



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 11 July 24, 2025

SUBJECT: Director Review and Approval Application No. 4784, Variance
Application No. 4176 and Initial Study 8617

Allow for the expansion of an existing church and increased building height of 48-feet where a minimum of 35-feet is allowed on a 17.59-acre parcel in the AE-20 (Exclusive Agricultural) Zone District.

LOCATION: The subject parcel is located on the east side of Willow Avenue between E. Copper and E. Garonne Avenues within one half-mile northeast of the City of Fresno (12168 N. Willow Avenue) (APN 580-020-10).

OWNER Trinity Community Church

APPLICANT: Paul Halajian

STAFF CONTACT: Arianna Brown, Planner
(559) 600-4245

Tawanda Mtunga, Principal Planner
(559) 600-4256

RECOMMENDATION:

- Adopt the Negative Declaration prepared for the project based on Initial Study (IS) No. 8617; and
- Approve Director Review and Approval Application No. 4784 with recommended Findings and Conditions; and
- Approve Variance 4176; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Radius Map of Variance Applications
6. Site Plans, Detail Drawings, and Elevations
7. Applicant's Variance Findings
8. Summary of Initial Study No. 8617
9. Draft Negative Declaration

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Agriculture	No change
Zoning	AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District	No change
Parcel Size	17.59 acres	No change
Structural Improvements	Worship Center, Discipleship Center, Administration Building	New Worship Building
Nearest Residence	Approximately 100 feet southwest of project site	No change
Surrounding Development	Agricultural and residential	No change
Hours of Operation	Office: 8:00 AM to 5:00 PM Monday - Friday Evening Gatherings: 6:30PM-10:00PM Wednesday Sunday Gatherings: 7:00AM-12:00PM	No change
Employees	18-24 Employees	No change

Criteria	Existing	Proposed
Traffic Trips	Information Not Available	Approximately 501 trips generated during Sunday gatherings. Approximately 120 trips generated daily during weekday operations.
Lighting	Site lighting and residential lighting	Additional site lighting for proposed structures

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

ENVIRONMENTAL ANALYSIS:

Initial Study No. 8617 was prepared for this project by County staff in accordance with the provisions of the California Environmental Quality Act (CEQA). Based upon the Initial Study, staff has determined that a Negative Declaration is appropriate. A summary of the Initial Study is included as Exhibit 9.

PUBLIC NOTICE:

Notices were sent to 81 property owners within 600 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PUBLIC COMMENT:

No public comment was received as of the date of preparation of this report.

PROCEDURAL CONSIDERATIONS:

VARIANCE:

A Variance Application may be approved only if four Findings specified in the Fresno County Zoning Ordinance, Section 877-A are made by the Planning Commission.

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

DIRECTOR REVIEW AND APPROVAL:

Pursuant to the Zoning Ordinance, Section 846.5, a Director Review and Approval (DRA) Application may be approved only if four Findings specified within the ordinance are made by the Planning Commission.

BACKGROUND INFORMATION:

The applicants are proposing the expansion of an existing church campus, previously approved under DRA 2960, DRA 3294, and VA 3661. Previously approved VA 3661 allowed for a building

height of 76-feet where a maximum height of 35-feet is allowed. This was approved under the condition that the height authorization was limited to the theme tower and cross feature of the structure.

The proposed expansion includes building a 36,248 square foot worship center with a height of 48 feet. Per Table 2-3 of Chapter 808.2.40 of the Fresno County Zoning Ordinance the maximum allowed structure height in the AE-20 Zone District is 35-feet. The proposed worship center exceeds the maximum allowed height by 13-feet and is subject to a Variance approval prior to building permit issuance.

VARIANCE No. 4176:

Finding 1: **There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having the identical zoning classification.**

Finding 2: **Such Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.**

Reviewing Agency/Department Comments related to Finding 1 and Finding 2:

No comments were expressed by reviewing Agencies or Departments.

Finding 1 and 2 Analysis:

In support of finding 1 and 2, the applicant states the proposed building is to be used as a worship center and the extended height of the structure will allow for more comfortable accommodations and light filled space. The applicant indicated the prior approval of DRA 3294 and VA 3661 allowed for the expansion of the church campus and an allowed building height of 76-feet. The newly proposed Worship Center is 48-feet and falls below the previously approved height Variance for an existing building on the parcel.

A review of DRA 3294 and VA 3661 shows Staff indicated that if the church complex of this size as proposed by the applicant is determined to be an appropriate use in this location, then it would not be unreasonable to expect the height of the proposed buildings to exceed the 35-foot maximum building height permitted in the AE-20 Zone District.

Staff recognizes the facility in question has functioned as a church, featuring an existing worship center with an approved height of 76-feet. Upon reviewing the current Variance request, Staff agrees with the applicant that the proposed height is directly related to and supportive of its approved use.

Recommended Conditions of Approval:

None

Conclusion Finding 1 and 2:

Findings 1 and 2 can be made due to the existing use of the parcel and the commonality for

Worship Centers to exceed height limitations as allowed for by the prior approval of DRA 3294.

Finding 3:

The granting of a Variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North:	Multiple	Single Family Residential: Monte Verde Estates	R1B	195 feet
West:	2.37-acres	Single Family Residence	AE-20	320 feet
	2.3-acres	Single Family Residence	AE-20	544 feet
	2.3-acres	Single Family Residence	AE-20	614 feet
	2.3-acres	Single Family Residence	AE-20	646 feet
South:	1.66-acre	Single Family Residence	AE-20	100 feet
	158.05-acre	Single Family Residence/Agriculture	AE-20	2,119 feet
East:	77.65-acre	Agriculture	AE-20	N/A

Reviewing Agency/Department Comments:

No comments were expressed by reviewing Agencies or Departments.

Analysis Finding 3:

In support of Finding 3, the applicant states the granting of the variance will not cause negative impacts on the neighboring properties due to the agricultural nature of adjacent properties and the distance from nearby residences.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 3 can be made as granting the variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.

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

Relevant Policies:	Consistency/Considerations:
General Plan Policy LU-G.14: The County shall not approve any discretionary permit for new urban development within a city's sphere of influence unless the development proposal has first been referred to the city for consideration of possible annexation pursuant to the policies of this section and the provisions of any applicable city/county memorandum of understanding.	The City of Fresno was notified of the subject application and given the opportunity to submit comments regarding the project proposal. No comments were received from the City of Fresno to indicate that they had concerns regarding the proposed modification. Therefore, the project is consistent with General Plan Policy LU-G.14.

Reviewing Agency Comments Finding 4:

No comments were expressed by reviewing Agencies or Departments.

Analysis Finding 4:

In support of Finding 4, the applicant states the granting of the Variance will not be contrary to the objective of the General Plan.

The General Plan includes policies relating to the use and size of parcels but does not include guidance on height restrictions. Therefore, staff believes that the proposal is consistent with the General Plan.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 can be made as stipulated by the above analysis that the proposed development is consistent with the General Plan.

DIRECTOR REVIEW AND APPROVAL No. 4784:

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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 35 feet Side: 20 feet Rear: 20 feet	No Change	Yes
Lot Coverage	No requirement	No requirement	N/A

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Space Between Buildings	None	N/A	N/A
Wall Requirements	No requirement	No requirement	N/A
Septic Replacement Area	100 percent	No change	Yes
Water Well Separation	Septic tank: 50 feet Disposal field: 100 feet Seepage pit: 150 feet	No change	Yes

Reviewing Agencies/Department Comments Regarding Site Adequacy:

No comments specific to land use compatibility were expressed by reviewing Agencies or Departments.

Recommended Conditions of Approval:

Approval of a Site Plan Review will be required.

Finding 1 Analysis & Conclusion:

Finding 1 can be made with the adherence to the aforementioned requirements included as Conditions of Approval, staff believes that the 17.59-acre parcel is adequate in size and shape to accommodate the proposed use

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
Public Road Frontage	Yes	N. Willow Avenue	No change
Direct Access to Public Road	Yes	N. Willow Avenue	No change
Road Classification		N. Willow Avenue: Arterial	No change
Road Width		N. Willow Avenue: 60'	No change
Road ADT		N. Willow Avenue: 4100	No change
Road Surface		Paved	No change
Traffic Trips		Residential/Agricultural	No change

		Existing Conditions	Proposed Operation
Traffic Impact Study (TIS) Prepared	Yes	No Left Turn Lane	No change
Road Improvements		None	None

Reviewing Agencies/Department Comments:

Transportation Planning

The conclusion that a left-turn lane is not warranted at this time, as outlined in Section 13.0, is supported by the data presented in the Traffic Study, which reflects the uncertainty in long-term traffic forecasts and the importance of validating assumptions with observed data. The proactive requirement for analysis every five years ensures timely identification and resolution of any future need for a left-turn lane, especially at North Access, where the warrant is closer to being met..

Recommended Conditions of Approval:

None.

Finding 2 Analysis & Conclusion:

Finding 2 can be made based on Staff's determination, and with the adherence to the aforementioned included as Project Notes, that the streets are adequate to accommodate the proposed use.

Finding 3: **The proposed use will not be detrimental to the character of the development in the immediate neighborhood or the public health, safety, and general welfare.**

Reviewing Agencies/Department Comments:

No comments specific to public health and safety were expressed by reviewing Agencies or Departments.

Building Sizes:

Existing	Proposed
Worship Center: 19,000 square feet Discipleship Center: 16,600 square feet Administration Building: 8,000 square feet	Worship Center: 36,248 square feet

Surrounding Properties:

	Size:	Use:	Zoning:	Nearest Residence:
North:	Multiple	Single Family Residential: Monte Verde Estates	R1B	195 feet
West:	2.37-acres	Single Family Residence	AE-20	320 feet
	2.3-acres	Single Family Residence	AE-20	544 feet

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	158.05-acre	Single Family Residence/Agriculture	AE-20	2,119 feet
East:	77.65-acre	Agriculture	AE-20	N/A

Finding 3 Analysis & Conclusion:

According to site and aerial photographs, the subject property is in an area of agricultural and residential land use. The proposed Worship Center is consistent with the current parcel use as a church campus following the approval of DRA 3294. Permits were issued following the approval of DRA 3294 starting in February of 2001 to allow for the construction of the existing Worship Center and related facilities. The addition of another Worship Center will not conflict with the current use or development of the parcel and follows the phase out process for the establishment of the church campus.

Finding 3 can be made with the adherence to the requirements included as Conditions of Approval and mandatory Project Notes, staff believes that the proposal will not have an adverse effect upon surrounding properties.

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

Relevant Policies:	Consistency/Considerations:
Policy TR-A.2 : <i>The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria established by the County. (RDR)</i>	A Traffic Impact Study dated April 2025 was submitted for County Agency Review. No environmental concerns were made from Fresno County divisions pertaining to the analysis.
Policy PF-C.16: <i>The County shall, prior to consideration of any discretionary project related to land use, undertake a water supply evaluation. The evaluation shall include the following:</i> a. <i>A determination that the water supply is adequate to meet the highest demand that could be permitted on the lands in question. If surface water is proposed, it must come from a reliable source and the supply must be made "firm" by water banking or other suitable arrangement. If groundwater is proposed, a hydrogeologic investigation may be required to confirm the availability of water in amounts necessary to meet project demand. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required.</i>	A hydrogeological report was conducted in 2000 for the proposed project that was intended to be implemented in phases. A current evaluation of groundwater usage. The current groundwater use for 2024 was under 16,000 gallons per day (gpd), which is under the anticipated use for the 2000 report. Furthermore, the proposed improvements are expected to decrease the daily water use to about 12,900 gpd.

Relevant Policies:	Consistency/Considerations:
<p>Policy TR-A.2 : <i>The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria established by the County. (RDR)</i></p>	<p>A Traffic Impact Study dated April 2025 was submitted for County Agency Review. No environmental concerns were made from Fresno County divisions pertaining to the analysis.</p>
<p>b. <i>A determination of the impact that use of the proposed water supply will have on other water users in Fresno County. If use of surface water is proposed, its use must not have a significant negative impact on agriculture or other water users within Fresno County. If use of groundwater is proposed, a hydrogeologic investigation may be required. If the lands in question lie in an area of limited groundwater, a hydrogeologic investigation shall be required. Should the investigation determine that significant pumping-related physical impacts will extend beyond the boundary of the property in question, those impacts shall be mitigated.</i></p> <p>c. <i>A determination that the proposed water supply is sustainable or that there is an acceptable plan to achieve sustainability. The plan must be structured such that it is economically, environmentally, and technically feasible. In addition, its implementation must occur prior to long-term and/or irreversible physical impacts, or significant economic hardship, to surrounding water users.</i></p>	

Reviewing Agencies/Department Comments:

Water and Natural Resources Division

Staff members believe the analysis is comprehensive and conclude that the expansion will maintain a sustainable groundwater supply, avoiding significant pumping-related impacts on neighboring properties.

Finding 4 Recommended Conditions of Approval:

None

Finding 4 Analysis & Conclusion:

Finding 4 can be made as the proposed allowance is consistent with the General Plan.

SUMMARY CONCLUSION:

The Findings for granting the Variance Application can be made to allow for the height of the proposed worship center to be approximately 48-feet.

The Findings for granting the Director Review and Approval Application can be made to allow

for the expansion of the church campus.

PLANNING COMMISSION MOTIONS:

Recommended Motion

- Move to adopt the Negative Declaration prepared based on Initial Study 8716; and
- Move to determine that the required Findings can be made based on the information in the Staff Report and move to approve DRA No. 4784, subject to the Conditions and Project Notes attached as Exhibit 1; and
- Move to determine that the required Findings can be made based on the information in the Staff Report and move to approve Variance No. 4176; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion

- Move to determine the required Findings cannot be made (stating the basis for making the findings) and move to deny Variance No. 4176 and Director Review and Approval No. 4784; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

Exhibit 1

Conditions of Approval and Project Notes

Director Review and Approval No. 4784 and Variance No. 4176

Conditions of Approval	
1.	All Mitigation Measures and Conditions of Approval for Director Review and Approval (DRA) No. 3294 shall remain in full force and effect, except as modified with the approval of DRA No. 4784.
2.	Development of the property shall be in accordance with the Site Plan and Operational Statement as approved by Planning Commission.
3.	Approval of a Site Plan Review is required.
4.	<p>Within 30 days from the effective date of this approval, certification from the Clovis Unified School District shall be submitted to the Department of Public Works and Planning, demonstrating that the required development fees have been paid.</p> <p>Note: The Clovis Unified School District in which you are proposing construction has adopted a resolution requiring the payment of a construction fee. An official certification form can be obtained from the County.</p>

Conditions of Approval reference recommended Conditions for the project.

Project Notes	
<p>The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.</p>	
1.	<p>Development Engineering Project Notes:</p> <ol style="list-style-type: none"> The project site is located within the Fresno Metropolitan Flood Control District (FMFCD) Drainage Zone and Boundary. A copy of written clearance from FMFCD is required prior to County issuing a grading permit/voucher for the proposed work. Fresno Metropolitan Flood Control District; 5469 E. Olive Avenue Fresno, CA 93727; (559) 456-3292; developmentreview@fresnofloodcontrol.org Any additional storm water runoff generated by the proposed development of a site cannot be drained across property lines or into the County road right-of-way, and must be retained on-site, per County Standards unless FMFCD specifies otherwise. An engineered grading and drainage plan should be required to show how the additional storm water runoff generated by the proposed development will be handled without adversely impacting adjacent properties. Any existing or proposed parking areas should comply with the Fresno County Off-Street Parking Design Standards and/or current industry standards. Stalls should be 18' x 9', and backing distance must be a minimum of 29' for 90-degree parking stalls. Also 5' should be provided beyond the last stall in any row to provide for backing. Any proposed handicap accessible parking stalls and curb ramps shall be in compliance with ADA standards and the maximum surface slope within the disabled parking space(s) and adjacent access aisle(s) shall not exceed 2% in any direction. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) are required to be filed with

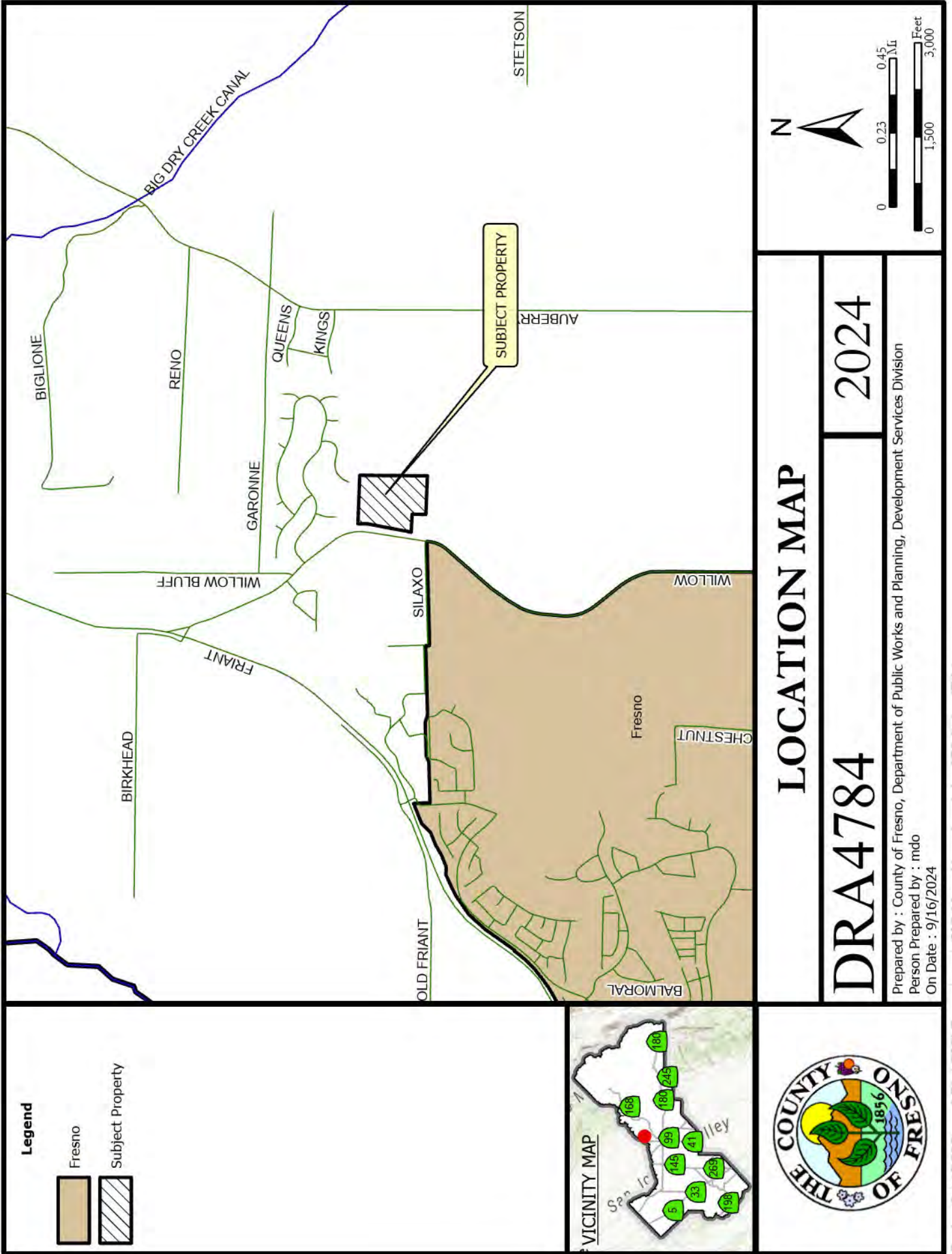
Project Notes	
	<p>State Water Resources Control Board (SWRCB) before the commencement of any construction activities disturbing 1.0 acre or more of area. Copies of completed NOI with WDID # and SWPPP shall be provided to Development Engineering prior to any grading work.</p> <p>6. Any proposed landscape areas of 500 sq. ft. or more will be subject to the Model Water Efficient Landscape Ordinance (MWELO) and MWELO form/s and/or separate landscape and irrigation design plan should be required.</p> <p>7. The end of curbed/taper edge of any existing or proposed access driveway approach should be set back a minimum of 5' from the property line.</p> <p>8. For unpaved or gravel surface access roads, the first 100 feet off of the edge of the road right-of-way must be graded and asphalt concrete paved or treated with dust palliative.</p> <p>9. Any existing or proposed entrance gate should be set back a minimum of 20' from the road right-of-way line or the length of the longest truck entering the site and shall not swing outward.</p> <p>10. If not already present, a minimum of 10' x 10' corner cut-off should be improved for sight distance purposes at any existing or proposed driveway accessing Willow Avenue.</p> <p>11. Any work done within the County road right-of-way to construct a new driveway or improve an existing driveway will require an Encroachment Permit from the Road Maintenance and Operations Division.</p> <p>12. A grading permit/voucher is required for any grading proposed with this application.</p>
2.	<p>Road Maintenance and Operations Project Notes:</p> <p>1. Willow Avenue currently has an existing 60' of road right-of-way, with 30' east of center line fronting the subject parcel. Willow Avenue has an ultimate right-of-way of 120', with 67' east of center line fronting the subject parcel, per Specific Plan Line No. 37-a2. Road right-of-way must be dedicated along the subject parcel to meet the ultimate right-of-way for Willow Ave per Chestnut-Willow Avenues Specific Plan Line No. 37-a2. Any setbacks for new construction must be based on the ultimate road right-of-way for Willow Ave.</p>
3.	<p>Fresno County Department of Public Health, Environmental Health Division (Health Department):</p> <p>1. The proposed project shall comply with the Fresno County Noise Ordinance Codes. Consideration should be given to County of Fresno Noise Ordinance.</p> <p>2. If any underground storage tank(s) are found during construction, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.</p> <p>3. As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.</p>

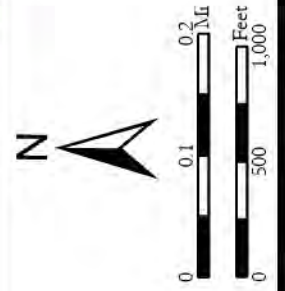
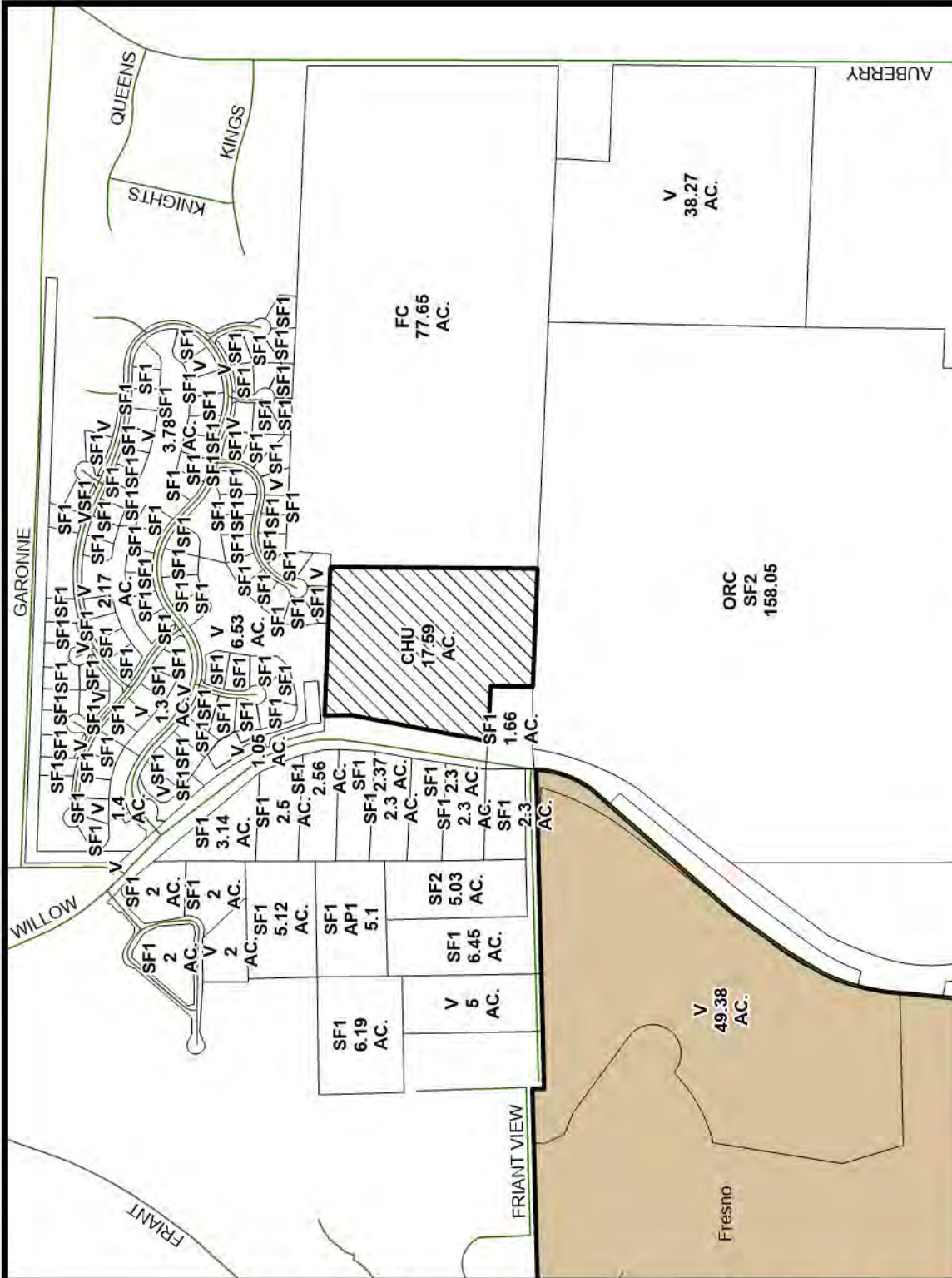
Project Notes	
4.	<p>Water and Natural Resources Division Project Notes:</p> <ol style="list-style-type: none"> 1. The Water and Natural Resources Division received a water use evaluation from Provost & Pritchard Consulting Group dated May 9, 2025, regarding the expansion of Trinity Community Church. 2. Staff believes the analysis is comprehensive and conclude that the expansion will maintain a sustainable groundwater supply, avoiding significant pumping-related impacts on neighboring properties.
5.	<p>Fresno County Fire Protection District Project Comments:</p> <ol style="list-style-type: none"> 1. The project shall comply with California Code of Regulations Title 24 – Fire Code. Prior to receiving your FCFPD conditions of approval for your project, construction plans shall be submitted to the County of Fresno Public Works and Planning and FCFPD for review. It is the applicant's responsibility to deliver a minimum of two (2) sets of plans to the FCFPD. 2. Your Project/Development may be required to annex into the into Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. Project/Developments included: Single Family Residential (SFR), SFR Properties subdivided into three (3) or more housing units, Multi-Family Residential (MFR) Property, Commercial Property, Industrial Property, and/or Office Property. 3. Project/Developments will be subject to the requirements of the current Fire Code and Building Code when a building permit or certificate of occupancy is sought.
6.	<p>Site Plan Review Project Notes:</p> <ol style="list-style-type: none"> 1. The parking and circulation areas shall be graded, asphalt concrete surfaced, and striped. Off-street parking spaces shall be provided as shown on the approved plan. 2. Any proposed driveway shall be a minimum of 24 feet and a maximum of 35 feet in width as approved by the Road Maintenance and Operation Division. An encroachment permit shall be required from Road Maintenance and Operations for any improvements within the County right-of-way prior to commencement of construction. 3. Any proposed or existing gate that provides initial access to this site shall be setback from the edge of the road right-of-way a minimum of 20 feet or the length of the longest vehicle to enter the site. 4. Ninety-degree parking shall have a backup clearance of 29' feet. 5. Project proposes 699 standard car parking stalls, 22 of which are accessible spaces for the disabled. Of the 22, 4 shall be ADA Van Accessible. One in every six parking spaces for the disabled, but not less than one, shall be served by an access aisle eight feet wide and shall be designated van accessible. It shall be 17 feet wide and outlined to provide a nine-foot parking area and an eight-foot loading/unloading area on the passenger side. 6. A four (4) feet path of travel for disabled persons shall be constructed and striped in accordance with state standards.

Project Notes	
	<p>7. Any proposed landscape improvement area of 500 square feet or more shall comply with California Code of Regulations Title 23, Division 2 Chapter 2.7 Model Water Efficient Landscape Ordinance (MWELO) and require submittal of Landscape and Irrigation plans per Governors Drought Executive Order of 2015. The Landscape and irrigation plans shall be submitted during the Plan Check process after Site Plan Review Approval.</p> <p>8. A Landscape and Irrigation Audit Report shall be submitted to the Department of Public Works and Planning, Zoning and Permits for review and approval prior to occupancy.</p> <p>9. No building or structure erected in the AE-20 District shall exceed 35 feet in height per Chapter 808.2, Table 2-3 of the Fresno County Zoning Ordinance.</p> <p>10. The setback requirements for the AE Zone District shall be adhered to.</p> <p>11. All proposed signs require submittal to the Department of Public Works and Planning, Site Plan Review unit to verify compliance with the Zoning Ordinance and shall require an approved Sign Site Plan Review.</p> <p>12. Outdoor lighting shall be hooded and directed away from adjoining streets and properties.</p> <p>13. Please notate the dimensions and total area of the parcel, existing structures, and proposed and future structures. Please notate dimensions of parking spaces, ADA parking spaces, electric parking spaces, and backup clearance. Please notate the width of driveways and Willow Avenue and the length of the property setbacks.</p>
	<p>Transportation Planning Division Project Notes:</p> <ol style="list-style-type: none"> 1. The conclusion that a left-turn lane is not warranted at this time, as outlined in Section 13.0, is supported by the data presented in the Traffic Study, which reflects the uncertainty in long-term traffic forecasts and the importance of validating assumptions with observed data. 2. The proactive requirement for analyses every five years ensures timely identification and resolution of any future need for a left-turn lane, especially at North Access, where the warrant is closer to being met. 3. The proposed widening of the existing southern driveway and the entrance-only driveway require approval from the Road Maintenance and Operations Division (RMO), if not already done so, to align with the Traffic Impact Study's findings.

AB

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Existing Land Use Map

2024

DRA4784

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : mdo
On Date : 9/16/2024

LEGEND:

Subject Property

LEGEND
V - VACANT
SF#- SINGLE FAMILY RESIDENCE
CHU - CHURCH
FC - FIELD CROP
ORC - ORCHARD
AP1 - APARTMENT



DRA FOR:

Exhibit 6

TRINITY COMMUNITY CHURCH

12168 N. WILLOW AVE.

CLOVIS, CA 93619

PH

PAUL HALAJIAN
ARCHITECTS

265 E. River Circle, Suite 420
Fresno, CA 93720-2937, 7960
T: 559-227-7960
www.halajianarch.com



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Exhibit 6 Page 1



PROJECT INFORMATION

SITE INFORMATION
ADDRESS: 1268 N. WILLOW AVENUE
CLOVIS, CA 93619
APN: 590-020-10
EXISTING ZONING: M-10
LAND AREA: 7.59 ACRES
OWNER REPRESENTATIVE:
TRINITY COMMUNITY CHURCH
1268 N. WILLOW AVENUE
CLOVIS, CA 93619
559-907-9229
ADMINISTRATIVE@TRINITYCC.COM
CONTACT: NATAN BELLOUP

ARCHITECT:
PAUL HALAJIAN ARCHITECTS
343 CLOVIS AVE., SUITE 103
CLOVIS, CA 93612
559-297-7900
PAUL@HALAJIANARCH.COM
CONTACT: PAUL HALAJIAN

SHEET INDEX

SHEET NUMBER	SHEET NAME
DRA-00	COVER SHEET
DRA-01	OVERALL SITE PLAN
DRA-02	FLOOR PLAN
DRA-03	BUILDING SECTIONS
DRA-04	EXTERIOR ELEVATIONS
DRA-05	EXTERIOR ELEVATIONS
DRA-06	FUTURE BUILDING FLOOR PLANS
L001	IRRIGATION PLAN
L002	IRRIGATION PLAN
L003	IRRIGATION PLAN
L004	IRRIGATION NOTES & WATER USE CALCULATIONS

PROJECT: NEW WORSHIP CENTER
TRINITY COMMUNITY CHURCH
12168 N. WILLOW AVE., CLOVIS, CA 93619
SHEET: COVER

DRAWING SET INFORMATION:
06/09/2025 | PLAN CHECK CORRECTIONS

REVISIONS:	

PROJECT NUMBER:
2021-13
SHEET NUMBER:
DRA-00

ADDRESS: 12168 NORTH WILLOW AVENUE CLOVIS CA 93619

[illegible]

PHASE 1 EXISTING ADMINISTRATION BUILDING

PHASE 2, EXISTING WORSHIP CENTER

PHASE 3A, EXISTING SOLAR PANEL FIELD
COMPLETED IN 2018

PHASE 3B, EXISTING DISCIPLESHIP CENTER
COMPLETED IN 2019. 16,600 SQ. FT. COVERED AREA.

COMPLETED IN 2019, 1,560 SQ. FT. COVERED AREA

30,240 sq. ft. COVERED AREA

PHASE 6. FUTURE MEETING/OFFICE BUILDING

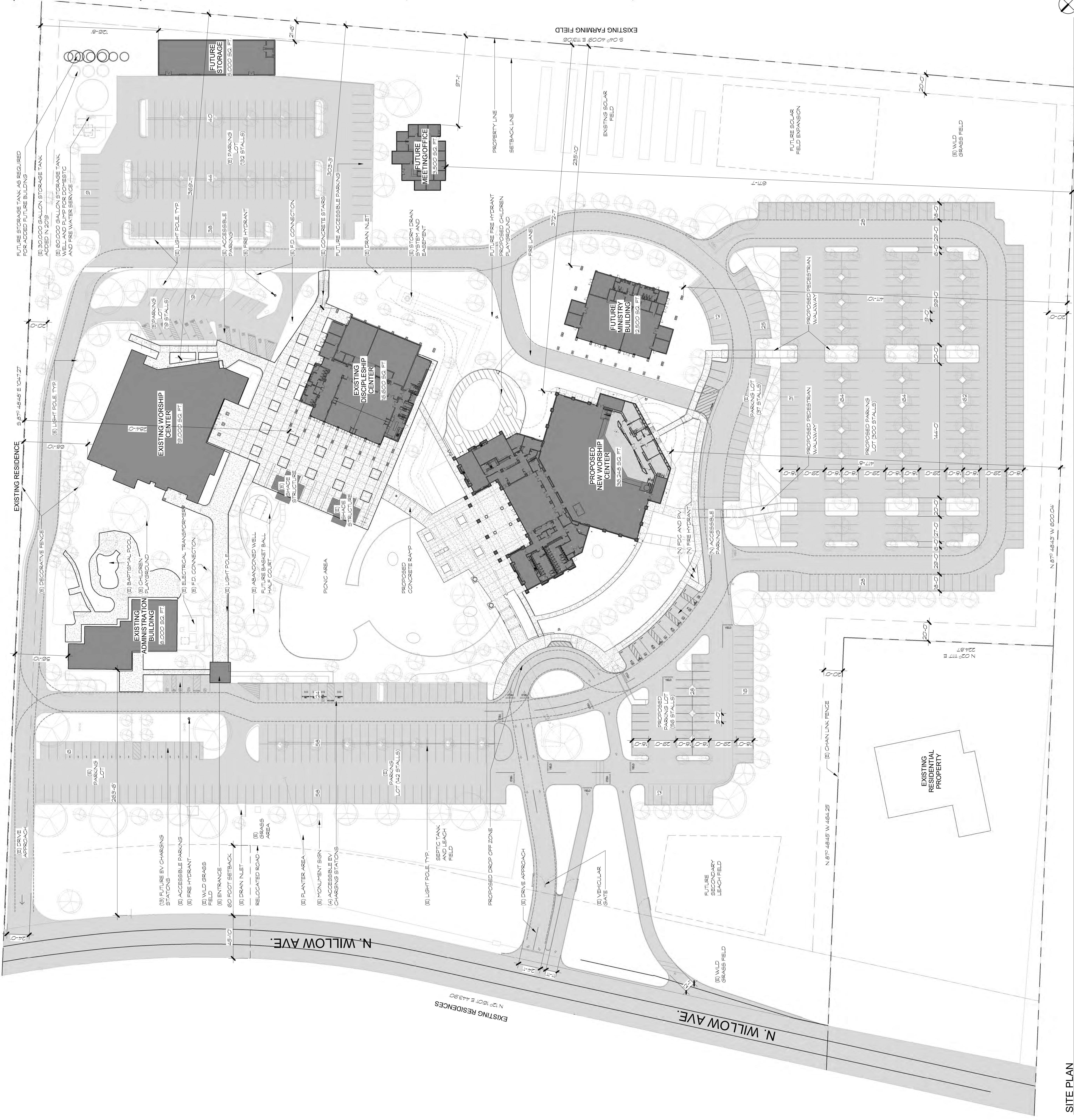
PHASE 7, FUTURE STORAGE BUILDING

PHASE 8, FUTURE SOLAR PANEL FIELD EXPANSION

THE PHASES MAY NOT BE CONSTRUCTED IN THIS PARTICULAR ORDER

[illegible]

- WATER:

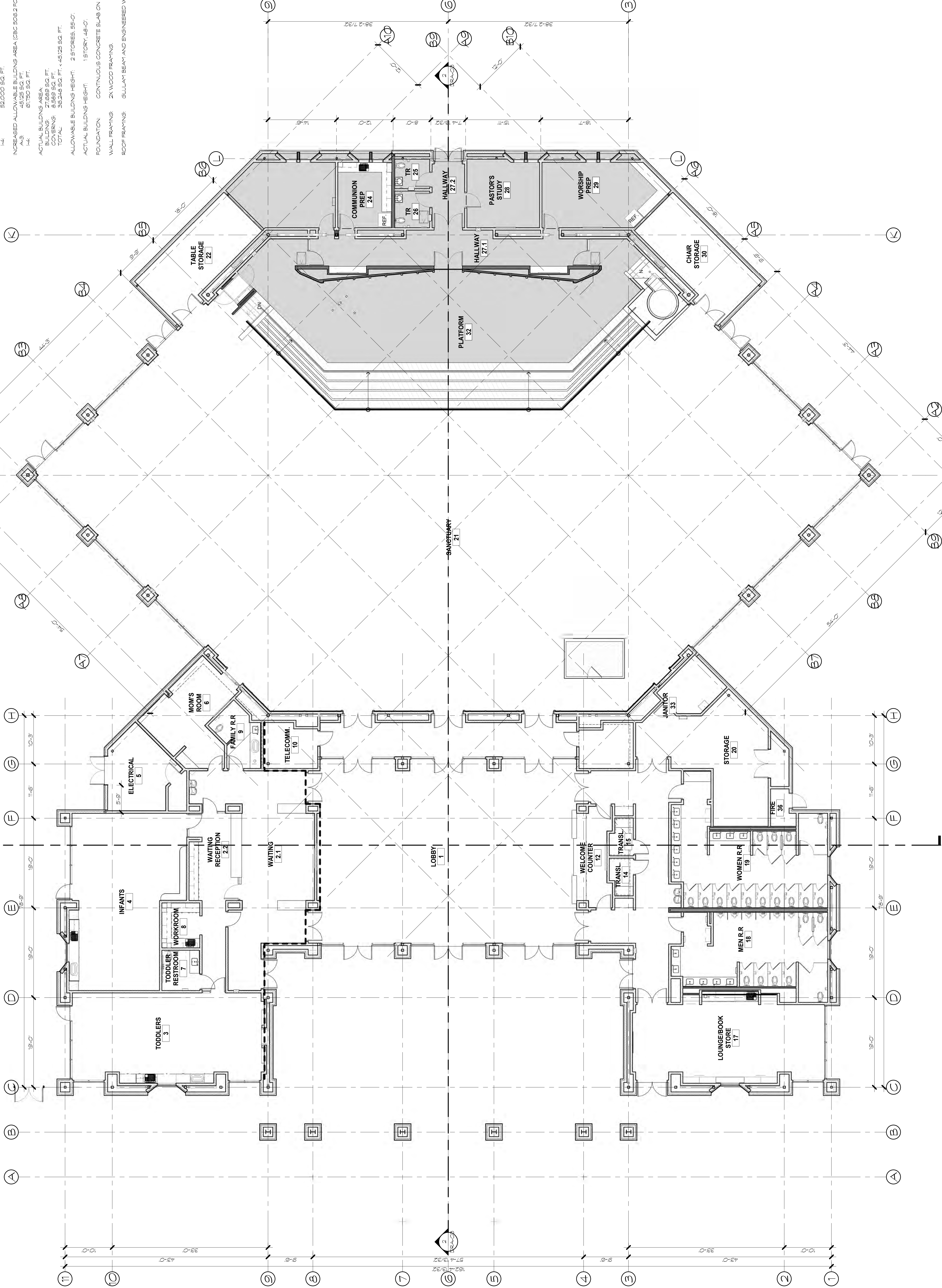


NEW WORSHIP CENTER
BUILDING

COORDINATOR: PAUL HALAJIAN
ARCHITECTS
265 E. River Circle, Suite 420
Fresno, CA 93720
T: 559.252.0707
www.halajianarch.com

CONSTRUCTION TYPE: I-B - NON-COMBUSTIBLE
FIRE SPRINKLER: FULLY AUTOMATIC
BASE ALLOWABLE BUILDING AREA (CBC TABLE 506.2):
I-B: 33,000 SQ. FT.
I-B: 52,000 SQ. FT.
INCREASED ALLOWABLE BUILDING AREA (CBC 506.2 FOR FIRE SPRINKLER):
I-B: 45,000 SQ. FT.
I-B: 67,500 SQ. FT.

ACTUAL BUILDING AREA:
BUILDING: 27,689 SQ. FT.
COVERED: 8,559 SQ. FT.
TOTAL: 36,248 SQ. FT.
ALLOWABLE BUILDING HEIGHT: 2 STORIES, 55'-0".
ACTUAL BUILDING HEIGHT: 1 STORY, 48'-0".
FOUNDATION: CONTINUOUS CONCRETE SLAB ON GRADE FOUNDATION
WALL FRAMING: 2X WOOD FRAMING
ROOF FRAMING: GLULAM BEAM AND ENGINEERED WOOD TRUSS



PAUL HALAJIAN
ARCHITECTS
265 E. River Circle, Suite 420
Fresno, CA 93720
T: 559.252.0707, 7950
www.halajianarch.com



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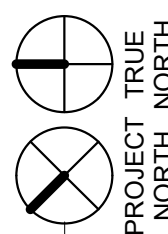
Exhibit 6 Page 3

PROJECT: NEW WORSHIP CENTER
TRINITY COMMUNITY CHURCH
12168 N. WILLOW AVE., CLOVIS, CA 93619
SHEET: FLOOR PLAN

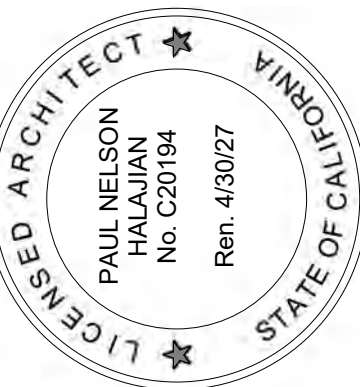
DRAWING SET INFORMATION:

05/09/2025	PLAN CHECK CORRECTIONS
REVISIONS:	

PROJECT NUMBER: 2021-13
SHEET NUMBER: DRA-02



NEW WORSHIP CENTER FLOOR PLAN
1/8" = 1'-0"



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PROJECT:
NEW WORSHIP CENTER
TRINITY COMMUNITY CHURCH
12168 N. WILLOW AVE., CLOVIS, CA 93619
SHEET: FUTURE BUILDING FLOOR PLANS

DRAWING SET INFORMATION:

05/09/2025	REVISIONS:
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PROJECT NUMBER:

2021-13

FUTURE STORAGE BUILDING

DBA-06

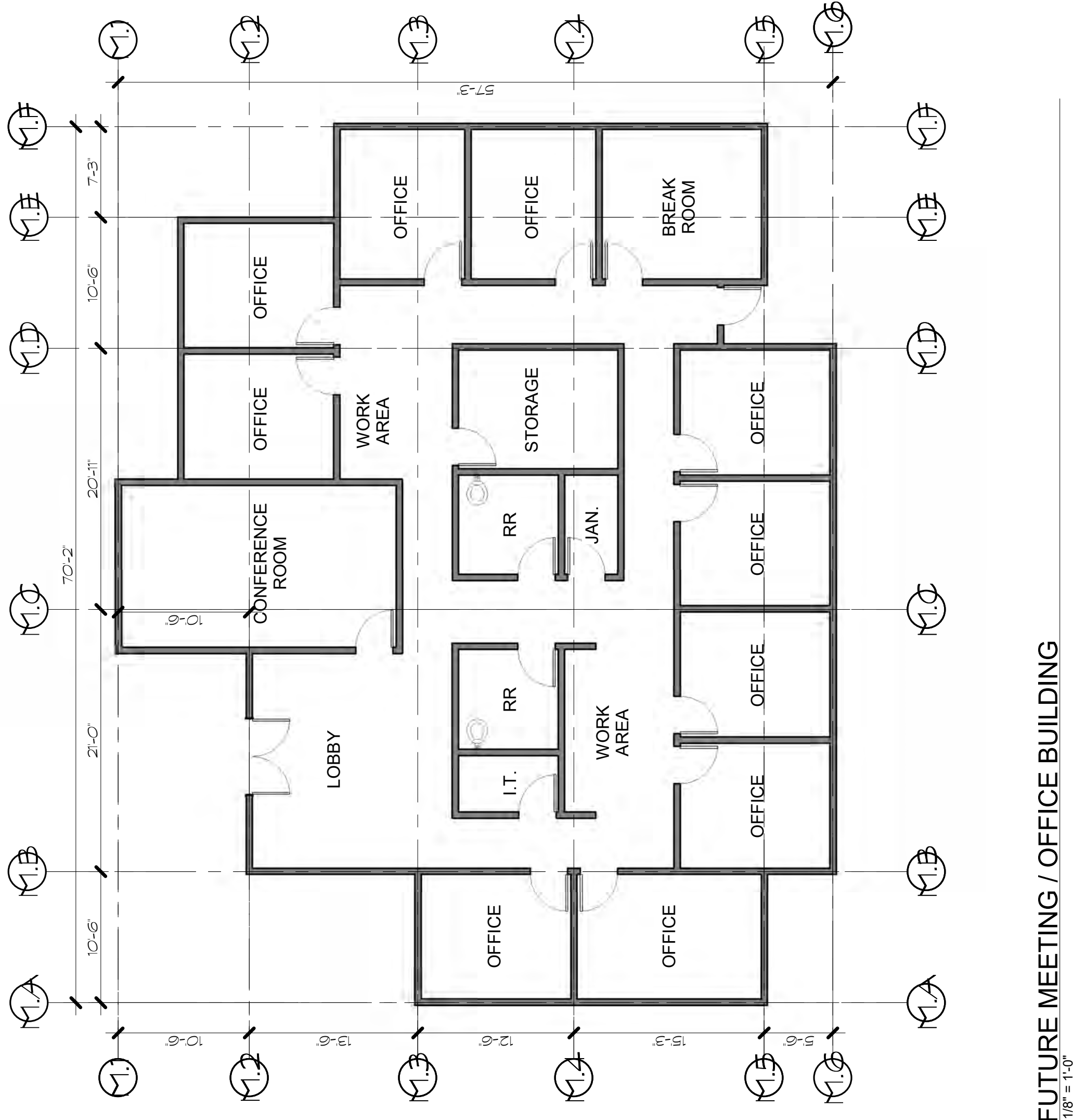
DRA-06

OCCUPANCY TYPE A-3 ASSEMBLY S-1 MODERATE HAZARD STORAGE	CONSTRUCTION TYPE V-8 LIGHT WOOD FRAMING FIRE SPRINKLER FULLY AUTOMATIC	INCREASED ALLOWABLE BUILDING AREA (CBC TABLE 506.2): A-3 8,000 SQ. FT. A-2 12,000 SQ. FT. S-1 30,000 SQ. FT.	ACTUAL BUILDING AREA: BUILDING 2,845 SQ. FT. BUILDING 30,000 SQ. FT. S-1	ALLOWABLE BUILDING HEIGHT: 1 STORY, 30'-0" CONTINUOUS CONCRETE SLAB ON GRADE FOUNDATION
				WALL FRAMING 2X14 WOOD FRAMING ROOF FRAMING GULFSTREAM BEAM AND ENGINEERED WOOD TRUSSES

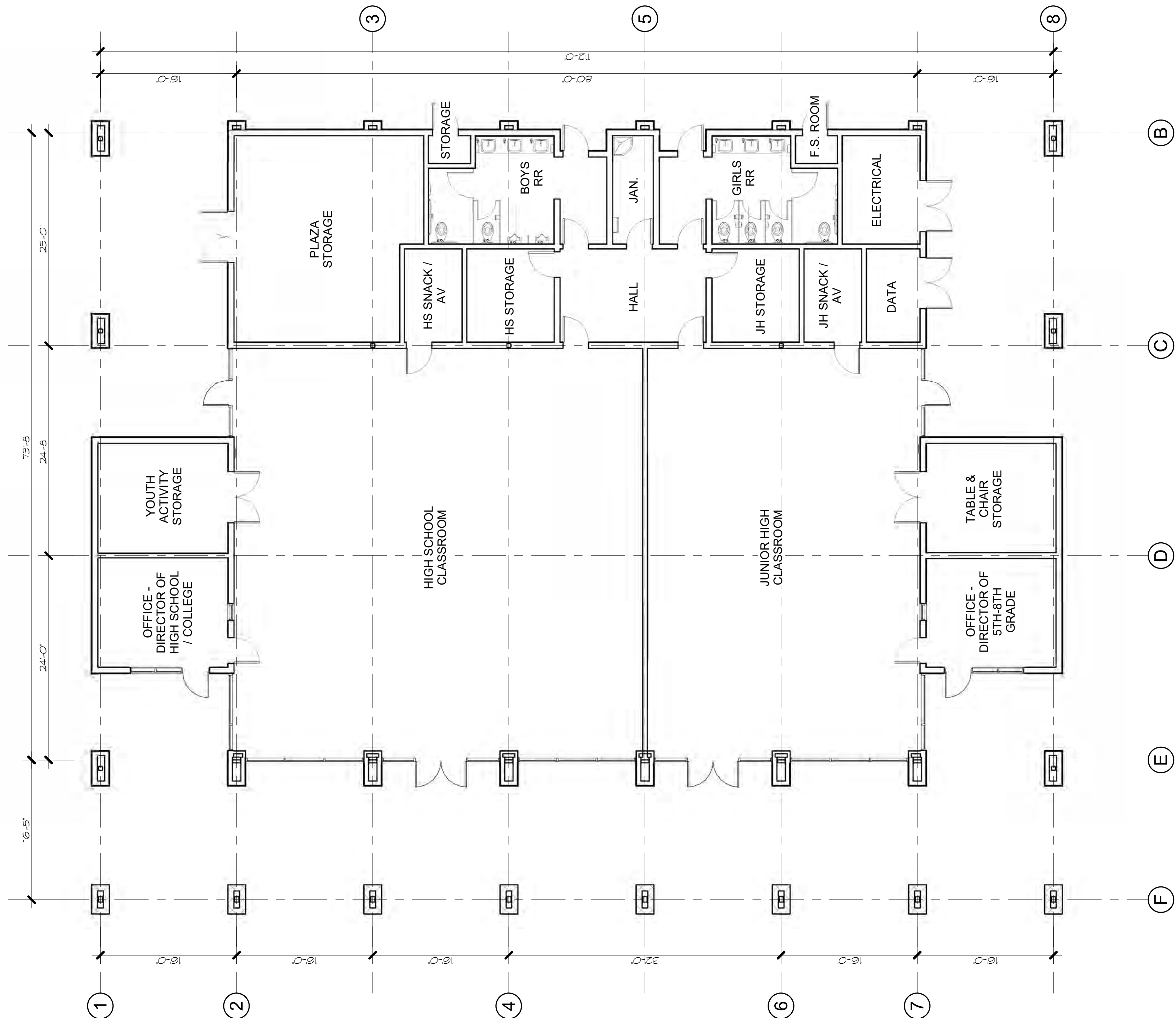
<p>COCCIPANCY TYPE B. BUSINESS</p>	<p>CONSTRUCTION TYPE V-8 - LIGHT WOOD FRAMING</p> <p>FIRE SPRINKLER FULLY AUTO-MATIC</p> <p>BASIS ALLOWABLE BUILDING AREA (CSC TABLE 506.2): B. 3000 SQ. FT.</p> <p>INCREASED ALLOWABLE BUILDING AREA (CSC TABLE 506.2 FOR FIRE SPRINKLER): B. 3600 SQ. FT.</p> <p>ACTUAL BUILDING AREA BUILDING 3,248 SQ. FT.</p>	<p>ALLOWABLE BUILDING HEIGHT: 3 STORIES 60'-0".</p> <p>CONTINUOUS CONCRETE SLAB ON GRADE FOUNDATION</p>
<p>WALL FRAMING</p> <p>WOOD FRAMING</p> <p>WOOD BEAM AND ENGINEERED WOOD TRUSS</p>	<p>2X WOOD FRAMING</p>	

OCCUPANCY TYPE	B-1 STORAGE
CONSTRUCTION TYPE	V-8 - LIGHT WOOD FRAMING
FIRE SPRINKLER	FULLY AUTOMATIC
SANAGE ALLOWABLE BUILDING AREA (CIBC TABLE 508.2)	
SA 2,000 SQ. FT.	
INCREASED ALLOWABLE BUILDING AREA (CIBC 508.2 FOR FIRE SPRINKLER)	
SA 36,000 SQ. FT.	
ACTUAL BUILDING AREA	
BUILDING	5,000 SQ. FT.
ALLOWABLE BUILDING HEIGHT:	2 STORES: 60'-0".
FOUNDATION:	CONTINUOUS CONCRETE SLAB ON GRADE FOUNDATION
WALL FINISHING:	METAL BUILDING
ROOF FINISHING:	METAL BUILDING

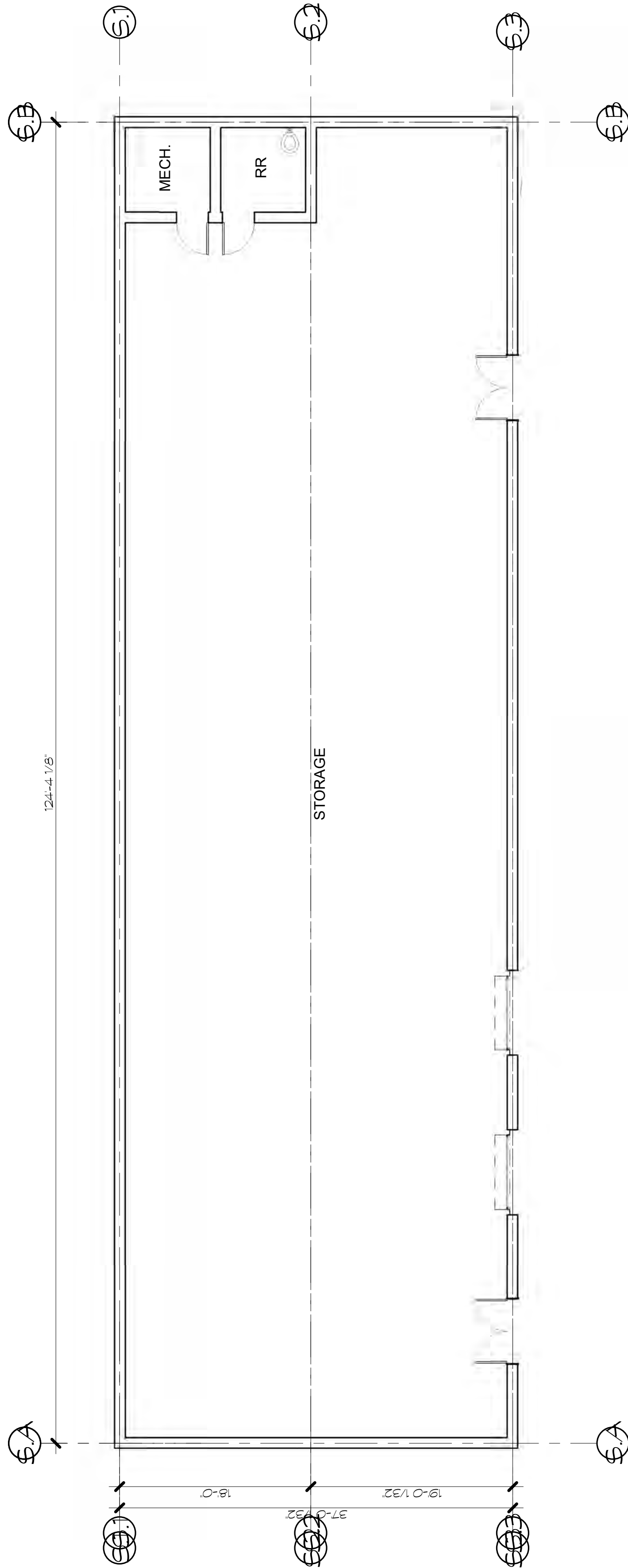
EXTERIOR WALL FINISH:	CREMENT PLASTER TO MATCH EXISTING DISCIPLESHIP BUILDING.
EXTERIOR WALL COLOR:	ALUMINUM STOREFRONT SYSTEM CLEAR ANODIZED
EXTERIOR DOORS AND WINDOWS:	CREMENT PLASTER TO MATCH EXISTING DISCIPLESHIP BUILDING. WOOD TO BE SEALED CLEAR.
ROOF AND CEILING:	STANDING METAL SEAM ROOF TO MATCH EXISTING DISCIPLESHIP BUILDING.
ROOF SYSTEM:	SINGLE PLY ROOFING SYSTEM.
ROOF COLOR:	WHITE.
FLAT ROOF COATINGS:	



FUTURE MEETING / OFFICE BUILDING



FUTURE MINISTRY BUILDING



FUTURE STORAGE BUILDING

Exhibit 7

**FRESNO COUNTY PUBLIC WORKS & DEVELOPMENT SERVICES
DEVELOPMENT SERVICES DIVISION
Trinity Community Church
Clovis, CA 93619**

**REQUIRED FINDINGS FOR GRANTING VARIANCE APPLICATION:
BUILDING HEIGHT VARIANCE APPLICATION 3661**

- 1. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the vicinity having identical zoning classification.**

The property involved has been developed as a church and the project in question proposed to construct a new worship center. The existing worship center is presently used for three services and with a new worship center with greater seating capacity, the church will move to two services. With a larger building area for a greater capacity, the structure will need to be proportionally taller to allow for a comfortable and light filled space.

Trinity Church is on AE20 Exclusive Agricultural Zone. The AE20 Zone extends to the west, south and east of the property. On the north side, is R1B C Single Family Zone. The original DRA application 3294 and variance application 3661 allows for the construction of the church on the site with an authorization for a 76-foot-high building. It is the intent of the church to apply the same variance on the new worship center project which will have a height of approximately 47 feet.

- 2. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the vicinity having the identical zoning classification.**

A height variance authorized as part of variance application 3661 is applied to the new worship center. It is necessary to create an interior volume for the proposed new worship space to function as intended. A cross will be placed at the peak of the roof at its highest point thus necessitating the height variance.

- 3. The granting of a variance will not be materially detrimental to the public welfare or injurious to property and improvement in the vicinity in which the property is located.**

Because of the agricultural use of the adjacent property and the minimum distance of 240 feet to the adjacent residential property, the granting of the variance will not be injurious to neighboring property and will not impact views, cast shadows on neighboring properties, or minimize access to natural light.

- 4. The granting of such a variance will not be contrary to the objectives of the General Plan.**

Granting of the variance will not be contrary to the objectives of the general plan



Exhibit 8

County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Paul Halajian

APPLICATION NOS.: Initial Study No. 8617, Director Review and Approval
Application No. 4784 and Variance Application No. 4176

DESCRIPTION: Allow for the expansion of an existing church and increased
building height of 12-feet on a 17.59-acre parcel

LOCATION: The subject parcel is located on the east side of N. Willow
Ave, approximately 383-feet northeast from the City of
Fresno. (APN: 580-020-10) (12168 N. Willow Ave.) (Sup.
Dist. 5).

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 proposed project will not have any physical or visual effect on scenic resources.

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

FINDING: NO IMPACT:

The proposed project will not have any physical or visual effect on surrounding public views.

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

FINDING: NO IMPACT:

The proposed project will create new sources of light, but there are already sources of light on the project site. The additional lights will not adversely affect day or nighttime views in the area and shall adhere to section 820.3.080 of the Fresno County Zoning Ordinance.

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

FINDING: NO IMPACT:

Per the 2022 Fresno County Important Farmland Map, the subject parcel is designated as Urban and Built-Up Land.

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

FINDING: NO IMPACT:

The subject parcel is zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District and is not subject to a Williamson Act Contract. The project will not conflict with the existing zoning for agricultural use and would not conflict with the Williamson Act 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?

FINDING: NO IMPACT:

The project site is not located on land zoned for forest land, timberland or timberland zoned Timberland Production, and as such will not result in the loss of forest land or conversion of land for 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 forest land to non-forest use?

FINDING: NO IMPACT:

This area is not designated as Farmland or Forest Land and the project will not result in any conversion.

III. AIR QUALITY

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

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan; or
- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?; or
- C. Expose sensitive receptors to substantial pollutant concentrations; or
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: LESS THAN SIGNIFICANT IMPACT:

A Health Risk Assessment (HRA) was requested by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and conducted by Trinity Consultants dated April 2025. The conclusion of the Assessment was that the potential risk to the population attributable to emissions of Hazardous Air Pollutants from the proposed Project would be less than significant. The HRA analysis was reviewed by SJVAPCD and there were no significant concerns with the HRA's significance determination.

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?

FINDING: NO IMPACT:

The project site is on a previously developed and disturbed parcel. The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) did not express concern with the project to indicate impacts to special-status species. Therefore, development of the project is not expected to negatively impact through habitat modification as the site is not occupied or has not significant habitat for special-status species.

- 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:

No riparian habitat or other sensitive natural community was identified on the project site.

- 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 does not cut off movement of the site for any wildlife resident. No migratory wildlife corridor or native wildlife nursery site was identified on the project site.

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

FINDING: NO IMPACT:

Reviewing Agencies and Departments did not identify a local policy or ordinance adopted for the protection of a biological resource that would be in conflict with the project proposal. No Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state Habitat Conservation Plans were identified as being in conflict with the project proposal. Furthermore, the project site is on a previously developed and disturbed parcel.

V. CULTURAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

No reviewing Agencies and Departments express concern with the project to indicate that a cultural or historical resource is present on the site and would be affected by the project proposal. Furthermore, the project site is on a previously developed and disturbed parcel with no known historical or archaeological resources in the area.

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

FINDING: NO IMPACT:

No state or local plan for renewable energy or energy efficiency was identified during Agency and Department review.

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?

FINDING: NO IMPACT:

According to Figure 9-2 of the Fresno County General Plan Background Report and the California Department of Conservation Earthquake Hazard Zone Application (EQ Zapp), the project is not located on a known earthquake fault zone.

2. Strong seismic ground shaking?

3. Seismic-related ground failure, including liquefaction?

FINDING: NO IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report (FCGPBR), the project site is located on land designated as having a 0-20% chance of reaching peak horizontal ground acceleration assuming a 10% probability of a seismic hazard in 50 years. In considering the lower chance of reaching peak horizontal ground acceleration and mandatory compliance of the development with the California Building Code, there is minimal adverse risks associated with the project related to strong seismic ground shaking or seismic-related ground failure.

4. Landslides?

FINDING: NO IMPACT:

Figure 9-6 of the FCGPBR indicates that the project site is not located in a moderate or high landslide hazard area.

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

FINDING: NO IMPACT:

The project would result in the development of the site where impervious surface would be added, and a loss of topsoil would occur. The subject site is relatively flat with small changes in elevation. The project would not result in a loss of topsoil or soil erosion.

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:

No geologic unit or unstable soil was identified on the project site.

D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

Exhibit 8 Page 6

Per Figure 7-1 of the Fresno County General Plan Background Report (FCGPBR), the project site is not located on soils exhibiting moderately high to high expansion potential.

- 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: NO IMPACT:

The project site has already been previously developed with septic and Reviewing Agencies and Departments did not express concern with the soil being able to support the continued use of septic tanks.

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

FINDING: NO IMPACT:

There were no unique paleontological resource or unique geologic feature identified on the project site.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: NO IMPACT:

The proposed project development will generate greenhouse gas emissions during construction, but these emissions are not expected to have a significant impact on the environment. Reviewing Agencies and Departments did not express concern with the project to indicate that a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases exists as a result of the project.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or

- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

FINDING: NO IMPACT:

No hazardous materials are proposed to be stored or used at this project.

- 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:

The project site is located within 1.2 miles west of an existing school (Clovis North High School), and therefore there will be no hazardous emissions within one-quarter mile of a school.

- 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:

According to the NEPAassist Database, the project site is not located on a listed hazardous materials site and the project would not result or create a significant hazard to the public or the environment.

- E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or public use airport. The closest public airport is located approximately 9 miles south of the project site.

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

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

FINDING: NO IMPACT:

Reviewing Agencies and Departments did not identify any conflict with the project and any adopted emergency response plan or emergency evacuation plan. Additionally, no

concerns were expressed that the project would result in a significant risk of loss, injury, or death involving wildland fires as it is in an urbanized area not subject to wild fire

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

This project had a Hydrogeological Report conducted by The Twinning Laboratories Inc. dated September 29, 2000. The project suggested approximately 28,000 gpd of groundwater demanded, and the analysis determined that the groundwater supply could sustain those demands. Additionally, the current actual groundwater usage in 2024 was approximately 16,000 gpd and the future demand after project construction is estimated to be approximately 12,900 gpd. The Water and Natural Resources Division reviewed the project in conjunction with the hydro study and had no concern with the project's impact to the groundwater supply.

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

FINDING: NO IMPACT:

The project site has already been developed and the ground has been disturbed. There are no rivers or streams traveling through the project area.

- 4. Impede or redirect flood flows?

FINDING: NO IMPACT:

The project site is not located within a flood hazard area. Applicable agencies reviewed the project site and did not have any comments regarding any requirements and asserted the project as proposed would not impede or redirect flood flows.

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

FINDING: NO IMPACT:

The project site is not located within a flood hazard area, and the project will not increase the risk of release of pollutants due to project inundation. Additionally, the project site is not located near a body of water where a tsunami or seiche risk is prevalent.

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

FINDING: NO IMPACT:

The project does anticipate the use of water resources but would not contribute to a degradation of water quality, and shall adhere to the requirements set by the Regional Water Quality Control Board. Reviewing Agencies and Departments did not express concern with the project in regard a conflict with a water quality control plan or sustainable groundwater management plan.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The expansion of existing church facilities will not physically divide an established community.

- 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: NO IMPACT:

There are no applicable land use plans, policies, or regulations for the purpose of avoiding or mitigating an environmental effect identified in the Fresno County General Plan as being in conflict with the project proposal.

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:

Figure 7-7 and 7-8 of the Fresno County General Plan Background Report (FCGPBR) depicts mineral resource locations and principal mineral producing locations within the County of Fresno. The project site is not located on or near an identified mineral resource or mineral producing site.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Potential noise impacts resulting from the proposed development construction would be short-term and not considered significant. Proposed use shall comply with the Noise Control Ordinance.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Potential ground-borne vibration resulting from the proposed development construction would be short-term and not considered significant. No ground-borne vibration is anticipated during use.

- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or public use airport. The project site is not located in an airport land use plan. The nearest public airport is approximately 9 miles south.

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 site is on an already disturbed parcel with a church and the project proposes the expansion of the church. The project will not induce unplanned population growth in the area. The project would not displace a substantial number of people or housing.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?
 - 1. Fire protection;
 - 2. Police protection;
 - 3. Schools;
 - 4. Parks; or
 - 5. Other public facilities?

FINDING: NO IMPACT:

Reviewing agencies and departments did not provide concerns regarding the project where additional governmental facilities or alteration to existing governmental facilities are needed.

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 is not expected to increase the use of existing neighborhood and regional parks and does not include the construction or expansion of recreational facilities.

XVI. TRANSPORTATION

Would the project:

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

FINDING: NO IMPACT:

A Traffic Impact Study (TIS) dated April 4, 2025, and a Left-Turn Warrant Analysis dated October 18, 2023 was conducted by Peters Engineering Group. The studies were provided to Fresno County Road Maintenance Operations and Transportation Planning divisions for review. The reviewing divisions did not express concern with the provided TIS. The transportation planning division concluded that the TIS supported the Left-Turn Warrant Analysis, and that a left-turn lane is not warranted at this time.

- C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?; or
- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

Reviewing Agencies and Departments did not express concern with the project design or access to indicate that a hazard due to design features or inadequate emergency access will result from the project.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

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

FINDING: NO IMPACT

Participating California Native American Tribes were notified of the project proposal and given the opportunity to enter into consultation with the County of Fresno in addressing potential tribal cultural resources occurring on the project site. No notified California Native American Tribe expressed concern with the project and did not enter into consultation. The subject parcel has been previously disturbed. No reviewing Agency or Department provided comments to indicate that a listed or eligible historical resource is located on the project site.

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: NO IMPACT:

The project site has already been developed and Reviewing Agencies and Departments did not identify any significant environmental effects as a result of the project.

- 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:

This project had a Hydrogeological Report conducted by The Twinning Laboratories Inc. dated September 29, 2000. The project suggested approximately 28,000 gpd of groundwater demanded, and the analysis determined that the groundwater supply could sustain those demands. Additionally, the current actual groundwater usage in 2024 was approximately 16,000 gpd and the future demand after project construction is estimated to be approximately 12,900 gpd. The Reviewing Agency had no concern with the project's demand on water supplies.

- 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: NO IMPACT:

The project is proposed to use a septic system and will not impact any wastewater treatment provider.

- 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:

Reviewing Agencies and Departments did not provide comments to indicate that the project would result in solid waste generation in excess of State or local standards, or result in a conflict 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:

- 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:

As depicted in the 2023 Fresno County Fire Hazard Severity Zones Map, produced by the California Department of Forestry and Fire Protection, the project site is located within a State Responsibility Area (SRA) and has a moderate fire hazard severity.

Additionally, this project was routed for review by CalFire. Reviewing Agencies and Departments did not provide comments to indicate that the project would result in impairment to evacuation plans, exposure to pollutant concentrations, exacerbation of fire risk, or exposure to post-fire risks.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: NO IMPACT:

This project area is has already been developed and will not threaten to reduce any wildlife habitat or animal community.

- 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: NO IMPACT:

The project is not anticipated to result in a cumulative considerable impact and would result in a less than significant impact regarding the identified section.

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

FINDING: NO IMPACT:

The project has been determined to not result in substantial adverse effect on human beings.

CONCLUSION/SUMMARY

Based upon the Initial Study No. 8617 prepared for Director Review and Approval Application No. 4784 and Variance Application No. 4176, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no

significant impacts to Aesthetics, Biological Resources, Geology/Soils, Hydrology/Water Quality, Noise, Recreations, Utilities/Service Systems, Agriculture & Forestry Resources, Cultural Resources, Greenhouse Gas Emissions, Land Use/Planning, Population/Housing, Transportation, Wildfire, Air Quality, Energy, Hazards & Hazardous Materials, Mineral Resources, Public Services, Tribal Cultural Resources or Mandatory Findings of Significance.

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

AB

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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. CLK-2046.00 E04-73 R00-00	
Agency File No: IS 8617	LOCAL AGENCY NEGATIVE DECLARATION		County Clerk File No: E- 202510000153
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): Arianna Brown, Planner	Area Code: 559	Telephone Number: 600-4245	Extension: N/A
Project Applicant/Sponsor (Name): Paul Halajian		Project Title: Initial Study No. 8617, Directors Review & Approval Application No. 4784 and Variance Application No. 4176	
Project Description: Allow for the expansion of an existing church and increased building height of 12-feet on a 17.59-acre parcel.			
Justification for Negative Declaration: Based upon the Initial Study No. 8617 prepared for Director Review and Approval Application No. 4784 and Variance Application No. 4176, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no significant impacts to Aesthetics, Biological Resources, Geology/Soils, Hydrology/Water Quality, Noise, Recreations, Utilities/Service Systems, Agriculture & Forestry Resources, Cultural Resources, Greenhouse Gas Emissions, Land Use/Planning, Population/Housing, Transportation, Wildfire, Air Quality, Energy, Hazards & Hazardous Materials, Mineral Resources, Public Services, Tribal Cultural Resources or Mandatory Findings of Significance.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – June 20, 2025		Review Date Deadline: Planning Commission – July 24, 2025	
Date: June 20, 2025	Type or Print Signature: David Randall Senior Planner	Submitted by (Signature): Arianna Brown Planner	

State 15083, 15085

County Clerk File No.: E- 202510000153

LOCAL AGENCY NEGATIVE DECLARATION

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