County Fire Protection District.

The aforementioned requirements have been included as Project Notes.

Design Division, Road Maintenance and Operations Division, and Water/Geology/Natural Resources Section of the Fresno County Department of Public Works and Planning; City of Clovis, Engineering Department; U.S. Department of Fish and Wildlife; California Department of Fish and Wildlife; Fresno County Department of Agriculture; Regional Water Quality Control Board, Central Valley Region: No concerns with the proposal.

Analysis:

The project site is located within a County island in the City of Clovis in a fully-developed residential neighborhood. Surrounding land uses include orchards and single-family homes on parcels ranging from one acre to 2.2 acres.

This proposal will expand the existing 4,100 square-foot sanctuary by 1,248 square feet. The area of expansion will accommodate the relocated stage/back stage resulting in the creation of additional space in the main hall. No other improvements are proposed by this application and all the existing improvements (3,500 square-foot children's center, 3,200 square-foot education building, 2,150 square-foot administration building, gazebo, children's play area, water well and parking) will remain intact and in use by the church.

An Initial Study and proposed Mitigated Negative Declaration prepared for the project in accordance with the provisions of the California Environmental Quality Act has identified potential impacts to aesthetics and hydrology and water quality. Regarding aesthetic impact, all outdoor lighting will be required to be hooded and directed downward to avoid glare on adjoining properties. In regard to hydrology and water quality, the church will be required to remove Well No. 1 from any domestic uses by December 31, 2017, and shall connect Well No. 2 to the domestic water system serving all church facilities. Adherence to these requirements, included as Mitigation Measures (Exhibit 1), will reduce the project impact on the abutting properties and surrounding neighborhood to less than significant.

Potential impacts related to air quality, geology and soils, noise, and public services are considered to be less than significant. The Applicant will be required to comply with the Air District Rules for the project; obtain a Grading Permit/Voucher; maintain sewage disposal systems in accordance with all local and state requirements; comply with Fresno County Noise Ordinance; and obtain Fresno County Fire Protection District's approval prior to issuance of building permits and occupancy.

Based on the above information, and with adherence to the Mitigation Measures, Condition of Approval, and mandatory Project Notes, staff believes that the proposal will not have adverse effects upon surrounding properties.

Recommended Conditions of Approval:

See Mitigation Measures, recommended Conditions of Approval and mandatory Project Notes attached as Exhibit 1.

Conclusion:

Finding 3 can be made.

Finding 4: The proposed development is consistent with the General Plan.

Relevant Policies:	Consistency/Considerations:
<p>General Plan Policy PF-C.17: County shall undertake a water supply evaluation, including determinations of water supply adequacy, impact on other water users in the County, and water sustainability.</p>	<p>The project site is not in a water-short area and will continue to use groundwater wells as a source of water supply for the project. The County Water/Geology/Natural Resources Section reviewed the proposal and identified no water-related concerns with the project. The proposal is consistent with this policy.</p>
<p>General Plan Policy FP-D.6 requires that the County shall permit individual on-site sewage disposal systems on parcels that have the area, soils and other characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality or posing any other health hazards.</p>	<p>The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and stated that the existing sewage disposal system can accommodate the proposed expansion of the church. The proposal is consistent with this policy.</p>

Reviewing Agency Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject property is designated for Rural Residential in the County-adopted Clovis Community Plan. Policy PF-C.17 requires evaluation of adequacy and sustainability of the water supply for the project. Policy PF-D.6 requires individual on-site sewage disposal systems on parcels that have the area, soils, and other characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality. The project site is not subject to an Agricultural Land Conservation Contract.

Analysis:

The subject proposal is limited in scope. It proposes a 1,248 square-foot expansion to an existing 4,100 square-foot sanctuary on the property. No other improvements are proposed by this application.

As discussed above the project is consistent with General Plan policies PF-C.17 and PF-D.6. In regard to Policy PF-C.17 the project is not located in a water-short area where groundwater

usage by other water users could be compromised and will continue to use groundwater wells as a source of water supply for the project. In regard to Policy PF-D.6, the existing sewage disposal system can accommodate the proposed expansion of the church without compromising groundwater quality.

Based on the above information, staff believes the proposal is consistent with the Fresno County General Plan.

Recommended Conditions of Approval:

See Conditions of Approval attached as Exhibit 1.

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

None

CONCLUSION:

Staff believes the required Findings for granting Classified Conditional Use Permit (CUP) No. 3507 can be made based on the factors cited in the Analysis, the recommended Conditions of Approval, and Project Notes regarding mandatory requirements. Staff therefore recommends approval of Classified Conditional Use Permit No. 3507 subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to determine the required Findings can be made and move to approve Classified Conditional Use Permit (CUP) No. 3507, subject to the Mitigation Measures, Conditions of Approval and Project Notes attached as Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Classified Conditional Use Permit (CUP) No. 3507; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

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**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7006/Classified Conditional Use Permit Application No. 3507
(Including Conditions of Approval and Project Notes)**

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 so as to not shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning	As long as the project lasts
2*	Hydrology and Water Quality	As required by the State Water Resources Control Board (SWRCB), Department of Drinking Water (DDW), within 18 months, or by December 31, 2017, the church shall remove Well No. 1 from any domestic uses, and shall connect Well No. 2 to the domestic water system serving all church facilities. Evidence that this has occurred shall be provided to the Fresno County Department of Public Works and Planning and the SWRCB-DDW.	Applicant	Applicant/ State Water Resources Control Board, Department of Drinking Water	As noted
Conditions of Approval					
1.	Development of the property shall be in accordance with the Site Plan, Floor Plan, Building Elevations and Operational Statement approved by the Commission.				
2.	All Conditions of Conditional Use Permit No. 2245 shall remain in full force and effect except where superseded by this application.				
3.	Proposed operations of the facility include the use of a caterer to provide food and beverages (no food shall be prepared on site); the food and beverages shall be provided by a caterer permitted by the Fresno County Department of Public Health, Environmental Health Division.				
*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended Conditions for the project.					
Project Notes					
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.					
1.	This Use Permit will become void unless there has been substantial development within two years of the effective date of approval.				

Project Notes

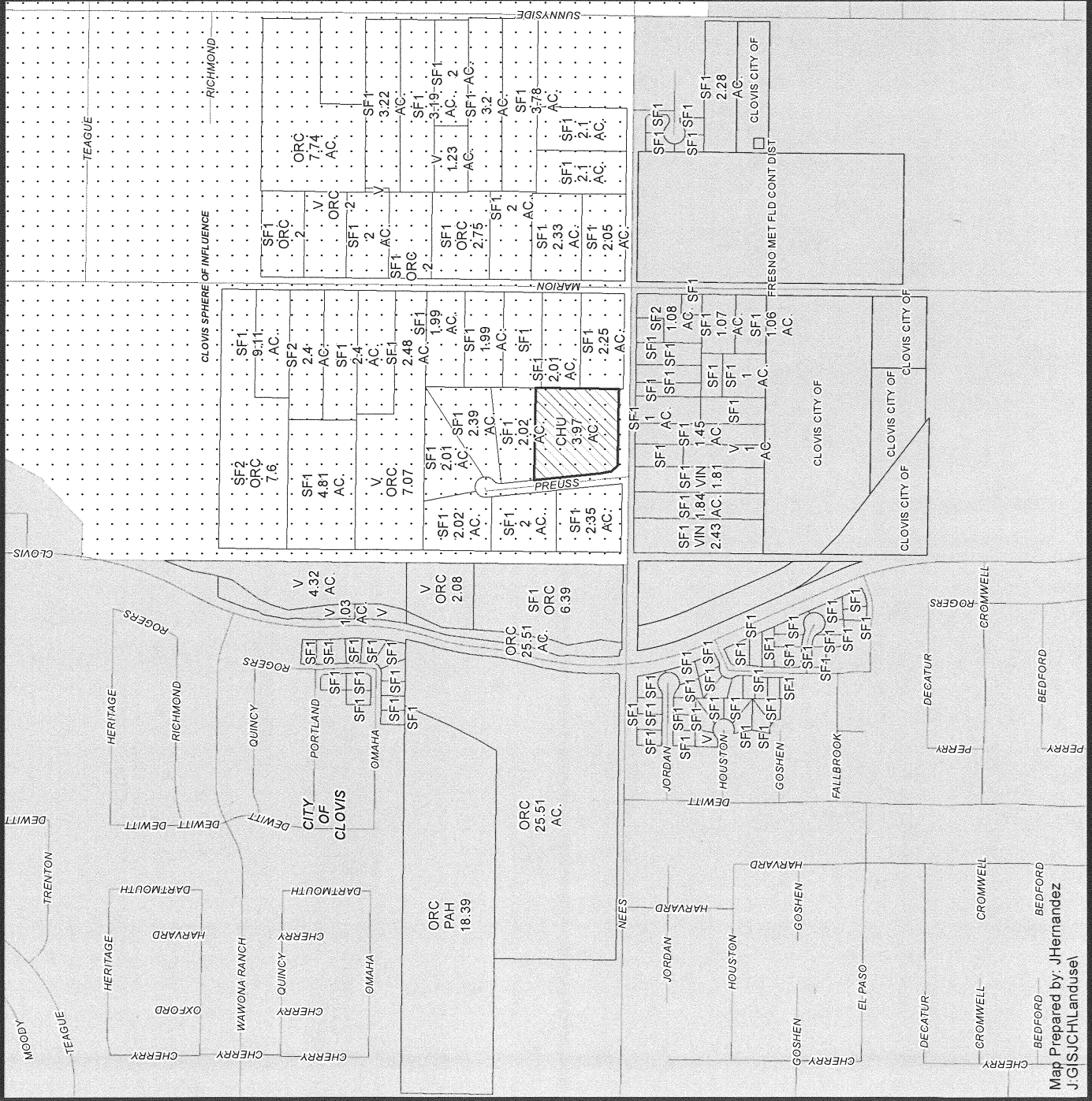
2.	Plans, permits and inspections are required for sanctuary expansion. Contact the Building and Safety Section of the Fresno County Department of Public Works and Planning at (559) 600-4540 for permits and inspections.
3.	It appears the parcel can accommodate the sewage disposal systems and expansion areas meeting the mandatory setback requirements as established in California Plumbing Code and California Well Standards Ordinance. It appears the existing sewage disposal system can accommodate the proposed expansion of the facility. Sewage disposal systems shall be maintained in accordance with all local and state requirements.
4.	<p>Per the Development Engineering Section of the Fresno County Department of Public Works and Planning:</p> <ul style="list-style-type: none"> • A Grading Permit or Voucher is required for any grading proposed with this application. • Any work done within the rights-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division. • If not already present, a 10-foot by 10-foot corner cut-off shall be improved for sight distance purposes at the existing driveways accessing Preuss Drive.
5.	Per the Fresno Irrigation District (FID), the FID's Little Teague Canal No. 415 runs southerly along the west side of Preuss Drive and crosses Nees Avenue approximately 75 feet west of the subject property, and FID's Big Dry Creek No. 150 runs southerly and crosses Nees Avenue approximately 800 feet west of the subject property. Plans for any street and/or utility improvements along Nees Avenue or in the vicinity of the canal crossing shall be approved by FID.
6.	The proposal shall comply with California Code of Regulations Title 24 - Fire Code after County approval of the project and prior to issuance of any Building Permits. The Applicant shall submit three sets of Site Plans stamped "reviewed" or "approved" from the Fresno County Department of Public Works and Planning to the Fresno County Fire Protection District for review and approval. The Applicant shall submit evidence that their Plans were approved by the Fresno County Fire Protection District, and all fire protection improvements shall be installed prior to occupancy being granted for the use. The project shall annex to Community Facilities District (CFD) No. 2010-01.
7.	<p>Per the San Joaquin Valley Air Pollution Control District (Air District), the project may be subject to:</p> <ul style="list-style-type: none"> • Air District Regulation VIII (Fugitive PM-10 Prohibitions) • Rule 4102 (Nuisance) • Rule 4601 (Architectural Coatings) • Rule 4641 (Cutback, Slow, Cure, and Emulsified Asphalt Paving and Maintenance Operations) • Rule 4002 (National Emission Standards for Hazardous Air Pollutants) in the event an existing building will be renovated, partially demolished or removed.



EXHIBIT 4

EXISTING LAND USE MAP

CUP 3507

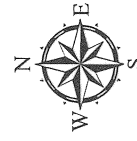


- LEGEND**
- PAH - PACKING HOUSE
 - CHU - CHURCH
 - ORC - ORCHARD
 - SF#- SINGLE FAMILY RESIDENCE
 - V - VACANT
 - VIN - VINYARD

LEGEND:



Subject Property



Department of Public Works and Planning
Development Services Division

Map Prepared by: J.Hernandez
J:GJSJCH/LanduseI

EXHIBIT 5



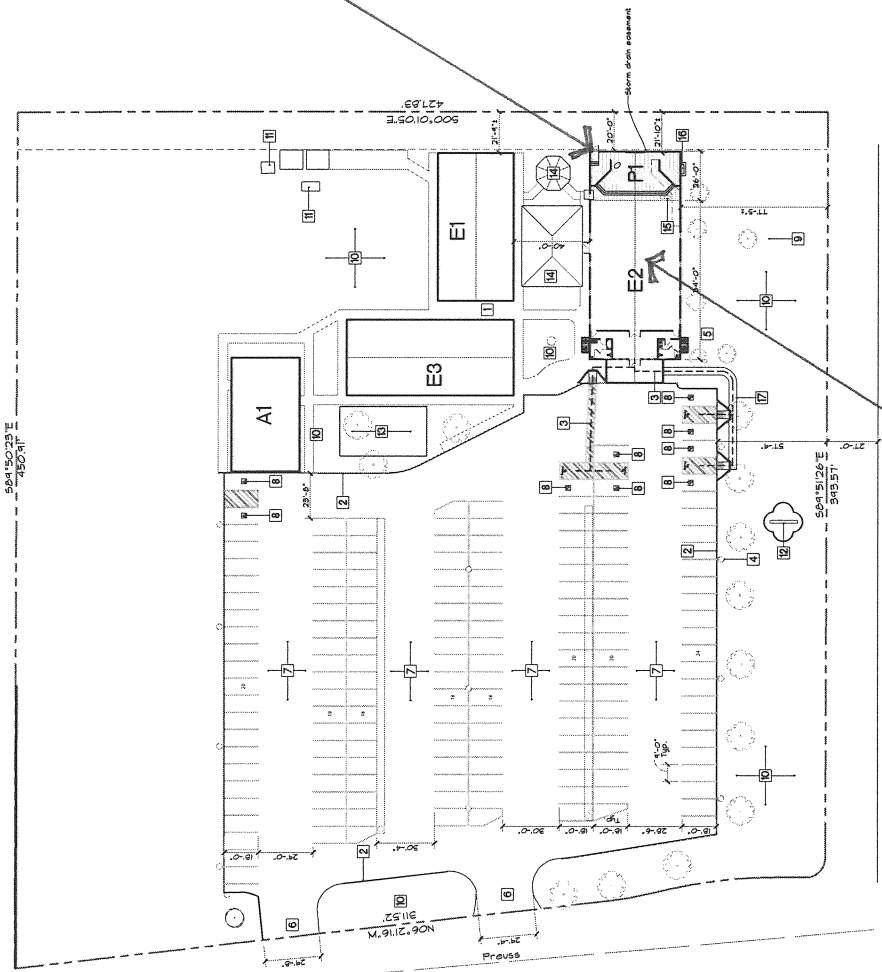
General Notes:
 Refer to Sheet A02 for general items and items for specific items.
Accessibility Notes:
 Refer to Sheet A02 for general Accessibility Sheet A02.
Structural Notes:
 Refer to Sheet S01 for general structural items and structural items for specific items.
Mech. Elect. Plumb Notes:
 Refer to Sheet M01 for general items and mechanical, electrical and plumbing items for specific items.

No.	Description	Sq. Ft.
P1	Proposed sanctuary expansion (Phase I)	1000
E1	Existing education building	4000
E2	Existing church center	4500
E3	Existing church center	3500
A1	Existing Administration Building	2500

Site Notes:
 1. The proposed expansion (P1) is indicated in a barrier free access without any abrupt vertical changes exceeding 1/2" at 1/2" maximum slope except that the proposed expansion shall be constructed with a maximum slope of 2% maximum slope on all exterior surfaces with a maximum slope of 2% maximum slope on all interior surfaces. Unless noted otherwise there is no drop-off over 1/2" at 1/2" maximum slope on the indicated path of travel.
 2. All striping and signage shall be properly indicated in a legible condition. (typical)

No.	Description	Sq. Ft.
P1	Proposed sanctuary expansion (Phase I)	1000
E1	Existing education building	4000
E2	Existing church center	4500
E3	Existing church center	3500
A1	Existing Administration Building	2500

Notes:
 1. Outdoor lighting shall be located in accordance with applicable codes, standards, and adjoining properties.



PROPOSED EXPANSION (1,248 SQ. FT.)

SANCTUARY (E)

SITE PLAN



Site Plan

New Hope Church Sanctuary Expansion

PROPOSED EXPANSION

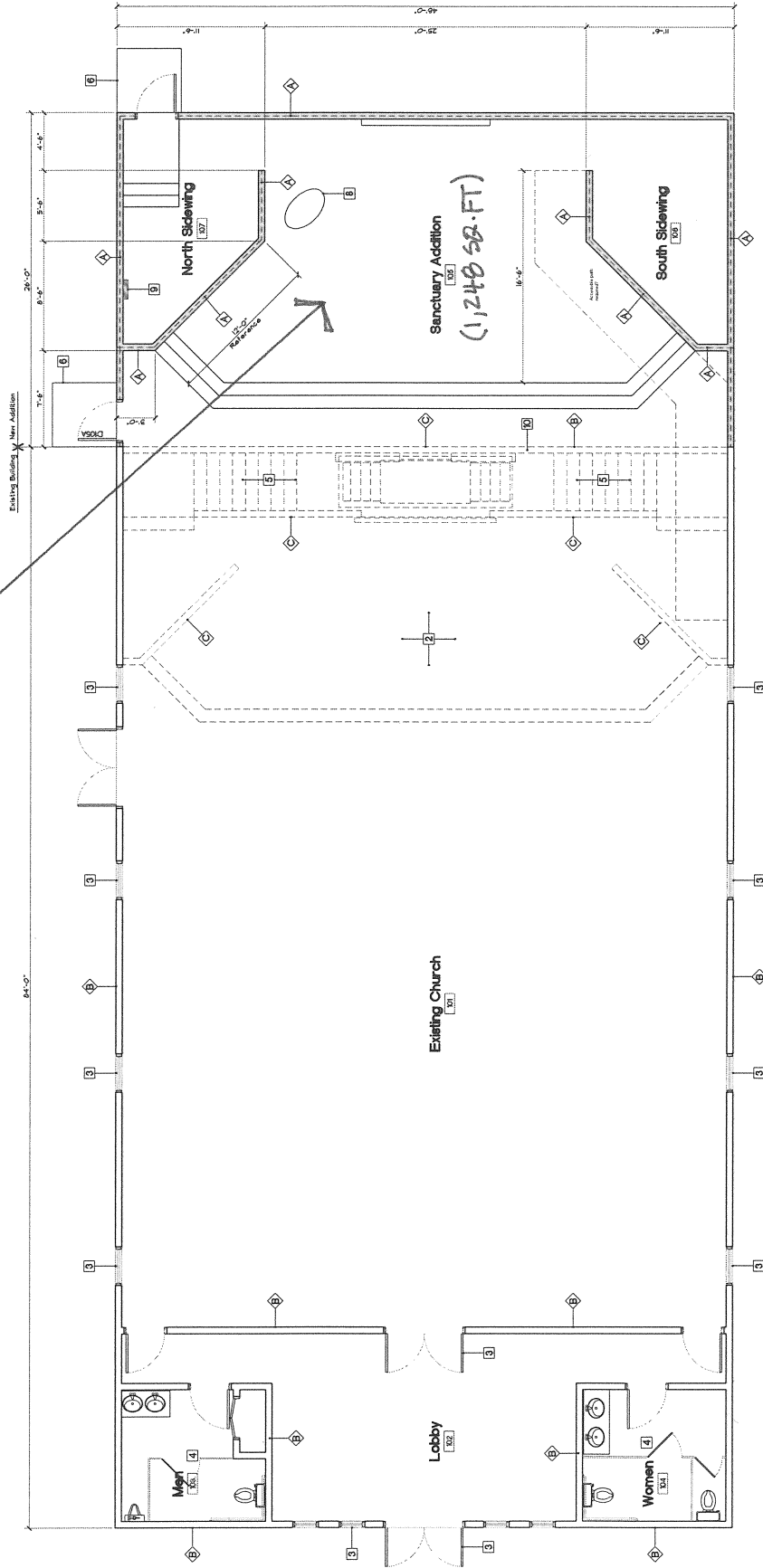


Exhibit 5 - Page 2

This sheet work is contract and items are the property of The Vernal Group and no

FLOOR PLAN



Floor/Demolition Plan

New Hope Church Sanctuary Expansion

Item	Wall	Description	Int/Ext	Stud Ga.	Type	Fire	Insulation	Height - Notes
1	---	2" x 4" stud wall	Interior	1" x 2" studs	---	---	---	Acoustic batts to finish
2	---	Existing wall to remain	---	---	---	---	---	Provide egress door if non-combustible finish is used
3	---	Existing wall to be demolished	---	---	---	---	---	---

Wall Legend

Dimensions are to face of stud - Referenced Foundation/Beam Wall Plan for additional stud locations. (Thicker studs may be required)

No.	Description
1	2x10s rated for cantilever mounted so that top is not more than 9 feet from face in column. Provide one inch thick top plate. Provide one inch thick bottom plate. Provide one inch thick side plate at a minimum spacing of 15 feet.
2	Existing supply/drainage to be demolished & re-routed to existing structure.
3	Existing structure to remain.
4	Existing structure to remain.
5	Existing wall to be demolished.
6	New 2x4s/2x6s secure door leading into new 2x4 steps.
7	Revised electrical service.
8	Revised structural section, consider to verify member.
9	Revised structural section, consider to verify member.
10	New steel frame following slope of new roof.

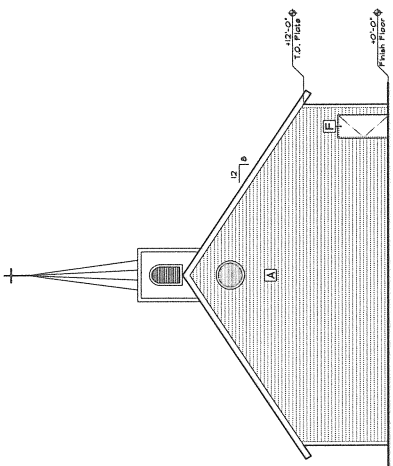
Floor Plan Key Notes

Provide area markers per table for substructure per 10/10/10

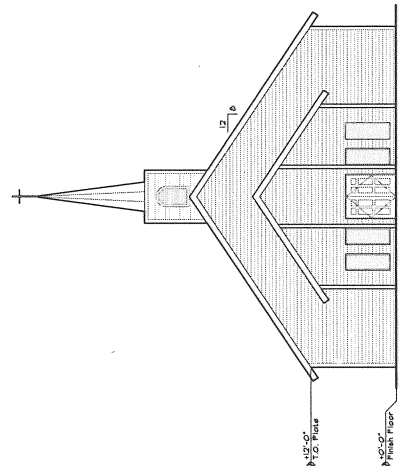
General Notes:
 Refer to sheet A2.1 for general items.
 All dimensions are in feet and inches.
 All work shall be in accordance with the City of Fresno.
 All work shall be in accordance with the City of Fresno.
Structural Notes:
 Refer to sheet A2.1 for general items and structural items.
Mech. Elect. Plumb Notes:
 Refer to sheet A2.1 for general items and mechanical, electrical, and plumbing items.
 All work shall be in accordance with the City of Fresno.



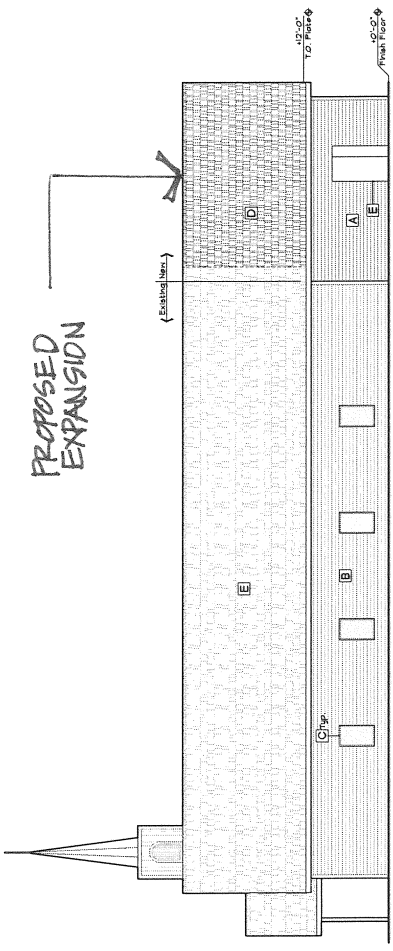
A2.1



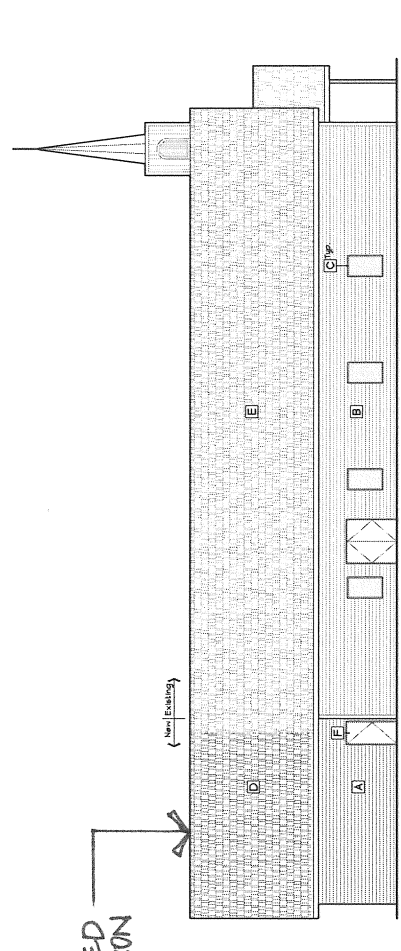
East Elevation
1/8" = 1'-0"



West Elevation
1/8" = 1'-0"



North Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"

No.	Description
A	New horizontal lap wood siding.
B	See Note below for more information.
C	Existing wood siding.
D	Existing wood siding.
E	See Note below for more information.
F	New door, reference door type on A02 verify location.

Elevation Legend

NOTE:
New wood siding with horizontal lapping of joints at head and tail. All wood siding to be installed with a water-resistive barrier attached to sheathing with flashing as appropriate to Section 0520.

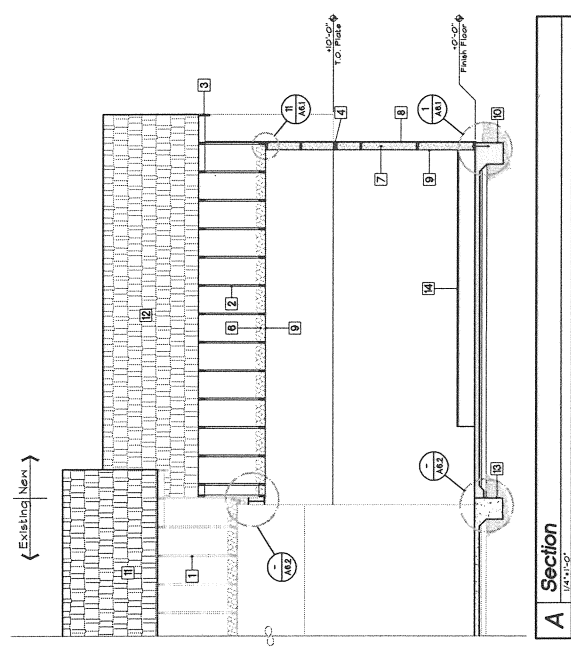
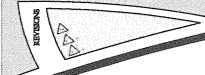
General Notes:
Reference Sheet A00 for general items.
Accessibility Notes:
Reference Sheet A00 and General Notes for general items.
Structural Notes:
Reference Sheet A00 for general items.
Mech. Elect. Plumb Notes:
Reference Sheet A00 for general items.
New work shall be in accordance with the applicable code requirements.

BUILD'S ELEVATIONS

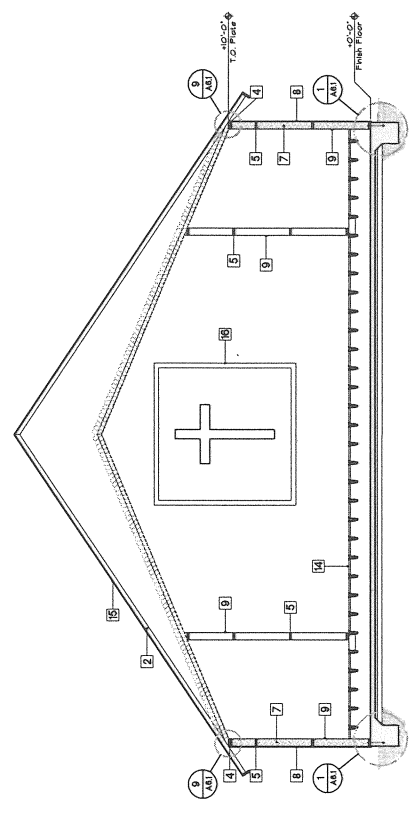
Exterior Elevations

New Hope Church Sanctuary Expansion

A3.1



A Section
 1/4" = 1'-0"



B Section
 1/4" = 1'-0"

No.	Description
1	Existing Premanufactured wood slatator. Install in remainder of room.
2	New Premanufactured wood slatator. Install in 24' O.C.
3	1" x 4" x 8" Plywood.
4	Concrete top plate (1/2").
5	Stud wall on per floor plate, ref A21.
6	R-18 Batt insulation.
7	R-18 Batt insulation.
8	Exterior wood siding, ref. Elevation sheet A31.
9	3/4" Gypsum board.
10	1/2" Gypsum board.
11	1/2" Gypsum board.
12	1/2" Gypsum board.
13	1/2" Gypsum board.
14	1/2" Gypsum board.
15	1/2" Gypsum board.
16	Perforated 2x4 wall.

General Notes:
 Refer to Sheet A-02 for general items and items for specific items.
Accessibility Notes:
 Refer to Sheet A-01 and General Accessibility Sheet A-01 and General Accessibility Sheet A-01.
Structural Notes:
 Refer to Sheet S-01 and S-02 for structural items and general items for specific items. Refer to Sheet S-01 for specific items. Refer to Sheet S-02 for specific items. Refer to Sheet S-03 for specific items. Refer to Sheet S-04 for specific items. Refer to Sheet S-05 for specific items. Refer to Sheet S-06 for specific items. Refer to Sheet S-07 for specific items. Refer to Sheet S-08 for specific items. Refer to Sheet S-09 for specific items. Refer to Sheet S-10 for specific items. Refer to Sheet S-11 for specific items. Refer to Sheet S-12 for specific items. Refer to Sheet S-13 for specific items. Refer to Sheet S-14 for specific items. Refer to Sheet S-15 for specific items. Refer to Sheet S-16 for specific items. Refer to Sheet S-17 for specific items. Refer to Sheet S-18 for specific items. Refer to Sheet S-19 for specific items. Refer to Sheet S-20 for specific items. Refer to Sheet S-21 for specific items. Refer to Sheet S-22 for specific items. Refer to Sheet S-23 for specific items. Refer to Sheet S-24 for specific items. Refer to Sheet S-25 for specific items. Refer to Sheet S-26 for specific items. Refer to Sheet S-27 for specific items. Refer to Sheet S-28 for specific items. Refer to Sheet S-29 for specific items. Refer to Sheet S-30 for specific items. Refer to Sheet S-31 for specific items. Refer to Sheet S-32 for specific items. Refer to Sheet S-33 for specific items. Refer to Sheet S-34 for specific items. Refer to Sheet S-35 for specific items. Refer to Sheet S-36 for specific items. Refer to Sheet S-37 for specific items. Refer to Sheet S-38 for specific items. Refer to Sheet S-39 for specific items. Refer to Sheet S-40 for specific items. Refer to Sheet S-41 for specific items. Refer to Sheet S-42 for specific items. Refer to Sheet S-43 for specific items. Refer to Sheet S-44 for specific items. Refer to Sheet S-45 for specific items. Refer to Sheet S-46 for specific items. Refer to Sheet S-47 for specific items. Refer to Sheet S-48 for specific items. Refer to Sheet S-49 for specific items. Refer to Sheet S-50 for specific items. Refer to Sheet S-51 for specific items. Refer to Sheet S-52 for specific items. Refer to Sheet S-53 for specific items. Refer to Sheet S-54 for specific items. Refer to Sheet S-55 for specific items. Refer to Sheet S-56 for specific items. Refer to Sheet S-57 for specific items. Refer to Sheet S-58 for specific items. Refer to Sheet S-59 for specific items. Refer to Sheet S-60 for specific items. Refer to Sheet S-61 for specific items. Refer to Sheet S-62 for specific items. Refer to Sheet S-63 for specific items. Refer to Sheet S-64 for specific items. Refer to Sheet S-65 for specific items. Refer to Sheet S-66 for specific items. Refer to Sheet S-67 for specific items. Refer to Sheet S-68 for specific items. Refer to Sheet S-69 for specific items. Refer to Sheet S-70 for specific items. Refer to Sheet S-71 for specific items. Refer to Sheet S-72 for specific items. Refer to Sheet S-73 for specific items. Refer to Sheet S-74 for specific items. Refer to Sheet S-75 for specific items. Refer to Sheet S-76 for specific items. Refer to Sheet S-77 for specific items. Refer to Sheet S-78 for specific items. Refer to Sheet S-79 for specific items. Refer to Sheet S-80 for specific items. Refer to Sheet S-81 for specific items. Refer to Sheet S-82 for specific items. Refer to Sheet S-83 for specific items. Refer to Sheet S-84 for specific items. Refer to Sheet S-85 for specific items. Refer to Sheet S-86 for specific items. Refer to Sheet S-87 for specific items. Refer to Sheet S-88 for specific items. Refer to Sheet S-89 for specific items. Refer to Sheet S-90 for specific items. Refer to Sheet S-91 for specific items. Refer to Sheet S-92 for specific items. Refer to Sheet S-93 for specific items. Refer to Sheet S-94 for specific items. Refer to Sheet S-95 for specific items. Refer to Sheet S-96 for specific items. Refer to Sheet S-97 for specific items. Refer to Sheet S-98 for specific items. Refer to Sheet S-99 for specific items. Refer to Sheet S-100 for specific items.

BUILD'S SECTION

New Hope Church Sanctuary Expansion

Sections

EXHIBIT 6

May 25, 2015
CUP 3507

CUP 3507

RECEIVED
COUNTY OF FRESNO

AUG 25 2015

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

(REVISED)

OPERATIONAL STATEMENT NEW HOPE COMMUNITY CHURCH

(1) Nature Of Use:

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

(2) Operational Time Limits:

Indoor worship services are conducted weekly on Sunday mornings (approximately 7am until 12:30 p.m.) and Wednesday evenings (approximately 6:30 p.m. until 9pm.) Youth activities, adult Bible studies and other events are often scheduled throughout the week as early as 5:30 am and generally never lasting later than 9:30 p.m. The church is also routinely used for weddings on Saturdays throughout the year between the hours of 10am and 8pm. Funeral services are occasionally held as requested and needed by member families and/or local families without a regular church home. Our proposed site plan is for the purpose of improving and enhancing our ability to serve the members of our congregation and community.

(3) Number Of Visitors:

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

(4) Number Of Employees:

The church staff consists of approximately 5 full time employees and (of course) a variable number of volunteers throughout the week. Church office hours are from 9 am – 5pm Monday through Friday. no on-site caretaker.

(5) Service/Delivery Vehicles:

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

(6) Access To the Site:

Access to the site is by public road (site is located at Nees Ave at Pruess Ave in Clovis)

(7) Number Of Parking Spaces:

The site offers 165 marked parking spaces in the asphalt-paved parking lot.

(8-10) Good/Services/Equipments Used:

As a non-profit, service organization, no goods or services are produced, sold or grown on or off-site, nor are any supplies, materials or equipment used (except perhaps for the occasional barbecue!).

(11) Unsightly Appearance:

No noise, glare, dust or odor come from the campus

(12) Liquid/Solid Waste:

No additional solid or liquid waste is anticipated (currently 3 cu yards solid waste per week)

(13) Estimated Water To Be Used:

300 gal of water used per day when in full use. No advertising is proposed beyond what has already been approved.

(14) Advertising:

No proposed advertising

(15) Existing Buildings:

Expansion of existing Sanctuary: Our site plan called for the expansion for our current sanctuary 25 feet East. This will accommodate 120 additional guest, visitors and/or members on a Sunday.

(16) Portion Used In Existing Buildings

In this proposal we are speaking of the existing sanctuary

(17) Outdoor Lighting/Sound System:

The only outdoor lighting is and will continue to be the parking lot and the church's sign on Nees Ave. While the vast majority of our activities are done indoors, some activities are occasionally moved outdoors. No permanent lighting or sound amplification equipment will be used for these activities, although some temporary, portable equipment is occasionally used. We have, however, always worked closely with our neighbors regarding our outdoor events in terms of size and timing to assure that we are being good neighbors.

(18) Landscaping/Fencing:

No additional fencing is proposed. The only landscaping planned is the addition of flowers in existing areas, more efficient watering of existing landscaping, and the adding of a few trees between our buildings.

(19) Additional Information:

None at this time

(20) Officers/Board Members - 18 total:

Timothy M Rolen- Senior Pastor
Gene Sperling- Associate Pastor
Chris Bishop- Youth Pastor
Nick Delgado- Young Married's Pastor
Lonnie Rolen- Pastor Emeritus
Rich Smith- Counseling Pastor
Gil Hernandez- Missions Pastor
John Longstaff- Chariman of Board
Mark Addis
Brandon Best
Mike Chin
Bill Eccles
Jerry Molinari
Teddy Miller
Phil Panos
Esau Quintero
Brian Uyemura
Jim Watson

I hope this document meets your requirements for and operational statement. Should you have further needs or questions, please feel free to contact me.

Sincerely,

Timothy McLain Rolen
Senior Pastor

EXHIBIT 7

Conditions of Approval

CUP No. 2245

1. Development and operation of the church shall be in substantial conformance with the site plan, building elevations, and operational statement approved by the Commission.
2. A Site Plan Review shall be submitted to and approved by the Director of Public Works & Development Services Department in accordance with the provisions of Section 874 of the Fresno County Zoning Ordinance. Requirements to be addressed under the Site Plan Review include but not limited to, drainage and grading, parking and circulation, landscaping, sign location, dedication of right-of-way and road improvements along E. Nees Avenue and other improvements.
3. All buildings shall utilize earth-tone colors and shall maintain a common architectural style.
4. Only one point of access to E. Nees Avenue shall be allowed.
5. All outdoor listing shall be hooded and arranged so as not to create a nuisance to the neighboring parcels.
6. The 20-foot sideyard setback along the westerly property line shall be landscaped in a manner that substantially screen the lot from view of the adjacent property to the west. All landscaping shall be maintained in a healthful condition.



EXHIBIT 8

County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT:** Paul Miller
- APPLICATION NOS.:** Initial Study Application No. 7006 and Classified Conditional Use Permit Application No. 3507
- DESCRIPTION:** Allow expansion to an existing church (1,248 square foot addition to an existing sanctuary) on a 3.97-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District.
- LOCATION:** The project site is located on the northeast corner of N. Preuss Drive and E. Nees Avenue, approximately 60 feet north of the nearest city limits of the City of Clovis (4620 E. Nees Avenue, Clovis) (SUP. DIST. 5) (APN 560-052-15).

I. AESTHETICS

- A. Would the project have a substantial adverse effect on a scenic vista; or
- B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway; or
- C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

FINDING: NO IMPACT:

The subject 3.97-acre project site has been improved with a 4,100 square-foot sanctuary, 3,500 square-foot children's center, 3,200 square-foot education building, 2,150 square-foot administration building, gazebo, children's play area, water well and parking.

The subject proposal will expand the sanctuary by 1,248 square feet to add a stage and back stage area. No other improvements are proposed by this application.

The project site is located in rural residential neighborhood. Surrounding land uses include orchards and unfarmed land with single-family homes ranging from one acre to 2.2 acres in size. No scenic vistas or scenic resources exist on or near the subject property. With limited improvements proposed, the project will have no aesthetic impacts on the existing visual quality of the site and its surroundings.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

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

* **Mitigation Measure**

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

FINDING: NO IMPACT:

The project site is not farmland, forest land, or timberland. The site is classified by the State as Rural Residential Land on the 2010 Fresno County Important Farmland Map and is developed with a church and related facilities. A church is an allowed use on the property subject to a discretionary land use application and adherence to the applicable General Plan Policies.

III. AIR QUALITY

- A. Would the project conflict with or obstruct implementation of the applicable Air Quality Plan; or

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the San Joaquin Valley Air Pollution Control District (Air District) the project-specific criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG and 15 tons/year PM10. The project will have no significant impact on air quality and is not subject to Air District Rule 9510 (Indirect Source Review).

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

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

FINDING: NO IMPACT:

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

IV. BIOLOGICAL RESOURCES

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special-status species; or
- B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS); or
- C. Would the project have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption or other means; or
- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: NO IMPACT:

The project site is developed with a church and related facilities and therefore does not provide suitable habitat for state and federally-listed species. The subject proposal would expand the existing sanctuary building from 4,100 square feet to 5,348 square feet. No other improvements are proposed by this application.

The California Department of Fish and Wildlife (CDFW) and U.S. Department of Fish and Wildlife Service (USDFW) reviewed the proposal and expressed no concerns with the project. Therefore, no impacts were identified in regards 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 the California Department of Fish and Wildlife or U.S. Department of Fish and Wildlife Service; 3) federally-protected wetlands as defined by Section 404 of the Clean Water Act; or 4) the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impeding the use of native wildlife nursery sites.

- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Would the project Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local regional, or state habitat conservation plan?

FINDING: NO IMPACT:

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

V. CULTURAL RESOURCES

- A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5; or
- B. Would the project cause of substantial adverse change in the significance of an archeological resource pursuant to Section 15064.5; or
- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or
- D. Would the project disturb any human remains, including those interred outside of formal cemeteries?

FINDING: NO IMPACT:

The project will not impact any cultural resources. The project site is not within or near an area sensitive to historical, archeological or paleontological resources.

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

FINDING: NO IMPACT:

The project will have no impacts on tribal cultural resources.

VI. GEOLOGY AND SOILS

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

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Development Engineering Section of the Fresno County Department of Public Works and Planning, a Grading Permit or Voucher shall be required for any grading proposed with this application. This requirement will be included as a Project Note.

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The existing church is served by an on-site sewage disposal system. The City of Clovis sewer lines are not in the vicinity to allow the property to connect with the City of Clovis sanitary sewer system.

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and requires the following be included as a Project Note: It appears the parcel can accommodate the sewage disposal systems and expansion areas meeting the mandatory setback requirements as established in the California Plumbing Code and California Well Standards Ordinance. It appears the existing sewage disposal system can accommodate the proposed expansion of the facility. Sewage disposal systems shall be maintained in accordance with all Local and State requirements.

VII. GREENHOUSE GAS EMISSIONS

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

- A. Would the project create a significant public hazard through routine transport, use or disposal of hazardous materials; or
- B. Would the project create a significant public hazard involving accidental release of hazardous materials into the environment; or
- C. Would the project create hazardous emissions or utilize hazardous materials, substances or waste within one quarter-mile of a school?

FINDING: NO IMPACT:

No hazardous materials will be used, processed or stored on the subject site. The site is not located within one quarter-mile of a school. The nearest school, Buchanan High School, is approximately one half-mile northwest of the subject proposal.

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

FINDING: NO IMPACT:

The project site has not been identified as a hazardous materials site.

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

F. Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within an airport land use plan area, within two miles of a public use airport, or in the vicinity of a private airstrip. The nearest airport, Fresno-Yosemite International Airport, is approximately 5.2 miles south of the subject proposal.

G. Would the project impair implementation of or physically interfere with an adopted Emergency Response Plan or Emergency Evacuation Plan?

FINDING: NO IMPACT:

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

H. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

FINDING: NO IMPACT:

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

IX. HYDROLOGY AND WATER QUALITY

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

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

According to the State Water Resources Control Board (SWRCB), Department of Drinking Water (DDW), the existing church is regulated by SWRCB-DDW as a transient non-community water system and operated under a valid domestic water supply permit. There are two active water wells on the property. Well No. 2, a newer well, is dedicated only to fire sprinklers and domestic use in the office building, whereas Well No. 1, an older well, with an inadequate annular seal of 20 feet serves the rest of the church facilities. Given the property cannot connect with the City of Clovis water system at this time, as no City of Clovis water mains run in Nees Avenue, SWRCB-DDW stated that the agency will revise the domestic water supply permit issued to the church to include the following requirement as a mitigation measure:

* **Mitigation Measure:**

1. *As required by the State Water Resources Control Board (SWRCB), Department of Drinking Water (DDW), within 18 months, or by December 31, 2017, the church shall remove Well No. 1 from any domestic uses, and shall connect Well No. 2 to the domestic water system serving all church facilities. Evidence that this has occurred shall be provided to the Fresno County Department of Public Works and Planning and the SWRCB-DDW.*

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

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

FINDING: NO IMPACT:

The project site is not in a low-water area. Additional water usage resulting from this proposal will be minimal. The Water/Geology/Natural Resources (WGNR) Section of the Fresno County Department of Public Works and Planning and the City of Clovis, Department of Public Utilities reviewed the proposal and expressed no concerns related to water. The project will have no impact on local groundwater tables.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Fresno Irrigation District (FID) reviewed the proposal and stated that FID's Little Teague Canal No. 415 runs southerly along the west side of Preuss Drive and crosses Nees Avenue approximately 75 feet west of the subject property, and FID's Big Dry Creek No. 150 runs southerly and crosses Nees Avenue approximately 800 feet west of the subject property. FID requires that plans for any street and/or utility improvements along Nees Avenue or in the vicinity of the canal crossing shall be approved by FID. This will be included as a Project Note.

According to the Fresno Metropolitan Flood Control District (FMFCD), there is an existing 20-foot-wide storm drain easement that runs parallel to the easterly property line of the subject property. FMFCD requires that no encroachments, including, but not limited to, foundations, roof overhangs, swimming pools and trees, shall be permitted into the easement. This requirement will be included as a Project Note.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

As noted above in Section VI. B. Geology and Soils, any changes to the existing drainage pattern resulting from this proposal would require a Grading Permit or Voucher from the Development Engineering Section of the Fresno County Department of Public Works and Planning.

Fresno Metropolitan Flood Control District (FMFCD) reviewed the project and requires: 1) no on-site storm water retention basin, provided the runoff can be safely conveyed to the Master Plan inlet(s); 2) review of the drainage and grading plan prior to approval by the County; and 3) the payment of the service charge related to the Notice of Requirement (NOR) and Grading Plan review. These requirements will be included as Project Notes.

- F. Would the project otherwise substantially degrade water quality?

FINDING: LESS THAN SIGNIFICANT IMPACT:

See the discussion above in IX. A.

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

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

FINDING: NO IMPACT:

According to FEMA FIRM Panel 1580H, the project site is not subject to flooding from the one-percent-chance rain and, as such, the project will not expose persons to flood or inundation hazards.

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

FINDING: NO IMPACT:

The project site is not prone to a seiche, tsunami or mudflow, nor is the project exposed to potential levee or dam failure.

X. LAND USE AND PLANNING

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not conflict with any land use plan, policy, or regulation of an agency with jurisdiction over the project. The subject proposal is located within a County island in the City of Clovis and therefore was routed to the City of Clovis for comments. The City of Clovis Planning and Development Department reviewed the proposal and expressed no concerns with the project.

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

General Plan Policy PF-C.17 requires that determination be made for discretionary land uses with respect to water quantity, sustainability, and impact on other water users. The project site is not in a water-short area and will continue to use groundwater wells as a source of water supply for the project. The County Water/Geology/Natural Resources Section reviewed the proposal and identified no water-related concerns with the project.

General Plan Policy PF-D.6 requires that the County shall permit on-site sewage disposal systems on parcels that have the area, soils and other characteristics that permit installation of such systems without threatening groundwater quality or posing health hazards. The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal and stated that the existing sewage disposal system can accommodate the proposed expansion of the church.

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

FINDING: NO IMPACT:

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

XI. MINERAL RESOURCES

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

FINDING: NO IMPACT:

No mineral resource impacts were identified in the project analysis.

XII. NOISE

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

FINDING: NO IMPACT:

The proposed use is not anticipated to create substantial temporary or periodic increases in ambient noise levels. No outdoor sound amplification is proposed. The project would require mandatory adherence with standard construction practices contained in the Building and Grading Sections of the County Ordinance Code and County building permit requirements. Temporary increases in noise levels due to construction activities are not expected to be significant with adherence to the Fresno County Noise Ordinance.

The Fresno County Department of Public Health, Environmental Health Division reviewed the proposal did not identify any concerns related to noise.

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

FINDING: NO IMPACT:

The project will not expose people to excessive noise levels. The nearest airport, Fresno-Yosemite International Airport, is approximately 5.2 miles south of the subject proposal.

XIII. POPULATION AND HOUSING

- A. Would the project induce substantial population growth either directly or indirectly; or
- B. Would the project displace substantial numbers of existing housing; or
- C. Would the project displace substantial numbers of people, necessitating the construction of housing elsewhere?

FINDING: NO IMPACT:

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

XIV. PUBLIC SERVICES

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Preliminary review of the project by the Fresno County Fire Protection District (CalFire) identified no concerns with the proposal. The project will require compliance with the California Code of Regulations Title 24 – Fire Code, and approval of County-approved site plans by the Fire District prior to issuance of building permits by the County. The project may also be subject to joining the Community Facilities District (CFD) before site plans are submitted to the Fresno County Fire Protection District. These requirements will be included as Project Notes.

- 2. Police protection; or

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

FINDING: NO IMPACT:

The project will not impact schools, parks or other public facilities, and should have no impacts on provision of police services.

XV. RECREATION

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

FINDING: NO IMPACT:

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

XVI. TRANSPORTATION/TRAFFIC

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

FINDING: IMPACT:

The project will not increase traffic on the roadways or impact the existing traffic circulation in the area beyond the levels of traffic generated by the existing church activities.

According to the Applicant's Operational Statement, up to 300 visitors a day attend three worship services on Sundays generating 600 one-way traffic trips (300 round trips), and up to 100 people participate in Wednesday evening activities (6:30 p.m. to 9:00 p.m.) generating 200 one-way traffic trips (100 round trips). Additionally, 10 one-way traffic trips (5 round trips) are generated by full-time employees and a variable number of traffic trips are generated by volunteers throughout the week. Furthermore, an average of two one-way traffic trips (one round-trip) per day during the week is generated by service/delivery vehicles.

The traffic trips proposed by this application have been increased since the approval of Classified Conditional Use Permit Application No. 2245 in November 20, 1986 which

allowed the existing church and related facilities. According to the Operational Statement for CUP No. 2245, the average congregational size will be 72 generating an estimated 144 one-way traffic trips (72 round trips) and with a growth projected 60 percent per year, the congregational size will increase to 140 in one year.

This proposal was reviewed by the Design Division and Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning; neither of which expressed any traffic-related concerns nor required a Traffic Impact Study (TIS) for the project.

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

FINDING: NO IMPACT:

The project will not result in a change in air traffic patterns.

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

FINDING: NO IMPACT:

The project would not increase traffic hazards due to design features as it does not propose to alter existing roadway designs within the project area. The project is limited in scope and will expand the existing sanctuary by 1,248 square feet. No other improvements are proposed by this application.

Nees Avenue is classified as an Arterial with an existing right-of-way width of 53 feet, and Preuss Drive is classified as a Local with an existing right-of-way of 30 feet east of the section line. No additional right-of-way is required for these roadways to accommodate the subject proposal.

E. Would the project result in inadequate emergency access?

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

The project will not conflict with any adopted transportation plans. As such, no impacts associated with public transit or pedestrian and bicycle hazards are expected from this proposal.

XVII. UTILITIES AND SERVICE SYSTEMS

- A. Would the project exceed wastewater treatment requirements?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

FINDING: NO IMPACT:

According to the Applicant's Operational Statement, the subject proposal will not generate additional solid waste. All solid waste disposal will be through regular trash collection service.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

FINDING: NO IMPACT:

The proposed project involves development within a rural residential area. The California Department of Fish and Wildlife and U.S. Department of Fish and Wildlife did not identify any impacts to biological resources. No archeological or historical resources were identified with regard to this project. Therefore, no impacts to biological or archeological resources are anticipated.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance and California Code of Regulations Fire Code. No cumulatively considerable impacts were identified in the analysis other than Aesthetics, and Hydrology and Water Quality, which will be addressed with the Mitigation Measure discussed in Section I. D. and Section IX. A.

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

FINDING: NO IMPACT:

No substantial adverse impacts on human beings were identified in the analysis.

CONCLUSION/SUMMARY

Based upon Initial Study (IS) No. 7006 prepared for Classified Conditional Use Permit Application No. 3507, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to agricultural and forestry resources, biological resources, cultural resources, hazards and hazardous materials, mineral resources, noise, population and housing, or recreation.

Potential impacts related to air quality, geology and soils, greenhouse gas emissions, land use and planning, public services, transportation/circulation, and utilities and service systems have been determined to be less than significant.

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

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

EJ:ksn

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EXHIBIT 9

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. <div style="text-align: center; font-size: small;">CLK-2046.00 E04-73 R00-00</div>		
Agency File No: IS 7006	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): Paul Miller		Project Title: Classified Conditional Use Permit Application No. 3507		
Project Description: Allow expansion to an existing church (1,248 square foot addition to an existing sanctuary) on a 3.97-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The project site is located on the northeast corner of N. Preuss Drive and E. Nees Avenue, approximately 60 feet north of the nearest city limits of the City of Clovis (4620 E. Nees Avenue, Clovis) (SUP. DIST. 5) (APN 560-052-15)				
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7006) prepared for Classified Conditional Use Permit Application No. 3507, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to, agricultural and forestry resources, biological resources, cultural resources, hazards and hazardous materials, mineral resources, noise, population and housing, or recreation. Potential impacts related to air quality, geology and soils, greenhouse gas emissions, land use and planning, public services, transportation/circulation, and utilities and service systems have been determined to be less than significant. Potential impacts related to aesthetics, and hydrology and water quality have been determined to be less than significant with the identified mitigation measure. The Initial Study and MND is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.				
FINDING: The proposed project will not have a significant impact on the environment.				
Newspaper and Date of Publication: Fresno Business Journal – October 10 , 2016			Review Date Deadline: Planning Commission – November 10, 2016	
Date: October 4, 2016	Type or Print Name: Chris Motta, Principal Planner		Submitted by (Signature):	

State 15083, 15085

County Clerk File No.: _____

LOCAL AGENCY MITIGATED NEGATIVE DECLARATION