



PLANNING COMMISSION AGENDA

Room 301, Hall of Records
2281 Tulare Street
Northwest Corner of Tulare & M
Fresno, CA 93721-2198

Contact: Planning Commission Clerk
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Web Site: <http://www.co.fresno.ca.us/PlanningCommission>

AGENDA February 14, 2019

8:45 a.m. - CALL TO ORDER

INTRODUCTION

Explanation of the REGULAR AGENDA process and mandatory procedural requirements. Staff Reports are available on the table near the room entrance.

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA

Items listed under the Consent Agenda are considered to be routine in nature and not likely to require discussion. Prior to action by the Commission, the public will be given an opportunity to comment on any consent item. The Commission may remove any item from the Consent Agenda for discussion.

There are no consent agenda items for this hearing.

REGULAR AGENDA

1. **PUBLIC PRESENTATIONS** (This portion of the meeting is reserved for persons desiring to address the Planning Commission on any matter within the Commission's jurisdiction and not on this Agenda.)
2. **INITIAL STUDY APPLICATION NO. 7555** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3625** filed by **ROGER HURTADO** on behalf of **NEW HOPE COMMUNITY CHURCH OF CLOVIS, INC.**, proposing to allow the expansion of an existing church to include a 9,000 square-foot community hall with parking and related facilities on a 3.97-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The project site is located on the northeast corner of N. Preuss Drive and E. Nees Avenue, approximately 60 feet north of the nearest city limits of the City of Clovis (4620 E. Nees Avenue, Clovis) (SUP. DIST. 5) (APN 560-052-15). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7555, and take action on Classified Conditional Use Permit Application No. 3625 with Findings and Conditions.

-Contact person, Ejaz Ahmad (559) 600-4204, email: eahmad@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

3. **VARIANCE APPLICATION NO. 4060** filed by **GURDIP SINGH**, proposing to allow a ten-foot-high masonry wall along the south property line (maximum of six feet allowed) on a 0.36-acre parcel in the C-1 (Neighborhood Shopping Center) Zone District. The subject parcel is located at the southeast corner of Shields Avenue and Sierra Vista Avenue, within a County island in the City of Fresno (4706 E. Shields Avenue, Fresno, CA) (SUP. DIST. 3) (APN 447-061-01).

-Contact person, Thomas Kobayashi (559) 600-4224, email: tkobayashi@fresnocountyca.gov

-Staff Report Included

-Individual Noticing

4. **INFORMATION/DISCUSSION ITEM:**

Report from staff on prior Agenda Items, status of upcoming Agenda, and miscellaneous matters.

-Contact person, Marianne Mollring (559) 600-4569, email: mmollring@fresnocountyca.gov

Requests for disability-related modification or accommodation reasonably necessary in order to participate in the meeting must be made to Suzie Novak, Planning Commission Clerk, by calling (559) 600-4497 or email knovak@fresnocountyca.gov, no later than the Monday preceding the meeting by 9:00 a.m.

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County of Fresno

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

Planning Commission Staff Report Agenda Item No. 2 February 14, 2019

SUBJECT: Initial Study Application No. 7555 and Classified Conditional Use Permit Application No. 3625

Allow the expansion of an existing church to include a 9,000 square-foot community hall with parking and related facilities on a 3.97-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District.

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: New Hope Community Church of Clovis, Inc.
APPLICANT: Roger Hurtado

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

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Adopt the Mitigated Negative Declaration prepared for Initial Study (IS) Application No. 7555; and
- Approve Classified Conditional Use Permit (CUP) Application No. 3625 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 and CUP No. 3507)
8. Summary of Initial Study (IS) Application No. 7555
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, shed, water well, parking 	9,000 square-foot community hall with parking and related facilities
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 	<ul style="list-style-type: none"> • 9,000 square-foot community hall (includes a 5,058 square-foot event area and a 3,942 square-foot office space)
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 9,000 square community hall will:</p> <ul style="list-style-type: none"> • Not expand the existing church operations that include Sunday services, weekday evening activities, volunteer services, and wedding and funeral services. • Not change the use of the existing improvements on the property as listed above under "Structural Improvements". • Not generate additional vehicular or congregational traffic to the site.
Employees	<ul style="list-style-type: none"> • Five (full time) • Four (part time) 	No change
Customers	N/A	N/A
Traffic Trips	<ul style="list-style-type: none"> • Up to 1,100 one-way traffic trips (550 round trips) by visitors each Sunday in three services (7:00 a.m. to 12:30 p.m.) • Up to 200 one-way traffic trips (100 round trips) by visitors each Wednesday service (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

Criteria	Existing	Proposed
Hours of Operation	8:00 a.m. to 12.00 p.m. (Sunday worship) <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 and other events) • 10:00 a.m. to 8:00 p.m. (Saturday weddings; average 20 in a year) • 8:00 a.m. to 4:00 p.m. (Office hours, Monday thru Friday) 	No change

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

ENVIRONMENTAL ANALYSIS:

An Initial Study (No. 7555) 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 8.

Notice of Intent to Adopt a Mitigated Negative Declaration publication date: January 11, 2019

PUBLIC NOTICE:

Notices were sent to 111 property owners within 1, 320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Classified Conditional Use Permit (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 No. 2245, which allowed a church and related facilities on the subject property. This approval included 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.

On November 10, 2016, the Planning Commission approved Classified Conditional Use Permit No. 3507, which allowed a 1,248 square-foot addition to the existing 4,100 square-foot sanctuary on the property.

The current application (CUP No. 3625) proposes a 9,000 square-foot community hall building with parking and related facilities on the property. According to the Applicant, the subject proposal is not an expansion of the existing church. Rather, it is to improve the functionality of the current church activities mainly related to wedding and funerals. The proposed community hall design includes a 5,058 square-foot event area and a 3,942 square-foot new office space that will accommodate the existing church employees. The northerly most portion of the site will accommodate the building and the parking by removing the existing 2,150 square-foot administration building (modular) and redesigning a portion the existing parking and circulation area. All other existing improvements on the property will remain intact and in use by the church.

***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 Street Side: 25 feet Rear: 20 feet	Front (west property line): 202 feet Side: (south property line): 330 feet Side (north property line): 32.5 feet Rear (east property line): 90 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	203 standard parking spaces (minimum 150 spaces required)	Yes
Lot Coverage	No requirement	N/A	N/A
Space Between Buildings	Six feet (minimum)	N/A	N/A
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

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
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 project will utilize the existing wells until the property can be served by the City of Clovis water system	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 includes a 9,000 square-foot community hall with parking and related facilities. The proposed improvements will be located within the northerly most undeveloped portion of the subject 3.97-acre parcel at the northeast corner of Preuss Drive and Nees Avenue.

Staff review of the Site Plan demonstrates that the project site can accommodate the proposed community hall and meets the minimum building setback requirements of the RR Zone District. The hall will be set back approximately 202 feet from the westerly property line (35 feet required along Preuss Drive), 32.5 feet from the northerly property line (20 feet required); and 330 feet from the southerly property line (35 feet required).

Concerning off-street parking for the proposal, the Zoning Ordinance requires one (1) parking space for every forty (40) square-foot 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 Unit of the Fresno County Department of Public Works and Planning, the project requires 150 parking spaces. The Applicant-submitted project Site Plan (Exhibit 5), depicts 203 parking spaces (including eight spaces for the physically disabled), which meets the requirement.

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

		Existing Conditions	Proposed Operation
Private Road	No	N/A	N/A
Public Road Frontage	Yes	Nees Avenue Preuss Drive	No change No change
Direct Access to Public Road	Yes	Preuss Drive	No change
Road ADT		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 centerline) Preuss Drive (30 feet east of centerline)	Pursuant to the City of Clovis right-of-way standards, the project requires 70 feet right-of-way north of the centerline. An irrevocable offer of dedication will be required for the southerly 17 feet of the property for future right-of-way for Nees Avenue. No change
Road Surface		Paved (Nees Avenue) Paved (Preuss Drive)	No change No change
Traffic Trips		<ul style="list-style-type: none"> • Up to 1,100 one-way traffic trips (550 round trips) by visitors each Sunday in three services (7:00 a.m. to 12:30 p.m.) • Up to 200 one-way traffic trips (100 round trips) by 	No change

		Existing Conditions	Proposed Operation
		visitors each Wednesday service (6:30 p.m. to 9:00 p.m.) <ul style="list-style-type: none"> • 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 	
Traffic Impact Study (TIS) Prepared	No	No TIS required for CUP No. 2245, which authorized the existing church, or for CUP 3507, which authorized the expansion of the existing sanctuary building	No TIS required by the Design Division of the Fresno County Department of Public Works and Planning
Road Improvements Required		Nees Avenue (Poor Condition) Preuss Drive (Poor Condition)	None None

Reviewing Agency/Department Comments:

Design Division of the Fresno County Department of Public Works and Planning: The Applicant shall prepare a Traffic Management Plan (TMP) for the construction phase of the project. The TMP shall be reviewed and approved by the Design Division of the Fresno County Department of Public Works and Planning prior to issuance of building permits. This requirement has been included as a Mitigation Measure.

City of Clovis: The subject property may annex into the City of Clovis and therefore be widened according to the City of Clovis standard. The project shall irrevocably offer the southerly 17 feet of the property as future right-of-way for Nees Avenue. This requirement has been included as a Condition of Approval.

Road Maintenance and Operations Division (RMO) of the Fresno County Department of Public Works and Planning: An encroachment permit shall be obtained from RMO if any improvements are constructed on the existing driveway approaches.

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. An on-site turn around shall be required for vehicles leaving the site to enter the Arterial road (Nees Avenue) in a forward motion, and no more than one direct access to the Arterial road shall be allowed.

The aforementioned requirements have been included as Project Notes.

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

Analysis:

The project site fronts Preuss Drive and Nees Avenue with access from Preuss Drive. Preuss Drive at the subject property is asphalt paved (pavement width of 24 feet) and carries an Average Daily Traffic (ADT) of 200. Nees Avenue at the subject property is asphalt paved (pavement width of 23.3 feet) and carries an Average Daily Traffic (ADT) of 6,600. Both roads are in poor condition.

Preuss Drive is designated as a Local road in the General Plan, with an existing right-of-way width of 30 feet east of the centerline (60 feet total) and Nees Avenue is designated as an Arterial in the General Plan, with an existing right-of-way width of 53 feet north of the centerline (106 feet total). Both roads meet the ultimate road right-of-way width as required by the County General Plan. The subject property is located within the City of Clovis Sphere of Influence. Given the property may be annexed into the City at some point and that the City standards call for 70 feet right-of-way north of the centerline, the southerly 17 feet of the property will be required to be irrevocably offered as future right-of-way for Nees Avenue.

According to the Design and Road Maintenance and Operations Divisions of the Fresno County Department of Public Works and Planning, the subject proposal does not generate enough trips to warrant a Traffic Impact Study and will not require road improvements (Preuss Drive or Nees Avenue). The project, however, will require a Traffic Management Plan (TMP) for the construction phase of the project, which has the potential to block the only point of access (Preuss Drive) off Nees Avenue for other residences.

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

Recommended Conditions of Approval:

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

Conclusion:

Finding 2 can be made.

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

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	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

Surrounding Parcels				
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:

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

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

The aforementioned requirements have been included as Mitigation Measures.

Fresno County Department of Public Health, Environmental Health Division (Health Department): If the operation of the facility exceeds the maximum capacity of the sewage disposal system, the septic system shall be evaluated by an appropriately-licensed contractor for adequacy. Disposal fields, trenches, and leaching beds shall not be paved over or covered by concrete or a material that is capable of reducing or inhibiting a possible evaporation of sewer effluent. The project shall conform to the Fresno County Noise Ordinance.

The following pertains to demolition of the existing structure: 1) Should the structure have an active rodent or insect infestation, the infestation should be abated prior to remodel of the structure in order to prevent the spread of vectors to adjacent properties; 2) In the process of demolition of the existing structure, if asbestos-containing construction materials and materials coated with lead-based paints are encountered, the San Joaquin Valley Air Pollution Control District shall be contacted; 3) If the structure was constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure, then, prior to remodel work, the contractor should contact the California Department of Public Health, Childhood Lead Poisoning Prevention Branch, United States Environmental Protection Agency, Region 9 and State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) for current regulations and requirements; and 4) Any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state, and local requirements.

Site Plan Review (SPR) Unit of the Fresno County Department of Public Works and Planning: A four-foot path of travel for disabled persons shall be constructed and striped in accordance with state standards. Per Section 855 E 3a of the Fresno County Zoning Ordinance, the required front yard shall be landscaped with appropriate materials and be maintained. A 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 the Governor's Drought Executive Order of 2015. The Landscape and Irrigation plans shall be

submitted to the SPR Unit for review and approval prior to the issuance of Building Permits. Any proposed driveway should be a minimum of 24 feet and a maximum of 35 feet in width as approved by the Road Maintenance and Operations Division. If only the driveway is to be paved, the first 100 feet off of the edge of the ultimate right-of-way shall be concrete or asphalt. All proposed signs shall be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance.

Development Engineering Section of the Fresno County Department of Public Works and Planning: Any additional run-off generated by the proposed development of the site must be retained or disposed of per County standards. An Engineered Grading and Drainage Plan shall be required to show how additional storm water run-off generated by the proposed development will be handled without adversely impacting adjacent properties. A Grading Permit or Voucher shall be required for any grading that has been done without a permit and any grading proposed with this application. More than one acre of land disturbed by the project shall require preparation and submittal of an SWPPP (Storm Water Pollution Prevention Plan) and NOI (Notice of Intent) prior to issuance of a grading permit.

Fresno Irrigation District (FID): 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 near the canal crossing shall be approved by FID.

Fresno Metropolitan Flood Control District: No encroachments, including, but not limited to, foundations, roof overhangs, swimming pools and trees, shall be permitted into an existing 20-foot-wide storm drain easement that runs parallel to the easterly property line of the subject property. All drainage shall be directed easterly to the existing private on-site inlet located in the northeast corner of the property. No on-site storm water retention basin is required, provided the run-off can be safely conveyed to the Master Plan inlet(s). FMFCD shall review the drainage and grading plan prior to its approval by the County, and the project shall pay the service charge related to the Notice of Requirement (NOR) and Grading Plan review.

San Joaquin Valley Air Pollution Control District: The project may be subject to the 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.

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.

Building and Safety Section of the Fresno County Department of Public Works and Planning: Plans, permits and inspections shall be required for all on-site improvements. Prior to permits being issued, a site assessment shall be required for the relocation of the septic system.

The aforementioned requirements have been included as Project Notes.

Water and Natural Resources Division of the Fresno County Department of Public Works and Planning; U.S. Department of Fish and Wildlife; California Department of Fish and Wildlife;

Regional Water Quality Control Board, Central Valley Region; and State Water Resources Control Board, Division of Drinking Water: No concerns with the proposal.

Analysis:

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

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

An Initial Study prepared for the project has identified potential impacts to aesthetics, geology and soils, hydrology and water quality, and transportation. In regard to aesthetics impact, all outdoor lighting will be hooded and directed downward to avoid glare on adjoining properties. In regard to geology and soils, the Applicant will enter into an agreement with the City of Clovis to connect to the City sewer system upon the property being annexed to the City and the availability of a sewer main at the property frontage. In regard to hydrology and water quality, the Applicant will enter into an agreement with the City of Clovis to connect to the City water system upon the property being annexed to the City and the availability of a water main at the property frontage. In regard to transportation, a Traffic Management Plan (TMP) will be required for the construction phase of the project and prior to the issuance of building permits. These requirements have been included as Mitigation Measures (Exhibit 1).

Potential impacts related to air quality, hazards and hazardous materials, noise, and public services are considered less than significant. The project will comply with the applicable Air District Rules; follow proper procedures for the abatement of infestation for active rodents or insects prior to the demolition of existing structures; handle asbestos-containing construction materials and hazardous wastes in accordance with applicable state laws; comply with the current Fire Code and Building Code; and annex the property to Community Facilities District No. 2010-01 of the Fresno County Fire Protection District. These requirements, included as Project Notes, and those noted above as Mitigation Measures, will be addressed through the Site Plan Review recommended as a Condition of Approval.

The project site is not within any area designated as moderately or highly sensitive to archeological finds. Pursuant to AB (Assembly Bill) 52, County staff routed the project to the Santa Rosa Rancheria Tachi Yokut Tribe, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, and Table Mountain Rancheria offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, which resulted in no further action on the part of the County.

Based on the above information and with adherence to the Mitigation Measures, recommended Conditions of Approval, and Project Notes identified in the Initial Study (IS) prepared for this project and discussed in this Staff Report, staff believes the proposal will not have an adverse effect upon surrounding properties.

Recommended Conditions of Approval:

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

Conclusion:

Finding 3 can be made.

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

Relevant Policies:	Consistency/Considerations:
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.	The project site, located within a County island in the City of Clovis, is not in a water-short area. Two on-site water wells provide water to the current church facility and have been tested and approved for water quality by the State Water Resources Control Board, Division of Drinking Water. The Water and Natural Resources Division of the Fresno County Department of Public Works and Planning identified no concerns related to water availability or sustainability for the project. Continued use of the wells will not affect other groundwater users in the area. An agreement between the Applicant and the City would require that the property shall connect to the City of Clovis water system upon its annexation to the City and availability of a water main at the property frontage. The project is consistent with this policy.
General Plan Policy FP-D.6: 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.	Individual sewage disposal systems currently serve the church facility. No City of Clovis sewer line exists nearby for the property to connect to the City of Clovis sanitary sewer system at this time. An agreement between the Applicant and the City would require that the property shall connect to the City of Clovis sewer system upon annexation to the City and availability of a sewer main at the property frontage. The proposal is consistent with this policy.
General Plan Policy LU-G.1: The County acknowledges that the cities have primary responsibility for planning within their LAFCo (Local Agency Formation Commission)-adopted spheres of influence and are responsible for urban development and the provision of urban services within their spheres of influence.	The subject property is located within the Sphere of Influence (SOI) of the City of Clovis. The City reviewed the proposal and concurred with the proposed development within its SOI. The project will receive City services (sewer and water) upon their availability and annexation to the City.

Reviewing Agency/Department Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: The subject property is designated Rural Residential in the County-adopted Clovis Community Plan. Policy PF-C.17 requires a sustainable water supply for the project. Policy PF-D.6 requires individual on-site sewage disposal systems be allowed on parcels that have the area, soils, and other characteristics that permit installation of such disposal facilities without threatening surface or groundwater quality. Policy LU-G.1 acknowledges that the cities have primary responsibility for planning within their LAFCo-adopted spheres of influence and the provision of urban services within their spheres of influence. The project site is not subject to an Agricultural Land Conservation Contract.

Analysis:

The project site is located in the City of Clovis Sphere of Influence, designated for Rural Residential in the County-adopted Clovis Community Plan, and zoned for RR (Rural Residential, two-acre minimum parcel size) in the County Zoning Ordinance. Churches are a compatible use on residentially-zoned properties, subject to the approval of a discretionary land use application (CUP No. 3625).

As discussed above, the project is consistent with General Plan Policies PF-C.17, PF-D.6 and LU-G.1. Concerning consistency with Policy PF-C.17, the project is not located in a water-short area where the groundwater usage by the project may compromise other water users in the area. The project will likely continue utilizing on-site wells until such time that the property annexes to the City and connects to the City water system. Concerning consistency with Policy PF-D.6, the existing sewage disposal system can accommodate the proposed development without potentially affecting groundwater quality. The project will likely continue utilizing the individual sewage disposal system until such time that the property annexes to the City and connects to the City sanitary system. Concerning consistency with Policy LU-G.1, the property will receive City of Clovis sewer and water services upon their availability and annexation to the City.

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

Recommended Conditions of Approval:

See Mitigation Measures and recommended Conditions of Approval attached as Exhibit 1.

CONCLUSION:

Staff believes the required Findings for granting the Classified Conditional Use Permit can be made, based on the factors cited in the analysis and the recommended Conditions of Approval and Project Notes regarding mandatory requirements. Staff therefore recommends adoption of the Mitigated Negative Declaration prepared for the project and approval of Classified Conditional Use Permit No. 3625, subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7555; and
- Move to determine the required Findings can be made and move to approve Classified Conditional Use Permit No. 3625, subject to the 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 No. 3625; 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.

EA:ksn

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Mitigation Monitoring and Reporting Program
Initial Study Application No. 7555
Classified Conditional Use Permit Application No. 3625
(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 as to not shine toward adjacent properties and public streets.	Applicant	Applicant/Fresno County Department of Public Works and Planning (PW&P)	As long as the project lasts
2.	Geology and Soils	To mitigate the potential for groundwater contamination from the existing septic system, prior to issuance of building permits, the Applicant shall enter into an agreement with the City of Clovis to connect to the City sewer system upon annexation of the property to the City and availability of a sewer main at the property frontage, abandon the existing septic system per Code requirements, and pay sewer service connection fees to the City.	Applicant	Applicant/PW&P/ City of Fresno	As noted
3.	Geology and Soils	To mitigate groundwater overdraft, prior to issuance of building permits, the Applicant shall enter into an agreement with the City of Clovis to connect to the City water system upon annexation of the property to the City and availability of a water main at the property frontage, abandon the existing well per Code requirements, and pay water service connection fees to the City.	Applicant	Applicant/PW&P/ City of Fresno	As noted
4.	Transportation	The Applicant shall prepare a Traffic Management Plan (TMP) for the construction phase of the project. The TMP shall be reviewed and approved by the Design Division of the Fresno County Department of Public Works and Planning prior to issuance of building permits.	Applicant		
Conditions of Approval					
1.	Development of the property shall be in accordance with the approved Site Plan, Floor Plans, Elevations and Operational Statement.				
2.	All Conditions of Approval of Conditional Use Permit Nos. 2245 and 3507 shall remain in full force and effect except where superseded by this application.				

EXHIBIT 1

3.	Prior to occupancy, a Site Plan Review shall be submitted to and approved by the Department of Public Works and Planning in accordance with Section 874 of the Fresno County Zoning Ordinance. Conditions of the Site Plan Review may include design of parking and circulation areas, access, on-site grading and drainage, fire protection, landscaping, signage and lighting.
4.	<p>Per the City of Clovis, a 70-foot right-of-way north of the centerline is required for Nees Avenue. The owner of the subject property shall record a document irrevocably offering the southerly 17 feet of the subject property to the County of Fresno as future right-of-way for Nees Avenue.</p> <p>Note: A preliminary title report or lot book guarantee is required before the irrevocable offer of dedication can be processed. The owner is advised that where deeds of trust or any other type of monetary liens exist on the property, the cost of obtaining a partial re-conveyance, or any other document required to clear title to the property, shall be borne by the owner or developer.</p>
5.	A dust palliative shall be required on all unpaved parking and circulation areas.

*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.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	This permit will become void unless there has been substantial development within two years of the effective date of this approval, or there has been a cessation of the use for a period in excess of two years.
2.	Plans, permits and inspections are required for all on-site improvements. Prior to permits being issued, a site assessment shall be required for the relocation of the septic system. 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.	<p>To address site development impacts resulting from the project, the Site Plan Review Unit of the Fresno County Department of Public Works and Planning requires the following:</p> <ul style="list-style-type: none"> • A four-foot path of travel for disabled persons shall be constructed and striped in accordance with state standards. • Per Section 855 E 3a of the Fresno County Zoning Ordinance, the required front yard shall be landscaped with appropriate materials and shall be maintained. • A 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 the Governors' Drought Executive Order of 2015. The Landscape and Irrigation plans shall be submitted to the Department of Public Works and Planning, Site Plan Review (SPR) Unit for review and approval prior to the issuance of Building Permits. • Any proposed driveway should be a minimum of 24 feet and a maximum of 35 feet in width as approved by the Road Maintenance and Operations Division. If only the driveway is to be paved, the first 100 feet off of the edge of the ultimate right-of-way shall be concrete or asphalt. • All proposed signs shall be submitted to the Department of Public Works and Planning permits counter to verify compliance with the Zoning Ordinance. <p>Note: These requirements will be addressed through Site Plan Review.</p>

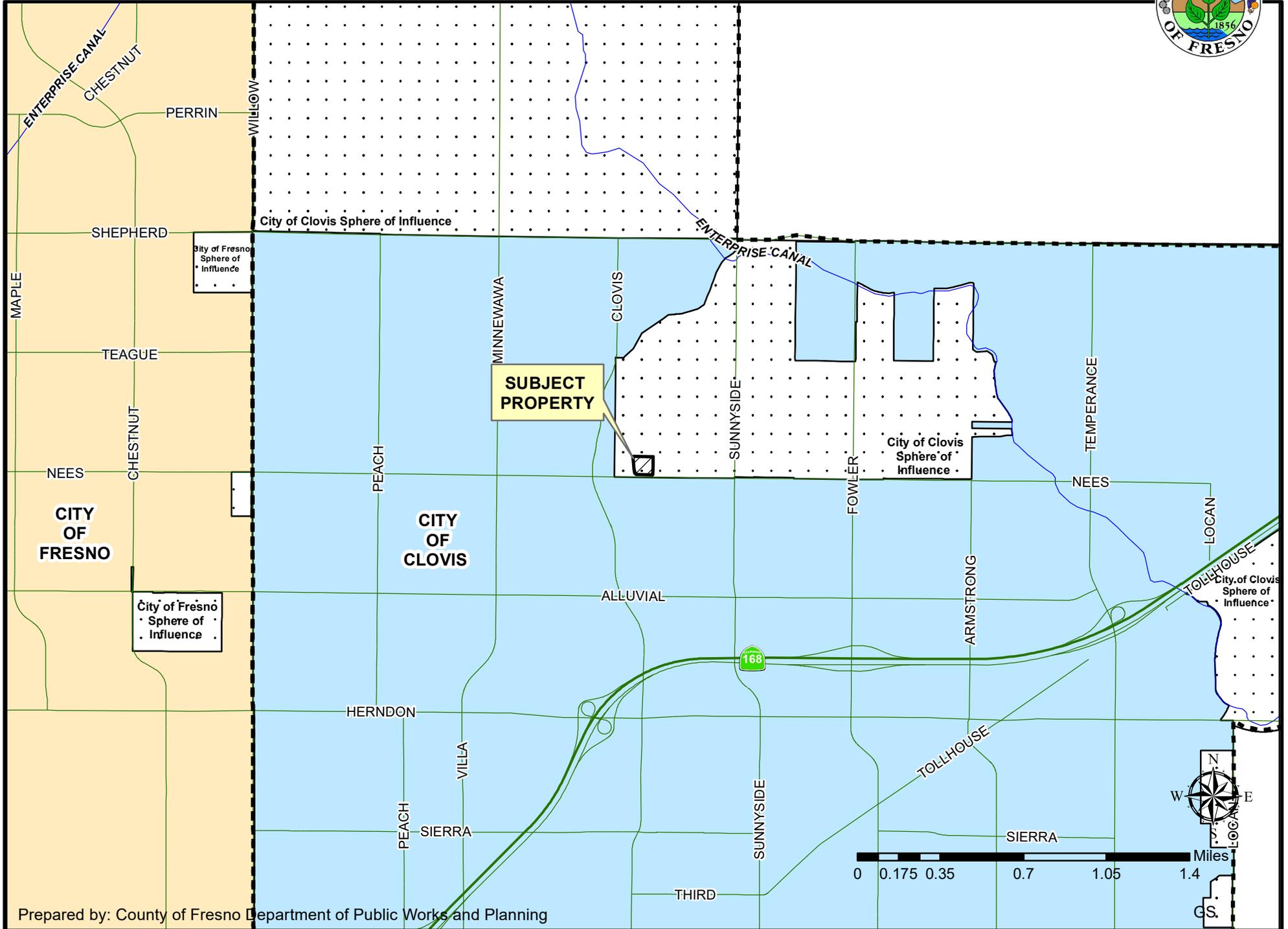
Notes

4.	<p>To address development impacts resulting from the project, the Fresno Metropolitan Flood Control District requires the following:</p> <ul style="list-style-type: none">• No encroachments, including, but not limited to, foundations, roof overhangs, swimming pools and trees, shall be permitted into an existing 20-foot-wide storm drain easement that runs parallel to the easterly property line of the subject property.• All drainage shall be directed easterly to the existing private on-site inlet located in the northeast corner of the property.• No on-site storm water retention basin shall be required, provided the run-off can be safely conveyed to the Master Plan inlet(s).• FMFCD shall review the drainage and grading plan prior to its approval by the County, and the project shall pay the service charge related to the Notice of Requirement (NOR) and Grading Plan review.
5.	<p>To address air quality impacts resulting from the project, the following San Joaquin Valley Air Pollution Control District rules may apply:</p> <ul style="list-style-type: none">• Regulation VIII (Fugitive Dust Rules)• 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
6.	<p>An encroachment permit shall be obtained from the Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning if any improvements are constructed on the existing driveway approaches.</p>
7.	<p>The Fresno Irrigation District's (FID) Little Teague Canal No. 415 runs southerly along the west side of Preuss Drive and crosses Nees Avenue approximately 75 feet west of the subject property, and FID's Big Dry Creek No. 150 runs southerly and crosses Nees Avenue approximately 800 feet west of the subject property. FID shall review plans for any street and/or utility improvements along Nees Avenue or near the canal crossing.</p>
8.	<p>To address site development impacts resulting from the project, the Development Engineering Section of the Fresno County Department of Public Works and Planning requires the following:</p> <ul style="list-style-type: none">• Any additional run-off generated by the proposed development of the site cannot be drained across property lines and must be retained or disposed of per County Standards.• An Engineered Grading and Drainage Plan shall be required to show how additional storm water run-off generated by the proposed development will be handled without adversely impacting adjacent properties.• A Grading Permit or Voucher shall be required for any grading that has been done without a permit and any grading proposed with this application.• More than one acre of land disturbed by the project would require preparation and submittal of an SWPPP (Storm Water Pollution Prevention Plan) and NOI (Notice of Intent) prior to issuance of a grading permit.• 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.• An on-site turn around shall be required for vehicles leaving the site to enter the Arterial Road (Nees Avenue) in a forward motion, and no more than one direct access to the Arterial road shall be allowed.

Notes

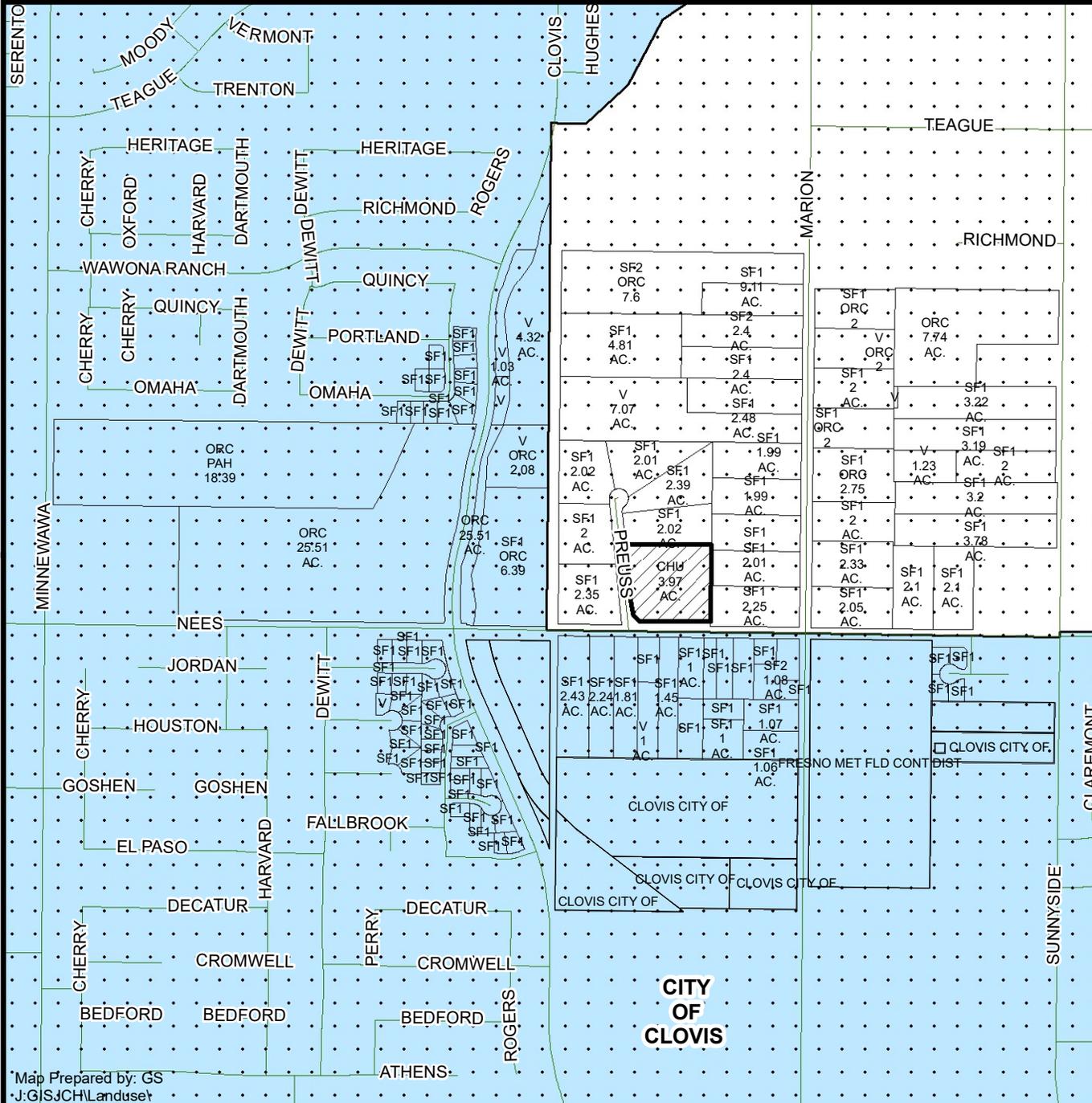
9.	<p>The project shall comply with California Code of Regulations Title 24 - Fire Code. Prior to receiving Fresno County Fire Protection District (FCFPD) conditions of approval for the subject application, plans must be submitted to the County of Fresno Department of Public Works and Planning for review. It is the Applicant's responsibility to deliver a minimum of three sets of plans to FCFPD. In addition, the property shall annex to Community Facilities District (CFD) No. 2010-01 of FCFPD.</p>
10.	<p>To address health impacts resulting from the project, the Fresno County Department of Public Health, Environmental Health Division requires the following:</p> <ul style="list-style-type: none">• The proposed expansion of the existing facility may prompt an increase in church attendees. If the operation of the facility exceeds the maximum capacity of the sewage disposal system, the septic system shall be evaluated by an appropriately-licensed contractor for adequacy. The certification shall be completed by a company holding the minimum of a C42 California State Contractors License with experience in septic systems.• The Uniform Plumbing Code does not allow an impervious surface over the area of the drain field for an individual sewage disposal system. Disposal fields, trenches, and leaching beds shall not be paved over or covered by concrete or a material that is capable of reducing or inhibiting a possible evaporation of sewer effluent.• Churches currently do not meet the definition of a retail food facility in the California Retail Food Code (CalCode), Section 113789(c)(3), provided that the church gives or sells food to its members and guests, and not to the general public, at an event that occurs not more than three (3) days in any ninety-day period. However, based on the Applicant's Operational Statement (Item #2), the church averages about 20 weddings a year and funeral services. Prior to issuance of building permits, the Applicant will be required to submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval.• The Applicant may be required to apply for and obtain a permit to operate a food facility from the Fresno County Department of Public Health, Environmental Health Division.• The project has the potential to expose nearby residences to elevated noise levels and shall conform to the Fresno County Noise Ordinance. <p>To address health impacts resulting from the demolition of the existing structure on the property, the Fresno County Department of Public Health, Environmental Health Division requires the following:</p> <ul style="list-style-type: none">• Should the structure have an active rodent or insect infestation, the infestation should be abated prior to remodel of the structure in order to prevent the spread of vectors to adjacent properties.• In the process of demolition of the existing structure, if asbestos-containing construction materials or materials coated with lead-based paints are encountered, the San Joaquin Valley Air Pollution Control District shall be contacted.• If the structure was constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure, then, prior to remodel work, the contractor should contact the California Department of Public Health, Childhood Lead Poisoning Prevention Branch, United States Environmental Protection Agency, Region 9 and State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) for current regulations and requirements.• Any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state, and local requirements.

LOCATION MAP



Prepared by: County of Fresno Department of Public Works and Planning

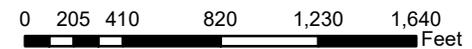
EXISTING LAND USE MAP



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

Legend

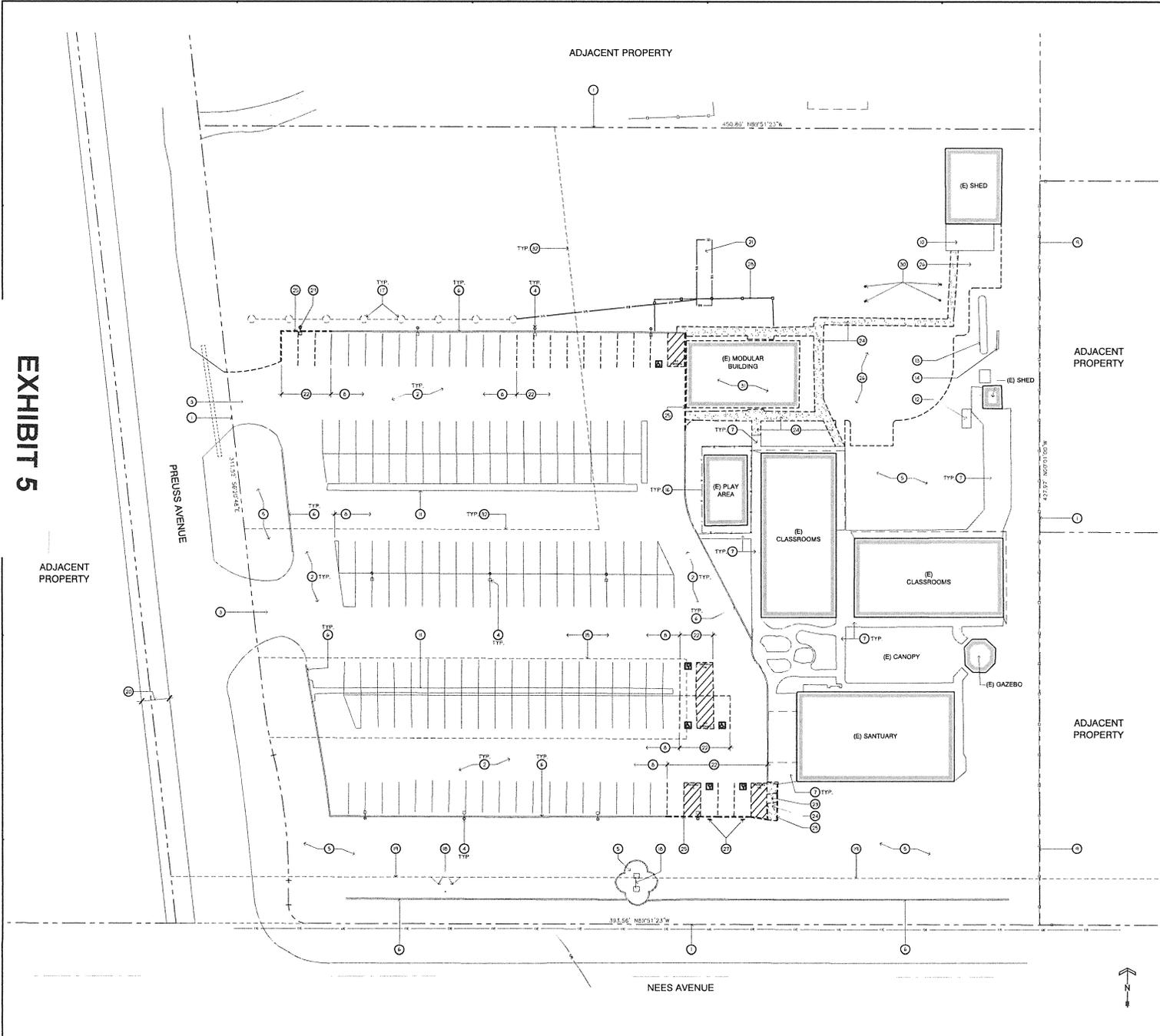
-  City of Clovis Sphere of Influence
-  Subject Property



Department of Public Works and Planning
Development Services Division

Map Prepared by: GS
J:G/SJCH/Landuset

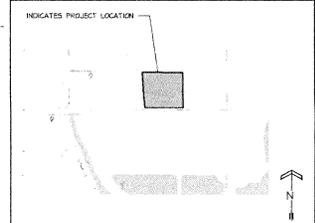
EXHIBIT 5



KEYED NOTES

- ① LOCATION OF EXISTING PROPERTY LINE.
- ② LOCATION OF EXISTING PARKING AC PAVING TO REMAIN.
- ③ LOCATION OF EXISTING DRIVE APPROACH TO REMAIN.
- ④ LOCATION OF EXISTING PARKING LOT POLE LIGHT TO REMAIN.
- ⑤ LOCATION OF EXISTING LANDSCAPING AND/OR PLANTER TO REMAIN.
- ⑥ LOCATION OF EXISTING 6\"/>

VICINITY MAP



**CENTERLINE
DESIGN, LLC**
PLANNING-DESIGN-CONSULTING
1508 TOLHOUSE ROAD, SUITE C
CLOVIS, CALIFORNIA 95311
559.299.3000 (OFFICE)
559.299.2817 (FAX)

PROJECT
PROPOSED DEVELOPMENT FOR:
NEW HOPE COMMUNITY CHURCH
4620 NEES AVENUE,
CLOVIS, CA 95311

STATUS

Current Release Date	04-06-18
Planning Submittal	04-06-18
Plan Check Submittal	07-17-18

REVISIONS

△	
△	
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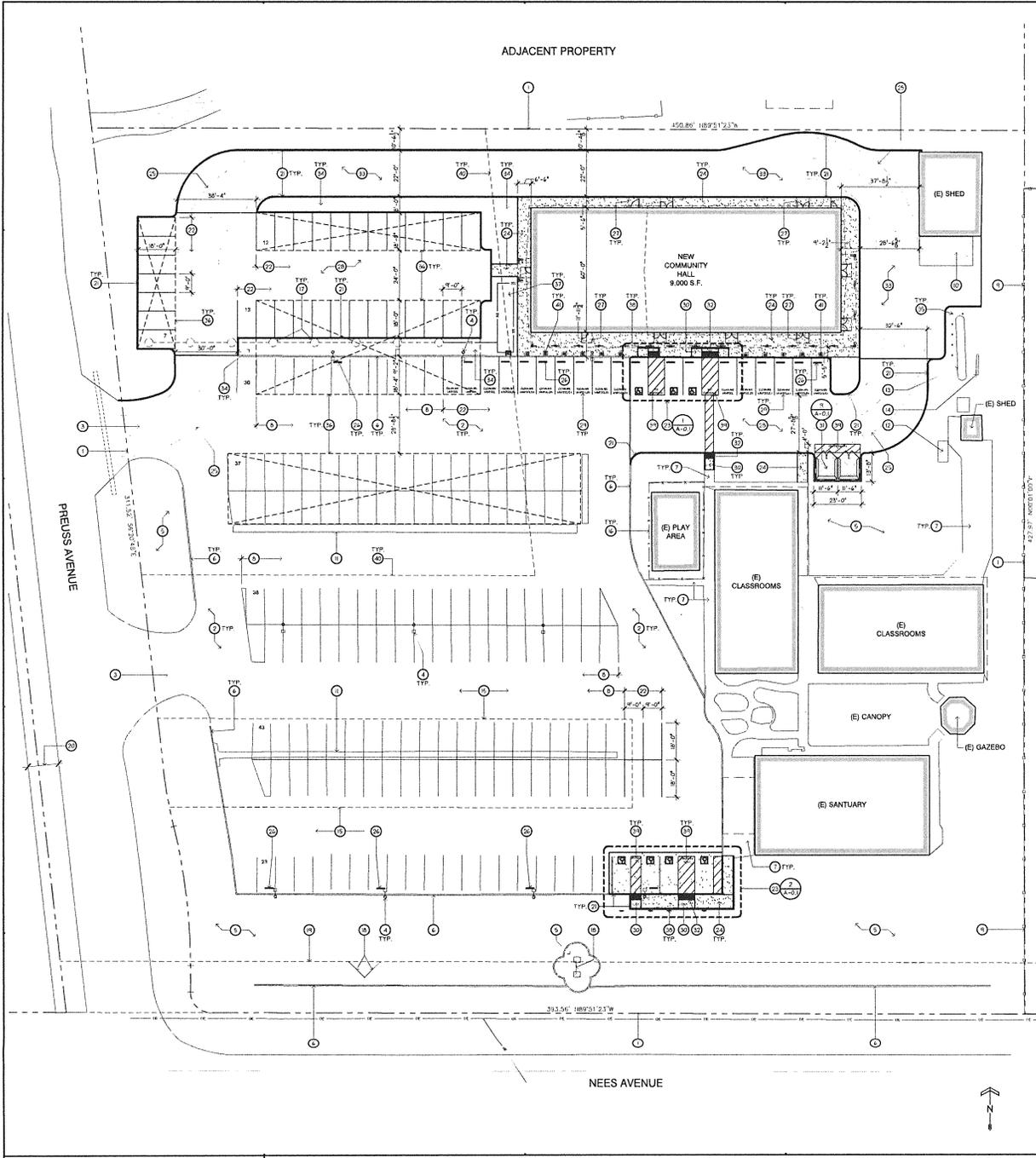
IDENTIFICATION

Scale	1" = 30'-0"
Project Coordinator	DRISMAN FORK
Project No.	17-05
Sheet	D-0.0

REFERENCE/DEMOLITION SITE PLAN

ALL IDEAS, DESIGN, AND PLANS ARE OWNED BY AND ARE PROPERTY OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS. THESE IDEAS, DESIGN, AND PLANS ARE NOT BECOME PROPERTY OF PROFESSIONAL SERVICE AND ARE PROVIDED BY CENTERLINE DESIGN, LLC AND/OR CONSULTANTS TO THE CLIENT FOR THE PROJECT AND FOR THE PROJECT ONLY. CENTERLINE DESIGN, LLC AND/OR CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY REVISIONS OR CHANGES TO THE PLANS OR FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR PROPERTY. THE WRITTEN CONSENT OF CENTERLINE DESIGN, LLC AND/OR CONSULTANTS IS REQUIRED FOR ANY REVISIONS OR CHANGES TO THE PLANS OR FOR ANY DAMAGE TO THE CLIENT'S PROPERTY OR PERSONS OR PROPERTY.

EXHIBIT 5



PROJECT DATA	
SITE DATA:	4620 NEES AVENUE CLOVIS, CALIFORNIA 95318 182.46 S.F. (4.14 ACRES) RR (RURAL RESIDENTIAL) SPECIFIC PLAN LAND USE DESIGNATION: XXX
BUILDING DATA:	NSH GROSS BUILDING AREA: 19,000 SQ. FT. CONSTRUCTION TYPE: TYPE V-B (SPRINKLERED) THICKNESS GROSS BUILDING AREA: EXISTING SANITARY AREA (A-3): 14,000 SQ. FT. EXISTING CLASSROOM AREA (E): 13,360 SQ. FT. EXISTING CLASSROOM AREA (E): 13,475 SQ. FT. NEW COFFERTY HALL AREA (A-3): 9,000 SQ. FT. NEW OFFICE AREA (E): 13,714 SQ. FT. TOTAL GROSS BUILDING AREA: 59,549 SQ. FT.
REQUIRED PARKING DATA:	ASSISTANT BASED ON ZONING ORDINANCE SECTION 955-1.2, PARAGRAPH B, THERE SHALL BE AT LEAST ONE (1) PARKING SPACE FOR EVERY FORTY (40) SQ. FT. OF AREA WITHIN THE REAR ADJUTORY OR REETING HALL CLASSROOM/USE. BASED ON ZONING ORDINANCE SECTION 955-1.2, PARAGRAPH B, STATEMENT, THERE SHALL BE ONE (1) PARKING SPACE FOR EACH MEMBER OF THE FACULTY AND EACH EMPLOYEE.
REQUIRED PARKING DATA:	ASSISTANT - SANITARY HALL COFFERTY HALL (1.0 STALL PER 40 SQ. FT. OF FLOOR AREA) 232 STALLS CLASSROOM - OFFICE AND CLASSROOMS (1.0 STALL FOR EACH FACULTY MEMBER/EMPLOYEE) 12 STALLS TOTAL REQUIRED PARKING STALLS: 244 STALLS
PARKING PROVIDED:	EXISTING STANDARD PARKING STALLS: 63 STALLS NSH STANDARD PARKING STALLS: 27 STALLS NEW "CLEAN AND VANDAL-RESISTANT" VEHICLE PARKING: 7 STALLS TOTAL PARKING SUBTOTAL: 209 STALLS
REQUIRED PARKING DATA:	ASSISTANT - SANITARY HALL (1.0 STALL PER 40 SQ. FT. OF FLOOR AREA) (1.0 STALL PER 40 SQ. FT. OF FLOOR AREA) 198 STALLS CLASSROOM - OFFICE AND CLASSROOMS (1.0 STALL FOR EACH FACULTY MEMBER/EMPLOYEE) 12 STALLS TOTAL REQUIRED PARKING STALLS: 210 STALLS TOTAL PROVIDED PARKING STALLS: 209 STALLS

- ### KEYED NOTES
- LOCATION OF EXISTING PROPERTY LINE.
 - LOCATION OF EXISTING PARKING AC PAVING TO REMAIN.
 - LOCATION OF EXISTING DRIVE APPROACH TO REMAIN.
 - LOCATION OF EXISTING PARKING LOT POLE LIGHT TO REMAIN.
 - LOCATION OF EXISTING LANDSCAPING AND/OR PLANTER TO REMAIN.
 - LOCATION OF EXISTING 4" CURB TO REMAIN.
 - LOCATION OF EXISTING CONCRETE FLATWORK TO REMAIN.
 - LOCATION OF EXISTING PARKING STRIPING TO REMAIN.
 - LOCATION OF EXISTING WOOD POST FENCE TO REMAIN.
 - LOCATION OF EXISTING CONCRETE APRON TO REMAIN.
 - LOCATION OF EXISTING VALLEY GUTTER TO REMAIN.
 - LOCATION OF EXISTING WELL TO REMAIN.
 - LOCATION OF EXISTING WATER STORAGE TO REMAIN.
 - LOCATION OF EXISTING PROPANE TANK TO REMAIN.
 - LOCATION OF EXISTING 4" PUBLIC FLOOD EASEMENT TO REMAIN.
 - LOCATION OF EXISTING WOOD FENCE/RAIL TO REMAIN.
 - LOCATION OF EXISTING SEPTIC TANK SEEPAGE PITS TO REMAIN.
 - LOCATION OF EXISTING SIGNAGE TO REMAIN.
 - LOCATION OF EXISTING 2" F.U.D. EASEMENT TO REMAIN.
 - LOCATION OF NEW 12" HIGH CONCRETE CURB - NEW CURB SHALL MATCH ADJ. EXISTING CONCRETE CURB COLOR, TEXTURE, AND TYPING PATTERN.
 - LOCATION OF NEW 4" WIDE STRIPING PAINTED TRAFFIC WHITE.
 - DASHED LINES INDICATE LOCATION OF NEW ACCESSIBLE PARKING, UNLOADED ZONES, AND CURB CUT RAMP - REFER TO ENLARGED PLAN FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
 - LOCATION OF NEW CONCRETE FLATWORK (2" THICKNESS) WITH 2" FINISH (CONCRETE) - REFER TO DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
 - 4" AT FIN. TURNING RADII FOR FIRE TRUCKS WITHIN THE PARKING LOT AND DRIVE AREAS.
 - LOCATION OF NEW CONCRETE WHEEL STOP.
 - DASHED LINES INDICATES 5'-0" x 5'-0" (5'-0" x 4'-0" AT DOUBLE DOORS), FINISH LEVEL LANDING AT EXTERIOR DOOR LOCATIONS - LEVEL LANDING SHALL HAVE A 2% TRAMPUP SLOPE IN ANY DIRECTION AND SHALL SLOPE AWAY FROM THE BUILDING.
 - LOCATION OF NEW AC PAVING - REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
 - NEW 12" HIGH LETTERS PAINTED TRAFFIC WHITE STATING "CLEAN AIR/VANDAL-RESISTANT" AS SHOWN - THE FOLLOWING CHARACTERS SHALL BE PAINTED IN SUCH A MANNER THAT THE LOWER EDGE OF THE LAST MORE ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE - THESE DESIGNATED PARKING STALLS ARE FOR ANY COMBINATION OF LOW-DISPLACEMENT, FUEL-EFFICIENT AND CARPOOL/VAN POOL VEHICLES PER THE 20% CAL GREEN SECTION 5.6(b)(3).
 - LOCATION OF NEW CURB CUT RAMP FOR ACCESSIBLE PATH - SEE DETAILS FOR ADDITIONAL INFORMATION.
 - LOCATION OF NEW 120-GALLON TRASH ENCLOSURE - SEE DETAILS.
 - LOCATION OF NEW FRAGMENTED DOORS OVER NEW CONCRETE - 4" FROM FACE OF FLOOR LINE BY 36" DEEP BY FULL WIDTH OF ZERO CURB - YELLOW AND APPROPRIATE POSITION OF FEDERAL STANDARD CURB OR PROVIDE THE PER VISUAL CONTRAST WITH ADJACENT WALKING SURFACES - REFER TO DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
 - LOCATION OF NEW COMPACTED DECOMPOSED GRANITE PAVING - REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
 - LOCATION OF NEW LANDSCAPING AND IRRIGATION - SEE LANDSCAPING AND CIVIL PLANS.
 - LOCATION OF NEW CONCRETE BOLLARD.
 - DASHED LINES INDICATES LOCATION OF FUTURE SOLAR STRUCTURE.
 - LOCATION OF NEW SEPTIC TANK AND LEACH LINES.
 - LOCATION OF NEW STALL ACCESSIBILITY POLE SIGNAGE.
 - LOCATION OF NEW 12" HIGH LETTERS PAINTED TRAFFIC WHITE STATING "NO PARKING" AS SHOWN.
 - LOCATION OF EXISTING DRAINAGE EASEMENT TO REMAIN.
 - LOCATION OF (12) TWELVE NEW ELECTRICAL CONDUIT STUD-OUTS FOR FUTURE CAR CHARGING STATIONS - PER THE 20% CAL GREEN SECTION 5.6(c)(3).

- ### GENERAL NOTES
- LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY - A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROVIDED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
 - ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) AND A WARNING THAT VEHICLES IN VIOLATION OF ACCESSIBILITY (ISA) AND A WARNING THAT VEHICLES IN VIOLATION OF ACCESSIBILITY (ISA) SHALL BE TOWED AWAY - THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE PROTECTED CONSPICUOUSLY ON 36" X 48" FOOT POLES.
 - ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMP OR IN STRATEGIC AREAS WHERE THE DISABLED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMP.
 - SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
 - IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PRELIMINARY GRADING, EXCAVATING, OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
 - IF THERE ARE SUSPECTED NEPAZAN REMAINS, THE FRIEND COUNTY CORNER SHALL BE IMMEDIATELY CONTACTED - IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (NAC) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY COMMISSION (CAIC) AND ANIMAL WELFARE AND ANTI-CRUELTY CENTER (AWACC) SHALL BE IMMEDIATELY CONTACTED TO OBTAIN A PRELIMINARY LIST OF RECOGNIZED ARCHAEOLOGISTS - AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RESURFACED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
 - IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A PRELIMINARY LIST OF RECOGNIZED PALEONTOLOGISTS - AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
 - OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED - ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPER AND RESOURCE MANAGEMENT DEPARTMENT.



CENTERLINE DESIGN, LLC
PLANNING-DESIGN-CONSULTING
1550 FOLLIOTT ROAD SUITE C
CLOVIS, CALIFORNIA 95318
(530) 281-0711
1550 281 ST (P&K)

PROJECT

**PROPOSED DEVELOPMENT FOR:
NEW HOPE COMMUNITY CHURCH
4620 NEES AVENUE,
CLOVIS, CA 95311**

STATUS	
Current Release Date	01-26-16
Planning Submittal	01-26-16
Plan Check Submittal	01-26-16

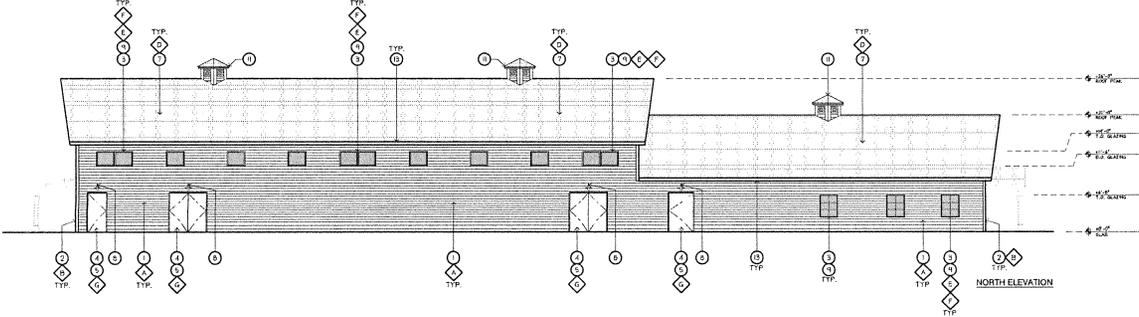
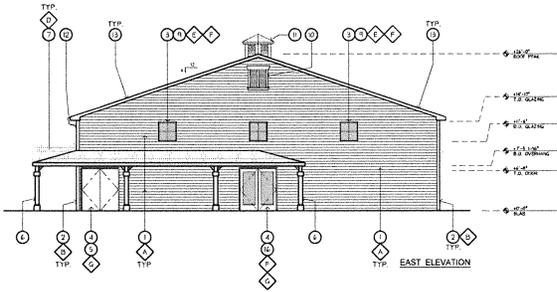
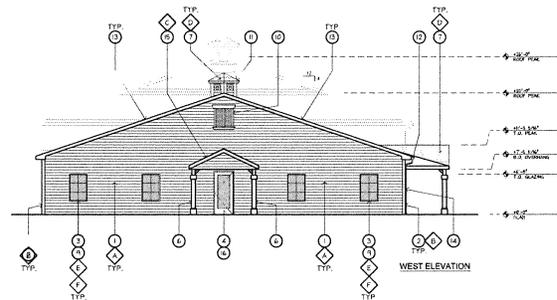
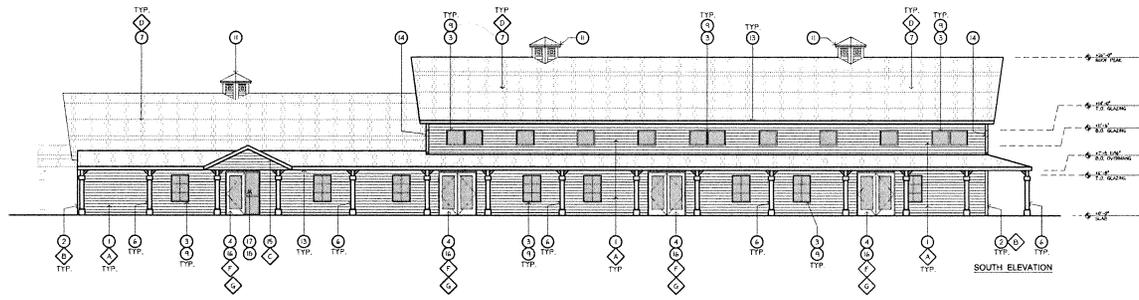
REVISIONS

▲	▲	▲	▲
▲	▲	▲	▲
▲	▲	▲	▲

IDENTIFICATION	
Scale	1" = 20'-0"
Project Coordinator	BRYAN FOX
Project No.	17-155
Sheet	A-0.0

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PROPOSED SITE PLAN



KEYED NOTES

- ① LOCATION OF HARBORPARK SIDING OVER WATER RESISTIVE BARRIER OVER EXTERIOR GRADE SASHING - REFER TO COLOR/MATERIAL LEGEND FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.
- ② LOCATION OF HARBORPARK OVER WATER RESISTIVE BARRIER OVER EXTERIOR GRADE SASHING - REFER TO COLOR/MATERIAL LEGEND FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.
- ③ LOCATION OF EXTERIOR WINDOW AND WINDOW TRIM - REFER TO WINDOW SCHEDULE FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.
- ④ LOCATION OF EXTERIOR DOORS - REFER TO DOOR SCHEDULE FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.
- ⑤ LOCATION OF HOLDUP METAL DOOR AND FRAME - PAINT (2) COAT ENAMEL TO MATCH ADJACENT WALL COLOR - REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- ⑥ LOCATION OF NEW WOOD SUPPORT POST.
- ⑦ LOCATION OF ASPHALT GFFP SHINGLES OF UNDERLAYMENT OF ROOF SHG. - REFER TO ROOF PLANS AND TO STRUCT. PLANS FOR ADD. INFO.
- ⑧ LOCATION OF EXTERIOR SURFACE HALL MOUNTED LIGHT FIXTURE - REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ⑨ LOCATION OF DUAL FRAME GLAZING SYSTEM - REFER TO COLOR/MATERIAL LEGEND FOR ADDITIONAL INFORMATION - SUBSEQUENT DOOR AND WINDOW ASSEMBLIES SHALL MEET 24 ENERGY CALCULATION REQUIREMENTS.
- ⑩ LOCATION OF GABLE VENTS - REFER TO ATTIC VENTILATION CALCULATIONS FOR ADDITIONAL INFORMATION.
- ⑪ LOCATION OF CORNICE WITH SIDING AND ROOFING TO MATCH ADJACENT SIDING AND ROOFING WITH GUTTER VENTS ON EACH SIDE OF THE TOWER - REFER DETAILS AND ATTIC VENTILATION CALCULATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ⑫ LOCATION OF ROOF DRAIN AND OVERFLOW DRAIN.
- ⑬ 2x TRUSS OVERHANG - PAINT ALL EXPOSED SIDES.
- ⑭ LOCATION OF PRE-FINISH METAL DOWNSPOUT - CENTER ON CORNER WALL TRIM FINISHED GRADE.
- ⑮ LOCATION OF 2 x 2 BARGE RAFTER - REFER TO COLOR/MATERIAL LEGEND FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.
- ⑯ LOCATION OF STOREFRONT DOORS - REFER TO DOOR SCHEDULE AND DETAILS FOR SPECIFICATIONS AND ADDITIONAL INFORMATION.
- ⑰ LOCATION OF NEW TRAFFIC SIGN WITH THE TENANT ADDRESS IN RAISED NUMBERS AND IN BRASS - PAINT AND FINISH A.F.F. FRAMED FROM THE BASELINE OF THE LOWEST BRASS CELL AND 40" MAXIMUM A.F.F. MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF BRASS CHARACTER - SIGNAGE SHALL MEET THE REQUIREMENTS OF SECTION 16A.2 20M C.B.C. - REFER TO DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- ⑱ LOCATION OF INTERNATIONAL SYMBOL FOR ACCESSIBILITY PER SECTION 16A.5 20M C.B.C. - SEE DETAIL.

COLOR / MATERIAL LEGEND

MATERIAL	FINISH	COLOR
① HARBORPARK SIDING	6" HBBE	T.B.D.
② HARDE TRIM	6" HBBE PAINTED	T.B.D.
③ FASCIA BOARD	12" HBBE PAINTED	T.B.D.
④ ASPHALT COMPOSITE ROOFING SHINGLES	FACTORY FINISH	T.B.D.
⑤ GLAZING SYSTEM	FACTORY FINISH	T.B.D.
⑥ GLAZING	FACTORY FINISH	1" DUAL CLEAR
⑦ DOOR	PAINTED	T.B.D.

NOTES TO GENERAL CONTRACTOR:

GENERAL CONTRACTOR SHALL PROVIDE BRUSH-OUT PAINT COLOR (MATCHING THE EXISTING ADJACENT SITE BUILDING) BY THE DESIGN PARTY FOR REVIEW AND APPROVAL PRIOR TO PAINTING THE PROPOSED BUILDING FINISHES.

ALL NEW GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF DETAIL:



CENTERLINE DESIGN, LLC
PLANNING, DESIGN, CONSULTING

1800 TOLHOUSE ROAD, SUITE C
CLOVIS, CALIFORNIA 95311
505-285-3000 (OFFICE)
505-285-3367 (FAK)

PROJECT
 PROPOSED DEVELOPMENT FOR:
 NEW HOPE COMMUNITY CHURCH
 4620 NEES AVENUE,
 CLOVIS, CA 95611

STATUS

Current Release Date	09-06-16
Planning Submittal	09-06-16
Plan Check Submittal	09-06-16

REVISIONS

IDENTIFICATION

Scale	1/2" = 1'-0"
Project Coordinator	
Project No.	17-155
Sheet	A-3.0

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PROPOSED EXTERIOR ELEVATIONS

A-3.0



CUP3625

RECEIVED
COUNTY OF FRESNO

NOV 15 2018

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

November 09, 2018

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

EXISTING CHURCH / NEW COMMUNITY HALL OPERATIONAL STATEMENT

Subject Project:

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

Subject Property:

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

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

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

1. Nature of Use / Project Description:

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

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

2. Operational Time Limits:

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

3. Number of Visitors:

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

4. Number of Employees:

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

5. Service/Delivery Vehicles:

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

6. Access to the Site:

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

7. Number of Parking Spaces:

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

8. Any goods to be sold on site:

There will not be any goods sold on site.

9. What equipment is used:

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

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

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

11. Does the use cause an unsightly appearance:

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

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

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

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

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

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

There is no proposed signage as part of this project.

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

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

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

See #15 above.

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

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

18. Landscaping or fencing proposed? :

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

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

None at this time.

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

Officers/Board Members – 17 total:

Timothy M Rolen – Senior Pastor

Mark Addis – Associate Pastor

Teddy Miller – Youth Pastor

Lonnie Rolen – Pastor Emeritus

Rich Smith – Counseling Pastor

Gil Hernandez – Missions Pastor

John Longstaff – Chairman of Board

Mark Addis

Brandon Best

Mike Chin

Bill Eccles

Jerry Molinari

Teddy Miller

Phil Panos

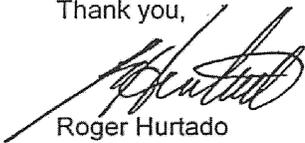
Esau Quintero

Brian Uyemura

Jim Watson

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

Thank you,



Roger Hurtado
Architect
Centerline Design, LLC

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.

Conditions of Approval

CUP No. 3507

- *1. All outdoor lighting shall be hooded and directed downward so as to not shine toward adjacent properties and public streets.
- *2. 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.
3. Development of the property shall be in accordance with the Site Plan, Floor Plan, Building Elevations and Operational Statement approved by the Commission.
4. All Conditions of Conditional Use Permit No. 2245 shall remain in full force and effect except where superseded by this application.
5. 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.



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Roger Hurtado on behalf of New Hope Community Church of Clovis, Inc.

APPLICATION NOS.: Initial Study Application No. 7555 and Classified Conditional Use Permit Application No. 3625

DESCRIPTION: Allow expansion to an existing church to include a 9,000 square-foot community hall with parking and related facilities on a 3.97-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District.

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

I. AESTHETICS

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

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

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

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

* **Mitigation Measure**

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

- A. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or
- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract; or
- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

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

III. AIR QUALITY

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

FINDING: NO IMPACT:

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

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- B. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or
- C. Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or
- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: NO IMPACT:

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

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

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

FINDING: NO IMPACT:

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

V. CULTURAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

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

VI. ENERGY

Would the project:

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 2. Strong seismic ground shaking?
 3. Seismic-related ground failure, including liquefaction?
 4. Landslides?

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse; or
- D. Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

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

* **Mitigation Measure:**

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

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

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

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

FINDING: NO IMPACT:

See discussion above in Section V. CULTURAL RESOURCES

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

FINDING: NO IMPACT:

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

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or
- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; or
- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

- D. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

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

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

* **Mitigation Measure:**

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

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

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

The aforementioned requirements will be included as Project Notes.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

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

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

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

XII. MINERAL RESOURCES

Would the project:

- A. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- B. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local General Plan, Specific Plan or other land use plan?

FINDING: NO IMPACT:

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

XIII. NOISE

Would the project result in:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

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

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

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

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

- 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

2. Police protection?

FINDING: NO IMPACT:

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

3. Schools; or

4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

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

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

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

XVI. TRANSPORTATION

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

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

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

* **Mitigation Measure**

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

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

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

D. Result in inadequate emergency access?

FINDING: NO IMPACT:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

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

FINDING: No IMPACT:

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

- C. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

- D. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals;
or

- E. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

FINDING: NO IMPACT:

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

XX. WILDFIRE

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: NO IMPACT:

The project would not degrade the quality of the environment; reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; or reduce the number or restrict the range of an endangered, rare, or threatened species. No impacts on biological resources or cultural resources were identified in the analysis.

- B. Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

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

FINDING: NO IMPACT:

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

CONCLUSION/SUMMARY

Based upon Initial Study (IS) No. 7555 prepared for Classified Conditional Use Permit Application No. 3625, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to agricultural and forestry resources, biological resources, cultural resources, energy, greenhouse gas emissions, mineral resources, population and housing, recreation, or tribal cultural resources.

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

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

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

EA:ksn
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File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only. CLK-2046.00 E04-73 R00-00	
Agency File No: Initial Study (IS) No. 7555	LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION		County Clerk File No: E-
Responsible Agency (Name): Fresno County	Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner	Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Project Applicant/Sponsor (Name): Roger Hurtado/New Hope Community Church of Clovis, Inc.	Project Title: Classified Conditional Use Permit Application (CUP) No. 3625		
Project Description: Allow expansion to an existing church to include a 9,000 square foot community hall with parking and related facilities on a 3.97-acre parcel in the RR (Rural Residential, two-acre minimum parcel size) Zone District. The project site is located on the northeast corner of N. Preuss Drive and E. Nees Avenue, approximately 60 feet north of the nearest city limits of the City of Clovis (4620 E. Nees Avenue, Clovis) (SUP. DIST. 5) (APN 560-052-15).			
Justification for Negative Declaration: Based upon the Initial Study (IS 7555) prepared for Classified Conditional Use Permit Application No. 3625, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to agricultural and forestry resources, biological resources, cultural resources, energy, greenhouse gas emissions, mineral resources, population and housing, recreation, or tribal cultural resources. Potential impacts related to air quality, hazards and hazardous materials, land use and planning, noise, public services, utilities and service systems and wildfire have been determined to be less than significant. Potential impact related to aesthetics, geology and soils, hydrology and water quality, and transportation have been determined to be less than significant with the identified mitigation measure. The Initial Study and MND is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.			
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – January 11, 2019		Review Date Deadline: Planning Commission - February 14, 2019	
Date: January 8, 2019	Type or Print Signature: Marianne Mollring, Senior Planner	Submitted by (Signature): Ejaz Ahmad	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

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

Planning Commission Staff Report Agenda Item No. 3 February 14, 2019

SUBJECT: Variance Application No. 4060

Allow a ten-foot-high masonry wall along the south property line (maximum of six feet allowed) on a 0.36-acre parcel in the C-1 (Neighborhood Shopping Center) Zone District.

LOCATION: The subject parcel is located at the southeast corner of Shields Avenue and Sierra Vista Avenue, within a County island in the City of Fresno (4706 E. Shields Avenue) (Sup. Dist. 3) (APN 447-061-01).

OWNER: Gurdip Singh and Sharnjit Gill
APPLICANT: Gurdip Singh

STAFF CONTACT: Thomas Kobayashi, Planner
(559) 600-4224

Marianne Mollring, Senior Planner
(559) 600-4569

RECOMMENDATION:

- Deny Variance Application No. 4060; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

EXHIBITS:

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map
4. Existing Land Use Map
5. Site Plans and Detail Drawings
6. Elevations
7. Applicant's Submitted Findings
8. Approved Variances Map

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Service Commercial in the County-adopted McLane Community Plan	No Change
Zoning	C-1	No Change
Parcel Size	0.36 acres	No Change
Project Site	N/A	N/A
Structural Improvements	Six-foot masonry wall along eastern property line	New commercial development (convenience store and future laundromat) and ten-foot masonry wall along southern property line
Nearest Residence	Multi-family residential unit 5 feet to the east Single-family residence 20 feet to the south	No Change
Surrounding Development	Single- and multi-family residences, Middle School, and commercial uses	No Change
Operational Features	N/A	N/A
Employees	N/A	N/A

Criteria	Existing	Proposed
Customers	N/A	N/A
Traffic Trips	Commercial	N/A
Lighting	Commercial	N/A
Hours of Operation	N/A	N/A

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

ENVIRONMENTAL ANALYSIS:

It has been determined pursuant to Section 15305 of the California Environmental Quality Act (CEQA) guidelines that the proposed project will not have a significant effect on the environment and is not subject to CEQA.

PUBLIC NOTICE:

Notices were sent to 77 property owners within 600 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Variance (VA) 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.

BACKGROUND INFORMATION:

The subject 0.36-acre parcel was created on April 12, 1952 as a lot in Tract Map No. 1242. On April 24, 1953, the parcel was zoned C-1 (Neighborhood Shopping Center). The Fresno County-adopted McLane Community Plan was adopted on April 28, 1981 and the subject parcel is designated Service Commercial. Amendment Application No. 1285 was filed to request a zone change from the C-1 Zone District to a C-6 or C-4 Zone District, and was denied by the Fresno County Planning Commission on July 23, 1964. Therefore, the subject parcel has not changed zone districts since its original zone designation of C-1.

According to Fresno County, permit records indicate a service station and warehouse/storage building were located on the property. A demolition permit was issued on October 24, 2018 to demolish the existing service station and warehouse. According to submitted photographs of the project site, demolition of the structures have occurred, but permit records do not indicate that the demolition permit has been finalized. The Applicant took ownership of the subject property on January 31, 2013, and plans to construct a convenience store and future laundromat. The C-1 Zone District allows both a convenience store and laundromat by right according to the Fresno County Zoning Ordinance.

There have been 14 Variance applications within a one-mile radius of the project site. Four of those Variance applications are similar to the subject Variance application request.

Application/Request	Date of Action	Staff Recommendation	Final Action
VA No. 2984 – Allow an eight-foot-high fence on portions of rear and side property lines (six-foot-high maximum allowed) and allow a two-foot side-yard setback for a patio cover (five-foot minimum required) on a 10,608 square-foot parcel of land in the R-1 Zone District.	February 27, 1986	Approve setback requests and deny fencing request.	PC approved setback request and denied fencing request.
VA No. 2844 – Allow a private school in conjunction with an existing church, and allow a four-foot-high chain-link fence (three feet maximum allowed) within the front-yard setback.	June 7, 1984	Approval	PC approved
VA No. 2988 – Allow a 13-foot fuel island setback and three-foot canopy setback (20 feet required) required from Maple Avenue; allow a one-foot setback for a convenience store from the west property line (ten feet required); allow a six-foot solid wood fence on the west and north property lines instead of a solid masonry wall; and waive the required ten feet of landscaping along Maple Avenue and McKinley Avenue.	April 10, 1986	Approval request except for Masonry Wall request	PC Approved except for Masonry Wall request
VA No. 2853 – Allow a four-foot-high wrought-iron fence within the required front-yard setback (three feet allowed)	August 2, 1984	Approval	PC Approved

Although there is a history of variance requests within proximity of the subject parcels, each Variance request must be considered on its own merit, based on unique site conditions and circumstances.

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.*

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	<p>Front: 15 feet when abutting a residential district</p> <p>Side: 10 feet when abutting a residential district</p> <p>Rear: 10 feet when abutting a residential district</p> <p>Rear fence/wall, no setback requirement</p>	<p>Front: 82 feet and 1 inch</p> <p>Side: 10 feet</p> <p>Rear: 10 feet</p> <p>Rear wall will be built on the rear property line.</p>	Y
Parking	Two (2) feet of off-street parking area for each one (1) square-foot of floor area, or fraction thereof	No change	Y
Lot Coverage	Thirty-three (33) percent	No change	Y
Space Between Buildings	No requirement	N/A	Y
Wall Requirements	Solid masonry wall not less than 5 feet nor more than six feet in height shall be erected along the district boundary between the commercial and residential district.	The eastern property line abuts a residential district and will have a six-foot-high masonry wall. Where the southern property line abuts the residential district and alley, a ten (10) foot high masonry wall is proposed as a Variance.	N
Septic Replacement Area	N/A	N/A	Y
Water Well Separation	N/A	N/A	Y

Reviewing Agency/Department Comments Regarding Site Adequacy:

Development Services and Capital Projects Division, Building and Safety Unit of the County of Fresno Department of Public Works and Planning: If construction is allowed, plans, permits and inspections will be required. **This shall be included as a Project Note.**

Development Services and Capital Projects Division, Zoning Unit of the County of Fresno Department of Public Works and Planning: No comment.

Fresno Irrigation District: Fresno Irrigation District (FID) does not own, operate, or maintain any facilities located on the subject property.

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

Analysis:

In support of Finding 1, the Applicant states that the project site is located on the corner of Shields Avenue and Sierra Vista Avenue. According to the Applicant, the area is highly susceptible to crime and has a homeless problem. He states that other areas under the same zone classification may not have these issues. The purpose of the higher wall is to protect against crime and help customers feel comfortable. The Applicant regards trespassing and on-site security as an exceptional and extraordinary circumstance applicable to his property due to the high crime rate and homelessness in the area.

In support of Finding 2, the Applicant explains that the purpose of the higher wall is for the commercial operation to be more secure and less appealing to criminals and homeless people. The Applicant regards the right to secure their property as a property right that other property owners under like conditions possess.

With regard to Finding 1, staff acknowledges that trespassing, property thefts, and vandalism are serious concerns that should be taken into account. However, the statement in support of Finding 1 does not describe any extraordinary physical conditions affecting the property that may be relevant to the subject proposal. Staff notes that the Applicant is able to build a six-foot masonry wall which will act as a buffer between the commercial property and the residential property. Staff does not necessarily agree with the Applicant's finding that the increased height of the masonry wall will increase security of the property and make customers more comfortable. Finding 1 cannot be made.

With regard to Finding 2, the Applicant states that a higher wall will increase the security and be less appealing to homeless people and criminals. As previously noted, the Applicant is already allowed to build up to a six-foot-high masonry wall, and increasing the height does not necessarily increase the security of the property. Staff does not agree with the Applicant's finding that the Variance is necessary to preserve a property right that other property owners have under like conditions and similar zoning classifications due to the fact that other property owners are limited to a six-foot masonry wall as a buffer between residential and commercial properties. Although the Applicant may believe that the Variance will correct a property right that other property owners with similarly-zoned parcels have, staff believes that the current development standards adequately address security issues. Therefore, staff does not believe that Finding 2 can be made.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 1 and 2 cannot be made.

Finding 3: *The granting of such 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	24.78 acres	Elementary School	City of Fresno – PI (Public and Institutional)	N/A
South	0.18 acres	Single-Family Residence	R-1(nb)	Approximately 66 feet
	0.18 acres	Single-Family Residence	R-1(nb)	Approximately 88 feet
East	0.36 acres	Apartment	R-3(nb)	Adjacent to subject property
West	0.30 acres	Commercial	City of Fresno – RM-1 (Residential Multi-Family, Medium-High Density)	N/A

Reviewing Agency/Department Comments:

Transportation Planning Unit of the County of Fresno Department of Public Works and Planning: No comment.

County of Fresno Department of Public Health, Environmental Health Division: No comment.

Fresno Metropolitan Flood Control District: The Fresno Metropolitan Flood Control District has provided comments with regard to the subject application.

- No on-site retention of storm water runoff required provided the developer can verify to the County of Fresno that runoff can be safely conveyed to the Master Plan Inlet(s).
- Drainage from the site shall be directed to Shields Avenue and/or Sierra Vista Avenue and no surface runoff shall be directed toward the alley.
- In an effort to improve storm water runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff, and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

- The District encourages, but does not require, roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.
- Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wastewater can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. **These comments shall be included as Project Notes.**

Kings River Conservation District: No comment.

Road Maintenance and Operations Division of the County of Fresno Department of Public Works and Planning: The block wall should include a 10' x 10' corner cutoff at the alley approach so as to provide line of sight for vehicles exiting the alley way. **This shall be included as a Project Note.**

Any work within the road or alley right-of-way requires an encroachment permit from the Road Maintenance and Operations Division. **This shall be included as a Project Note.**

Development Engineering Section of the County of Fresno Department of Public Works and Planning: Shields Avenue and Sierra Vista Avenue are shared rights-of-way with the City of Fresno and are currently at full build-out.

The redevelopment of this corner, Sierra Shopping Center, is currently underway per Site Plan Review (SPR) No. 7933; an As-Built drawing is required and should reflect the change in wall height. **This shall be included as a Project Note.**

An engineered drawing, calculations and a building permit are required for the wall. **This shall be included as a Project Note.**

Water and Natural Resources Division of the County of Fresno Department of Public Works and Planning: No comment.

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

Analysis:

In support of Finding 3, the Applicant's intent with the Variance is to benefit the property and public who will be visiting the property. The Applicant states that the higher wall will not harm anyone in any way.

In regard to Finding 3, staff notes that in the submitted site plan, the Applicant has provided a 10' x 10' area along the alleyway to provide line of sight for exiting vehicles, addressing safety concerns with the alleyway. The increased height for the masonry wall may have a minor beneficial impact, as it will provide a larger buffer for sound and light between the commercial use and the southerly-adjacent residential properties. However, the increased height for the masonry wall could have a negative impact on aesthetics, due to most of the adjacent properties, including the southerly-adjacent parcels, having six-foot-high fences. Staff believes

that although there is a possibility for minor beneficial impacts, the increased height of the masonry wall would create continuity issues in the surrounding parcels and negatively impact the aesthetics of the area. Therefore, staff believes that Finding 3 cannot be made.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 3 cannot be made.

Finding 4: *The granting of such Variance will not be contrary to the objectives of the General Plan.*

Relevant Policies:	Consistency/Considerations:
LU-G.1: The County acknowledges that the cities have primary responsibility for planning within their LAFCo-adopted spheres of influence and are responsible for urban development and the provision of urban services within their spheres of influence.	The subject parcel is located within the City of Fresno Sphere of Influence and the City was notified and offered the opportunity to comment on the project. No response was received from the City of Fresno.

Reviewing Agency Comments:

Policy Planning Unit of the County of Fresno Department of Public Works and Planning: The subject parcel is designated as Service Commercial in the County-adopted McLane Community Plan.

The McLane Community Plan is consistent with the County General Plan.

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

Analysis:

In support of Finding 4, the Applicant states that the proposed adjustment will not affect the existing use of the site, which has been approved by the County of Fresno.

In regard to Finding 4, there are no policies specific to wall height in the Fresno County General Plan or County-adopted McLane Community Plan. Staff does concur with the Applicant's finding that the project proposal will not affect the existing use of the site. As stated above, the project site is located within the City of Fresno Sphere of Influence and the City was notified of the application and given the opportunity to comment on the proposal. No response was received from the City of Fresno with regard to this application. Based on these factors, staff believes that Finding 4 can be made.

Recommended Conditions of Approval:

None.

Conclusion:

Finding 4 can be made.

PUBLIC COMMENT:

None.

CONCLUSION:

Based on the factors cited in the analysis, staff believes that required Findings 1, 2, and 3 for granting the Variance cannot be made. Staff therefore recommends denial of Variance No. 4060.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Denial Action)

- Move to determine that the required Findings cannot be made and move to deny Variance No. 4060; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Approval Action)

- Move to determine that the required Findings can be made (state basis for making the Findings) and move to approve Variance No. 4060; 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.

TK:ksn
G:\4360Devs&PIn\PROJSEC\PROJDOCS\VA\4000-4099\4060\SR\VA 4060 SR.docx

**Variance Application No. 4060
Conditions of Approval and Project Notes**

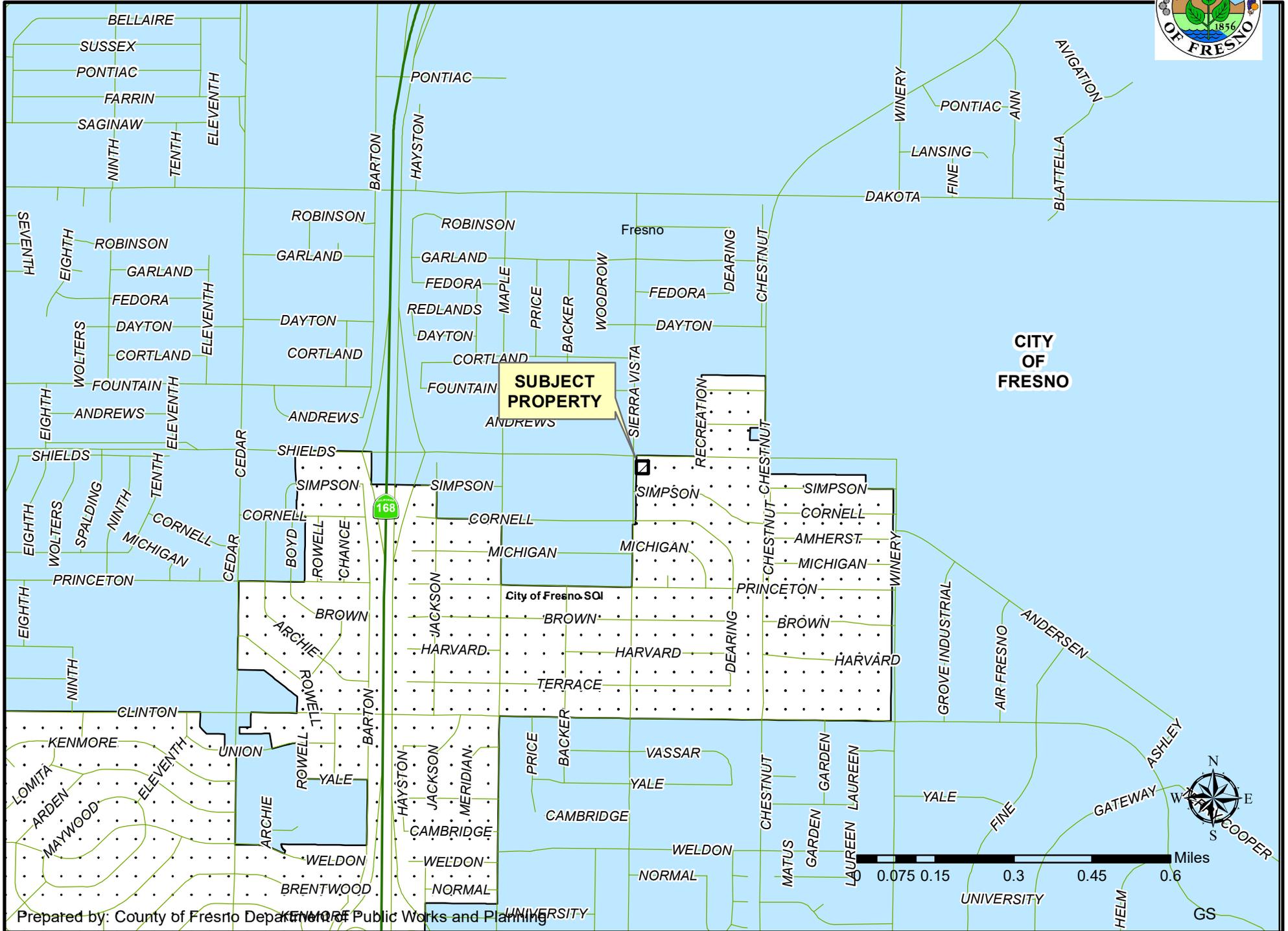
Conditions of Approval	
1.	Development of the property shall be in accordance with the Site Plan approved by the Planning Commission.

Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	If construction is allowed, plans, permits and inspections will be required.
2.	<p>The Fresno Metropolitan Flood Control District (FMFCD) requires:</p> <ul style="list-style-type: none"> No on-site retention of storm water runoff is required provided the developer can verify to the County of Fresno that runoff can be safely conveyed to the Master Plan inlet(s). Drainage from the site shall be directed to Shields Avenue and/or Sierra Vista Avenue. No surface runoff shall be directed toward the alley. In an effort to improve storm water runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system. The District encourages, but does not require, roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff. Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wastewater can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas servicing or fueling vehicles are specifically subject to the requirements.
3.	The block wall should include a 10' x 10' corner cutoff at the alley approach so as to provide line of sight for vehicles exiting the alleyway.
4.	Any work within the road or alley right-of-way requires an encroachment permit from the Road Maintenance and Operations Division.
5.	The redevelopment of this corner, Sierra Shopping Center, is currently underway per Site Plan Review (SPR) No. 7933; an As-Built drawing is required and should reflect the change in wall height.
6.	An engineered drawing, calculations and a building permit are required for the wall.

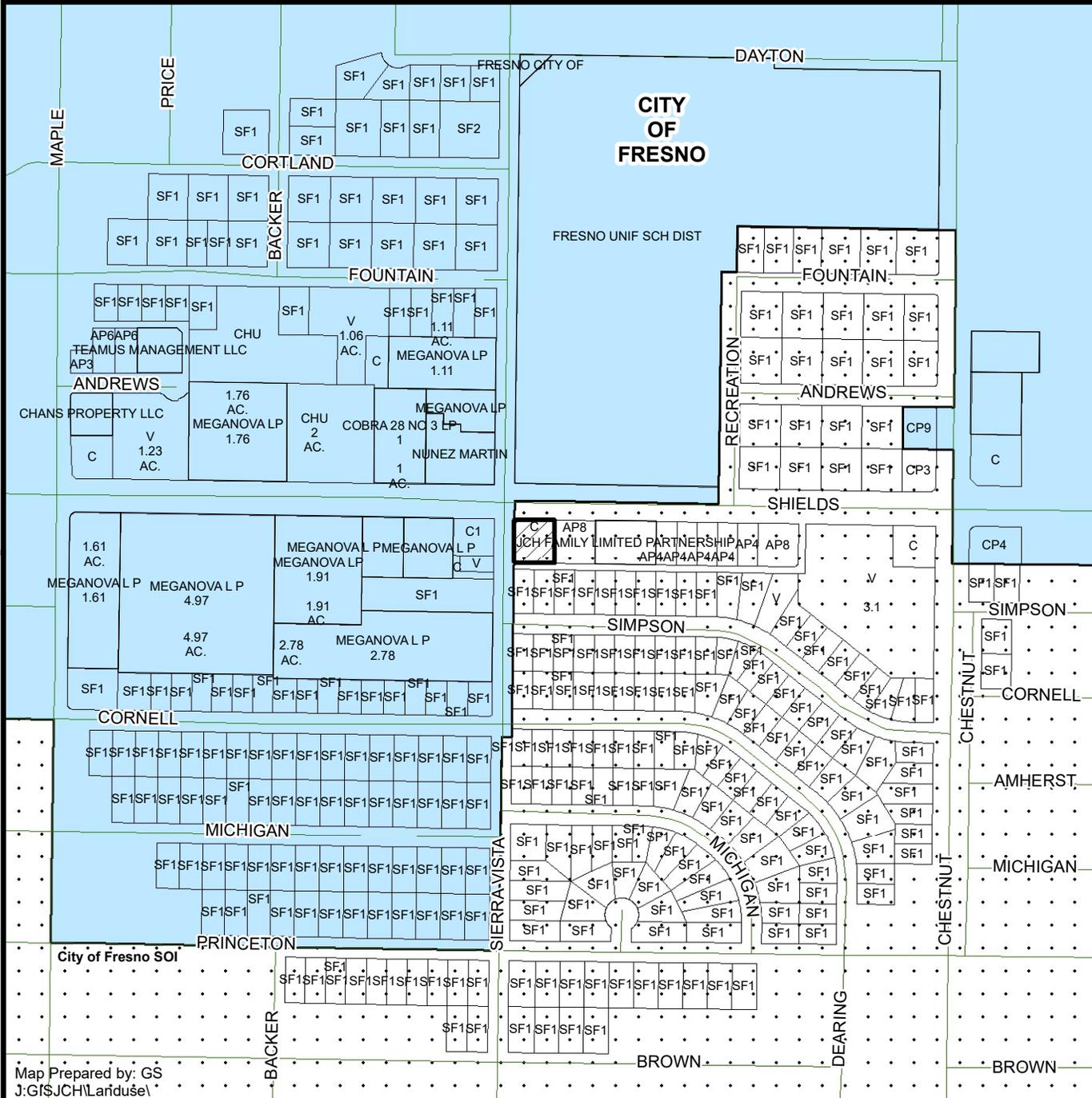
TK:ksn
G:\4360Devs&Pln\PROJSEC\PROJDOCS\VA\4000-4099\4060\SR\VA 4060 Conditions & PN (Ex 1).docx

LOCATION MAP



Prepared by: County of Fresno Department of Public Works and Planning

EXISTING LAND USE MAP



LEGEND	
AP1	- APARTMENT
C	- COMMERCIAL
C#	- COMMERCIAL
CHU	- CHURCH
CP#	- OFFICE COMM./PROF
SF#	- SINGLE FAMILY RESIDENCE
V	- VACANT

LEGEND:

-  Subject Property
-  Ag Contract Land



Department of Public Works and Planning
Development Services Division

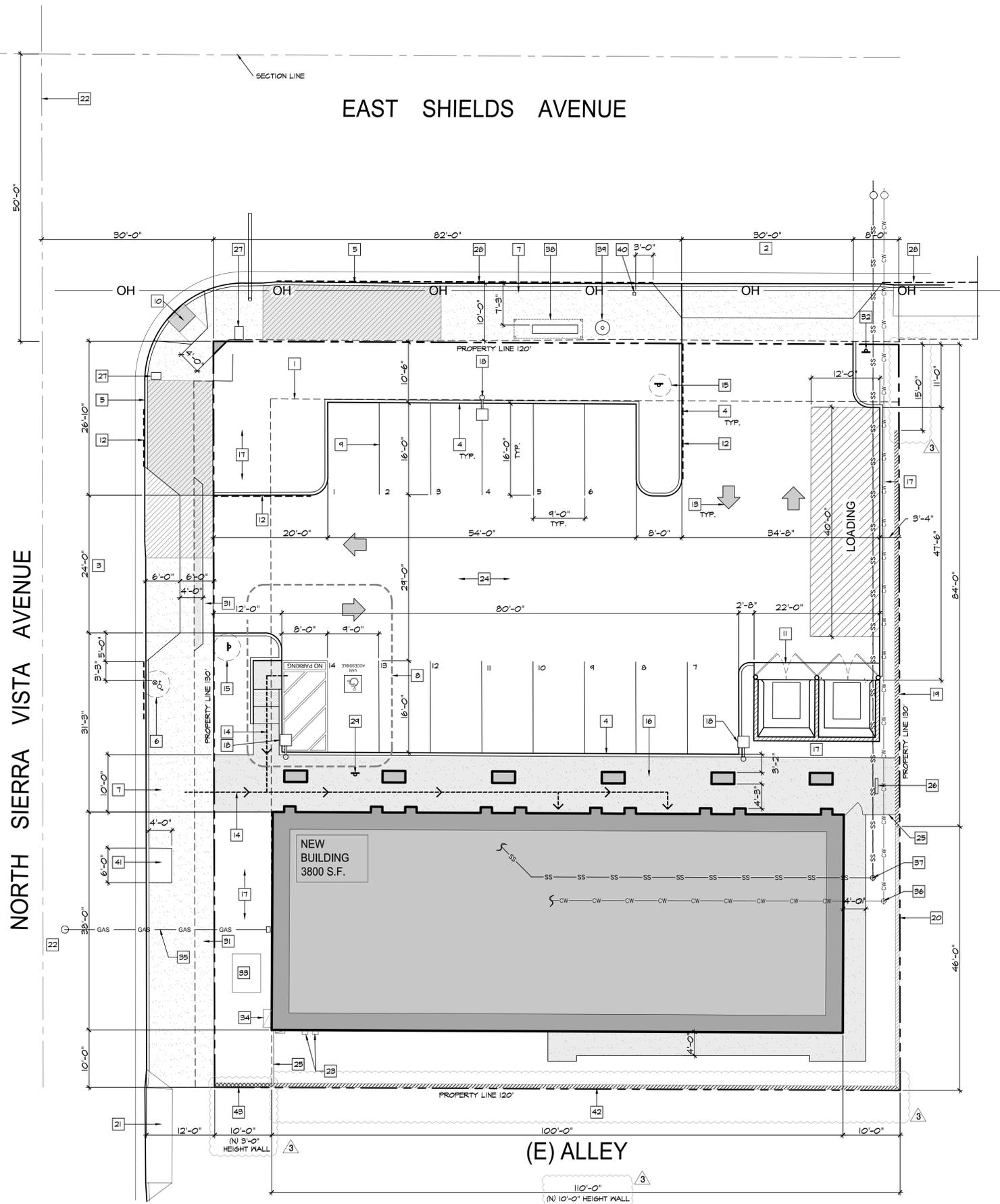
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF CVEAS OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF CVEAS. ANY REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF CVEAS.

GENERAL NOTES

- CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
- PROVIDE A 12" HIGH ADDRESS POSTING (6" IF WITHIN 50 FEET OF THE STREET) WITH SUITE NUMBER 4" HIGH.
- IF THE PLANS DO NOT ACCURATELY REFLECT THE JOB CONDITIONS OR THE CONSTRUCTION IS NOT PER PLANS, NO INSPECTIONS WILL OCCUR UNTIL AN ADDENDUM IS APPROVED BY THE CITY/COUNTY IS OBTAINED.
- ANY CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE CITY/COUNTY FOR REVIEW AND APPROVAL.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND ALL OTHER CONDITIONS AND CORRELATE AT THE JOBSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCING ANY WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES.
- THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK AND/OR POSSIBLE ERRORS OR OMISSIONS SHOWN OR INFERRED ON THE DRAWINGS OR THE PROPER EXECUTION OF THE SAME.
- COMPLIES WITH 2013 CBC, CMC, CPC, CEC, CFC, CA ENERGY, AND CALGREEN BUILDING STANDARD CODES.
- DEFERRED SEPARATE SUBMITTAL PERMIT, REVIEW, AND APPROVAL FOR THE FOLLOWING ITEMS:
 - AUTOMATIC FIRE SPRINKLER MODIFICATIONS.
 - FIRE ALARM SYSTEM MODIFICATIONS.
 - EXTERIOR BUILDING SIGNAGE.
 - SITE SIGNAGE.
- THIS BUILDING WILL NOT CONTAIN HIGH PILED COMBUSTIBLE STORAGE ABOVE 12 FEET IN HEIGHT.
- THE QUANTITIES OF HAZARDOUS MATERIALS SHALL NOT EXCEED THE ALLOWABLE 1000 LBS. FOR FLAMMABLE MATERIALS AND 100 GALLONS OF COMBUSTIBLE LIQUIDS.
- JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOBSITE.
- THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOBSITE DURING ANY INSPECTION ACTIVITY.
- SUBMIT PLANS TO AND OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTEM.
- THIS PERMIT DOES NOT INCLUDE ANY HIGH-PILE STORAGE (PER CFC) OR RACK STORAGE OVER 8 FEET IN HEIGHT. ANY SUCH PROPOSED STORAGE REQUIRES SUBMITTAL OF PLANS AND APPLICATION FOR PERMIT(S) PER 2013 CFC, CHAPTER 23.
- 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-642-2444.
- ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT PRIOR TO OCCUPANCY.
- UNDERGROUND ALL EXISTING OFF SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE MAP AS PER FMC SECTION 12-1011 AND RES. NO. 78-522/88-224.
- DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION SHALL BE PREPARED BY THE OWNER/DEVELOPERS ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.

FIRE PROTECTION NOTES

- IF APPLICABLE, AN ALL WEATHER FIRE APPARATUS ROAD TO A POINT NO FARTHER AWAY THAN 150 FEET FROM THE MOST REMOTE POINT OF THE STRUCTURE.
- THERE WILL BE MARKINGS FOR THE FIRE APPARATUS ACCESS LANES. THE LANES SHALL HAVE A 6 INCH WIDE RED STRIPE WITH 3 INCH TALL WHITE LETTERS STATING, "NO PARKING - FIRE LANE", REPEATED EVERY 25 FEET ON CENTER.
- THERE WILL BE 10 INCH TALL STREET ADDRESS NUMBERS. IF ONE ADDRESS IS UTILIZED FOR THE ENTIRE PROPERTY THEN ALSO ASSIGN 6-8 INCH TALL BUILDING LETTER DESIGNATORS TO EACH BUILDING.
- THERE WILL BE A KNOX BOX ON THE STRUCTURE. THE KNOX BOX SHALL BE MOUNTED APPROXIMATELY 5 FEET ABOVE FINISHED GRADE, NEAR THE MAIN ENTRANCE TO THE BUILDING. OBTAIN AN ORDER FORM FROM FRESNO COUNTY FIRE PROTECTION DISTRICT.
- IF APPLICABLE, THE FIRE SPRINKLER PLANS SHALL BE SEPARATE SUBMITTAL.
- IF APPLICABLE THE FIRE ALARM PLANS SHALL BE A SEPARATE SUBMITTAL.
- IF APPLICABLE THE FIRE UNDERGROUND WATER SUPPLY SYSTEM PLANS SHALL BE A SEPARATE SUBMITTAL.



KEYED NOTES

- 10'-0" LANDSCAPE SETBACK.
- EXISTING DRIVE APPROACH WIDENED PER PLAN TO COMPLY TO CITY OF FRESNO PM STD'S P-2 & P-6.
- NEW DRIVE APPROACH, INSTALL PER COUNTY OF FRESNO STANDARDS AND CITY OF FRESNO PM STD'S P-2 AND P-6.
- LOCATION OF NEW 6" CONCRETE CURB.
- HATCHED AREA INDICATES NEW CONCRETE GUTTER, CURB, AND SIDEWALK TO MEET COUNTY OF FRESNO STANDARDS AND CITY OF FRESNO PM STD P-5 TO REPLACE DEMOLISHED DRIVEWAY.
- EXISTING FIRE HYDRANT.
- EXISTING CONCRETE SIDEWALK.
- NEW 8'-0" (MIN.) WIDE ACCESSIBLE UNLOADING ZONE ADJACENT TO VAN STALL LOCATION. SEE DETAIL 1/A1.2.
- NEW 4" WIDE PAINTED STRIPE (TRAFFIC WHITE) PER COUNTY STD'S AND CITY OF FRESNO PARKING MANUAL STD'S.
- EXISTING CURB-CUT RAMP, IF THE EXISTING CURB RAMP IS NOT TO CURRENT CITY OF FRESNO STANDARDS CONSTRUCT CURB RAMP TO MEET PM STD. P-2B.
- NEW CMJ TRASH/RECYCLING ENCLOSURE TO MEET COUNTY OF FRESNO STANDARDS.
- LOCATION OF FIRE LANES, CURBS ADJACENT TO OPEN DRIVES OVER 20'-0" LONG SHALL BE PAINTED RED W/ "NO PARKING - FIRE LANE" TEXT. TEXT TO BE PAINTED WHITE, 4" HIGH, OCCURRING APPROX. EVERY 50'-0".
- PAINTED DIRECTIONAL ARROW. COLOR TRAFFIC WHITE. REFER TO DETAIL 6/A1.2.
- ACCESSIBLE PATH OF TRAVEL.
- UNAUTHORIZED VEHICLE SIGNAGE AT SITE ENTRY. SEE DETAIL 5/A1.2.
- NEW CONCRETE FLATWORK. PROVIDE CONTROL JOINTS.
- LANDSCAPED AREA. REFER TO LANDSCAPE PLANS.
- PROPOSED SITE LIGHTING.
- NEW 6'-0" HIGH CONCRETE BLOCK WALL.
- EXISTING 6'-0" HIGH CONCRETE BLOCK WALL.
- EXISTING CONCRETE DRIVEWAY.
- CENTERLINE OF STREET.
- PROPOSED LOCATION OF GAS METERS, SEE PLUMBING PLANS.
- NEW A/C PAVING TO MEET CITY OF FRESNO PM STD'S P-21, P-22, AND P-23.
- NEW 6'-0" HIGH CHAIN LINK FENCE. PROVIDE GATE WHERE SHOWN. LOCATION OF NEW 2 STALL BIKE RACK.
- EXISTING TRAFFIC SIGNAL VAULT.
- PROVIDE 10'-0" OF RED CURBING (3 COATS) ON BOTH SIDES OF DRIVEWAY.
- NEW ACCESSIBLE SIGNAGE MOUNTED ON POLE. REFER TO DETAIL 4/A1.2.
- IF NOT EXISTING PROVIDE A MINIMUM 4'-0" WIDE CLEAR PATH OF TRAVEL BEHIND CURB RAMP. IF THE PATH OF TRAVEL ENCRUSCHES INTO THE PARCEL THEN A CORNER CUT DEDICATION WILL BE REQUIRED.
- CONSTRUCT A 12'-0" WIDE CONCRETE SIDEWALK WHERE MISSING TO THE CITY OF FRESNO STD. P-5.
- INSTALL 30" STATE STANDARD "STOP" SIGN AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM LOCATED OF THE SIGN 1'-0" ABOVE THE GROUND. LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. WHERE "RIGHT TURN ONLY" SIGN ALSO IS REQUIRED AT THE SAME LOCATION, INSTALL 30"x36" STATE STANDARD SIGN IMMEDIATELY BELOW THE STOP SIGN ON SAME POST.
- PROPOSED LOCATION OF ELECTRICAL TRANSFORMER. SEE ELECTRICAL PLANS.
- PROPOSED LOCATION OF M.S.B. SEE ELECTRICAL PLANS.
- PROPOSED GAS LINE, CONNECT TO (E) MAIN LINE.
- PROPOSED WATER LINE, CONNECT TO (E) MAIN LINE.
- PROPOSED SEWER LINE, CONNECT TO (E) MAIN LINE.
- (E) BUS BENCH TO BE RELOCATED AND HAVE A NEW SHADE SHELTER PER PLAN.
- (E) BUS TRASH RECEPTACLE TO BE RELOCATED PER PLAN.
- (E) BUS STOP SIGN, RELOCATED FOR CONSTRUCTION OF NEW CONCRETE DRIVE APPROACH.
- PROPOSED TREE WELL PER COUNTY STANDARD AND CITY OF FRESNO PM STD P-8.
- (N) 10'-0" HEIGHT CMJ SCREEN FENCE PER DETAIL 1/55.2.
- (N) 3'-0" HEIGHT CMJ SCREEN FENCE PER COUNTY STANDARD DETAIL.

PARKING DATA

PARKING CALC.
 (3800 S.F. - 400(2) X 2 = 14 STALLS REQ.
 423 S.F. AREA OF PARKING STALL

(N) PARKING PROVIDED	
# OF PARKING STALLS:	13
# OF ADA PARKING STALLS:	1
TOTAL # OF PARKING STALLS:	14

CVEAS
CENTRAL VALLEY
 ENGINEERING & SURVEYING, INC.
 2132 HIGH STREET Selma, CA 93662
 Tel: (559) 891-8811 Fax: (559) 891-8815
 WWW.CVEAS.COM Email: info@cveas.com

PROJECT
SIERRA SHOPPING CENTER
4706 E. SHIELDS AVENUE
FRESNO CA 93726

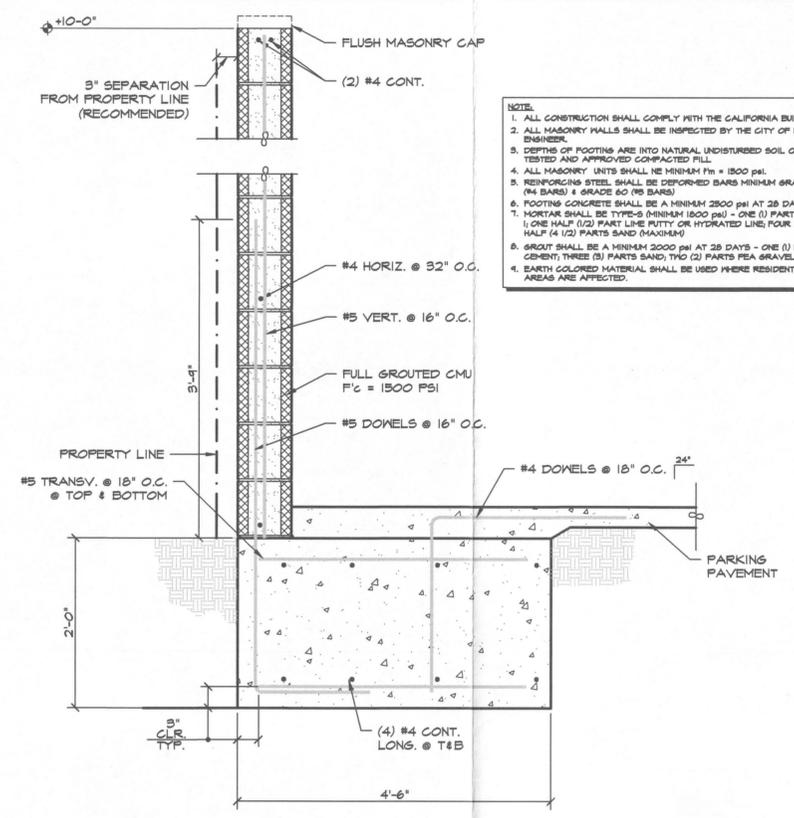


Revisions	Date
1. PER PLAN CHECK	07/05/17
2. PER PLAN CHECK	08/17/17
3. SCREEN WALL ADDENDUM	08/13/18
4. CEILING CHANGE ADDENDUM	11/02/18

SITE PLAN

CVEAS Job #:	15019
Date:	07-24-17
Drawn By:	MSE
Checked By:	RL
Scale:	AS NOTED

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF CVEAS OR CONSULTANTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF CVEAS OR CONSULTANTS. ANY REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF CVEAS.



- NOTE:**
1. ALL CONSTRUCTION SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE
 2. ALL MASONRY WALLS SHALL BE INSPECTED BY THE CITY OF FRESNO ENGINEER.
 3. DEPTHS OF FOOTINGS ARE INTO NATURAL UNDISTURBED SOIL OR TESTED AND APPROVED COMPACTED FILL
 4. ALL MASONRY UNITS SHALL BE MINIMUM Fm = 1500 psi.
 5. REINFORCING STEEL SHALL BE DEFORMED BARS MINIMUM GRADE 40 (#4 BARS) & GRADE 60 (#5 BARS)
 6. FOOTING CONCRETE SHALL BE A MINIMUM 2500 psi AT 28 DAYS
 7. MORTAR SHALL BE TYPE-S (MINIMUM 1500 psi) - ONE (1) PART CEMENT, TYPE 1, ONE HALF (1/2) PART LIME PUTTY OR HYDRATED LIME, FOUR AND ONE HALF (4 1/2) PARTS SAND (MAXIMUM)
 8. GROUT SHALL BE A MINIMUM 3000 psi AT 28 DAYS - ONE (1) PART CEMENT, THREE (3) PARTS SAND, TWO (2) PARTS FEA GRAVEL
 9. EARTH COLORED MATERIAL SHALL BE USED WHERE RESIDENTIAL AREAS ARE AFFECTED.

1 DETAIL
SCALE: 1"=1'-0"

CVEAS
CENTRAL VALLEY
ENGINEERING & SURVEYING, INC.
2132 HIGH STREET Tel: (559) 891-8811
SELMA, CA 93682 Fax: (559) 891-8815
WWW.CVEAS.COM Email: info@cveas.com

PROJECT
SIERRA SHOPPING CENTER
4706 E. SHIELDS AVENUE
FRESNO CA 93726



Revisions:	Date:
△ PER PLAN CHECK	07/05/17
△	
△	
△	
△	

FOUNDATION DETAILS

CVEAS Job #:	15019
Date:	7-24-2017
Drawn By:	AA
Checked By:	RL
Scale:	AS NOTED

RECEIVED
COUNTY OF FRESNO
OCT 03 2018
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES

S5.2

Variance Application No. 39522

Agenda September 6, 2018

Project Description: The proposal is to allow the creation of a wall 10 ft. in height. The approved wall is 6 ft. in height, proposing to add 4 ft.

These are the Variance Findings:

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.

The site is located in the corner of Shields and Sierra Vista Avenues, this area is susceptible to a high crime range and numerous of homeless people wondering around. Some other zones under the same classification might not have these issues. The purpose of the higher wall is to try to fight these issues and help my customers feel comfortable.

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.

The purpose of the higher wall is for my store to be more protected and less appealing to homeless people and robbers.

3. The granting of 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.

The purpose of the variance is to benefit my property as well as the public who will be coming to my store. The higher wall will not harm anyone in anyway.

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

The proposed adjustment is allowable under the current county code (which requires a variance). The proposed adjustment will not affect the existing use of the site, which has been already approved by the County of Fresno.

If you have any questions, please do not hesitate to contact me at (559) 940-5286

Sincerely,

Gurdip Singh, owner

RECEIVED
COUNTY OF FRESNO
OCT 03 2018
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

APPROVED VARIANCES WITHIN A ONE MILE RADIUS

