



County of Fresno

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

January 28, 2020

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

Dear Ms. Brown:

Subject: State Clearinghouse Review of Proposed Mitigated Negative Declaration for
Initial Study Application No. 7345 (Clovis Hills Community Church)

Enclosed Please find the following documents:

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

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

Sincerely,

Ejaz Ahmad, Planner
Development Services and Capital Projects Division

EA

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Enclosures

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: Initial Study No. 7345 (Clovis Hills Community Church)

Lead Agency: County of Fresno Contact Person: Ejaz Ahmad
Mailing Address: 2220 Tulare Street, Sixth Floor Phone: (559) 600-4204
City: Fresno Zip: 93721 County: Fresno

Project Location: County: Fresno City/Nearest Community: Fresno
Cross Streets: Northeast corner of N. Willow and E. International Avenues Zip Code:
Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 40.44
Assessor's Parcel No.: 580-050-03S Section: 18 Twp.: 12S Range: 21E Base: Mt. Diablo
Within 2 Miles: State Hwy #: - Waterways: -
Airports: - Railways: - Schools: -

Document Type:

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

Local Action Type:

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

Development Type:

- Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres 40.44 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW
 Educational: _____ Waste Treatment: Type _____ MGD
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Church/AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District/Agriculture

Project Description: (please use a separate page if necessary)

Allow the establishment of a pre-school on the site of an existing church facility on a 40.44-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northeast corner of N. Willow and E. International Avenues adjacent to the city limits of the City of Fresno (10590 N. Willow Avenue, Clovis) (SUP. DIST. 5) (APN 580-050-03S).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # <u>6</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>US Fish & Wildlife</u> |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date January 31, 2020 Ending Date March 2, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Clovis Hills Community Church</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>10590 N. Willow Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Clovis, CA 93619</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>(559) 299-2600</u>
Phone: <u>(550)600-4204</u>	

Signature of Lead Agency Representative:  Date: 01-28-2020

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

REVIEWING AGENCIES CHECKLIST

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

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

Business, Transportation & Housing

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

Health & Welfare

- Health Services, Fresno County

State & Consumer Services

- General Services
- OLA (Schools)

Environmental Protection Agency

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

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- California Highway Patrol
- U.S. Fish & Wildlife Service
- S. J. Valley Air Pollution Control District
- Department of Education

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

Starting Date: January 31, 2020

Ending Date: March 2, 2020

Signature _____



Date _____

01-28-2020

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

Applicant: Clovis Hills Community Church
 Address: 10590 N. Willow Avenue
 City/State/Zip Fresno, CA 93619
 Phone: (559) 297-2600

For SCH Use Only:

Date Received at SCH: _____
 Date Review Starts: _____
 Date to Agencies: _____
 Date to SCH: _____
 Clearance Date: _____

Notes:



E202010000031

County of Fresno

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

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

FILED

JAN 28 2020

TIME
12:30pm

By [Signature]
FRESNO COUNTY CLERK
DEPUTY

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7345 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7345 and DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4511 filed by **CLOVIS HILLS COMMUNITY CHURCH**, proposing to allow the establishment of a pre-school on the site of an existing church facility on a 40.44-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northeast corner of N. Willow and E. International Avenues adjacent to the city limits of the City of Fresno (10590 N. Willow Avenue, Clovis) (SUP. DIST. 5) (APN 580-050-03S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7345 and take action on Director Review and Approval Application No. 4511 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 7345 and the draft Mitigated Negative Declaration and request written comments thereon.

Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from January 31, 2020 through March 2, 2020.

Email written comments to eahmad@fresnocountyca.gov, or mail comments to:

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

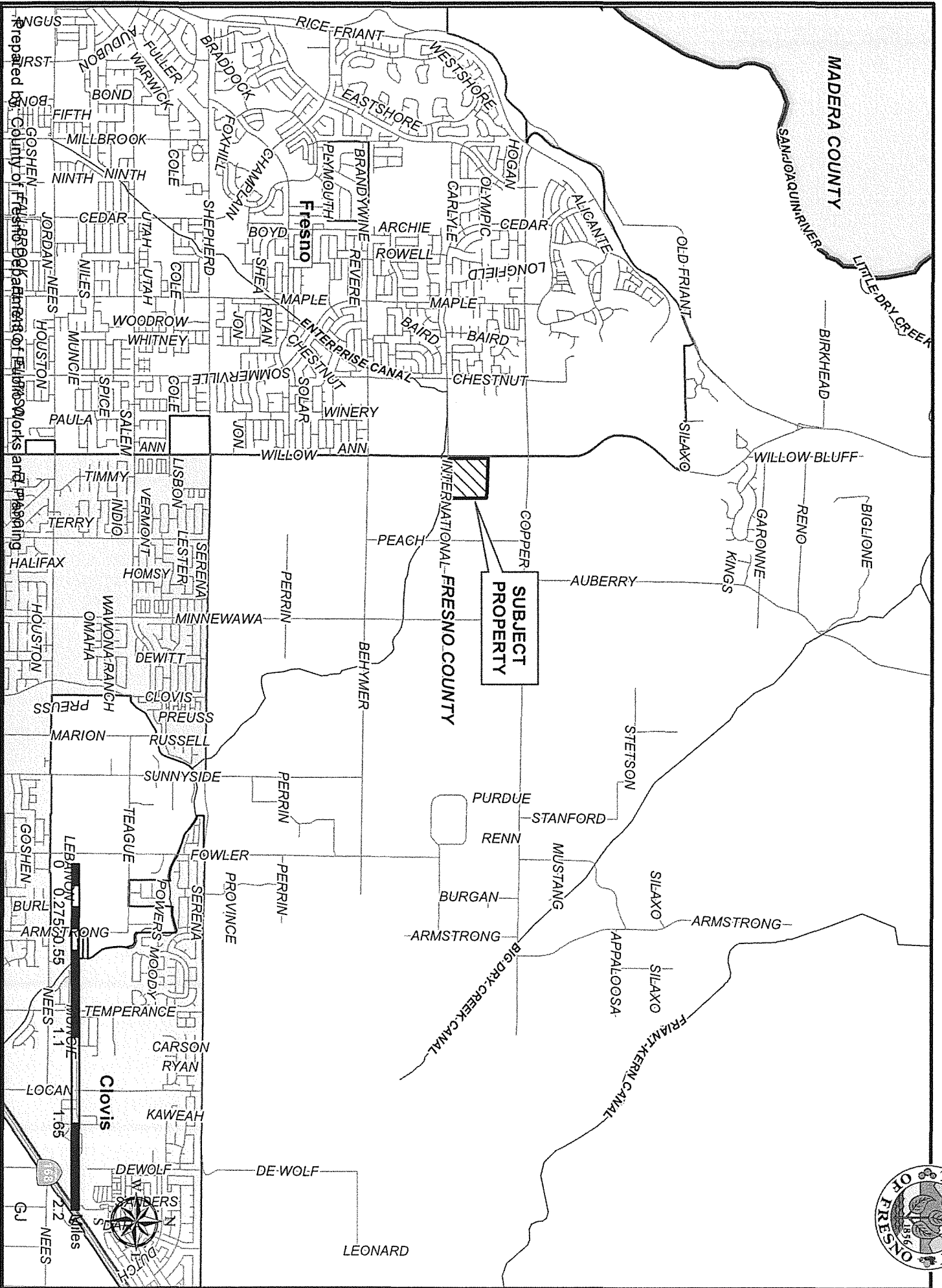
IS Application No. 7345 and the draft Mitigated Negative Declaration may be viewed at the above address Monday through Thursday, 9:00 a.m. to 5:00 p.m., and Friday, 8:30 a.m. to 12:30 p.m. (except holidays). An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

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

Published: January 31, 2020

E202010000031

LOCATION MAP



Prepared by
 County of Fresno
 Planning and
 Mapping



County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

- 1. Project title:**
Initial Study Application No. 7345 and Director Review and Approval Application No. 4511
- 2. Lead agency name and address:**
Fresno County Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2104
- 3. Contact person and phone number:**
Ejaz Ahmad, Planner, (559) 600-4204
- 4. Project location:**
The project site is located on the northeast corner of N. Willow and E. International Avenues adjacent to the city limits of the City of Fresno (10590 N. Willow Avenue, Clovis) (SUP. DIST.: 5) (APN 580-050-03S).
- 5. Project sponsor's name and address:**
Clovis Hills Community Church
10590 N. Willow Avenue
Clovis, CA 93619
- 6. General Plan designation:**
Agriculture
- 7. Zoning:**
AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)
- 8. Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**
Allow the establishment of a pre-school on the site of an existing church facility on a 40.44-acre parcel in the AE-20 (Exclusive Agricultural; 20-acre minimum parcel size) Zone District.
- 9. Surrounding land uses and setting: Briefly describe the project's surroundings:**
The surrounding land uses include agricultural fields to the north and east, single-family residence to the south and a high school to the west of the project site. The City of Fresno residential developments are adjacent to and to the west and the City of Clovis Residential development is 1.5 miles to the south of the project site.
- 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**
None
- 11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

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

Pursuant to Assembly Bill (AB) 52, project information was routed to the 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 except Dumna Wo Wah Tribal Government. The Tribe was contacted by the County staff for a meeting. However, no response from the Tribe resulted in no further action on the part of the County. Although the property is not sensitive to archaeological resources, the Mitigation Measure included in the CULTURAL ANALYSIS section of this report will reduce any potential impacts to tribal cultural resources should resources be discovered on the property.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | |
|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Biological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

On the basis of this initial evaluation:

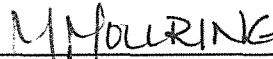
- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation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

PERFORMED BY:



Ejaz Ahmad, Planner

REVIEWED BY:



Marianne Mollring, Senior Planner

Date: 01-27-2020

Date: 1-28-2020

EA:ksn
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**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
(Initial Study Application No. 7345 and
Director Review and Approval Application No. 4511)**

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Explanations and information regarding each question follow the checklist.

- 1 = No Impact
- 2 = Less Than Significant Impact
- 3 = Less Than Significant Impact with Mitigation Incorporated
- 4 = Potentially Significant Impact

I. AESTHETICS

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

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

III. AIR QUALITY

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

- 1 a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on state or federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- 1 d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- 1 e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- 1 f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

V. CULTURAL RESOURCES

Would the project:

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

VI. ENERGY

Would the project:

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

VII. GEOLOGY AND SOILS

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - 2 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
 - 2 ii) Strong seismic ground shaking?
 - 2 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 1 c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?
- 2 d) Be located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- 2 e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?
- 2 f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1 b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

XI. LAND USE AND PLANNING

Would the project:

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

XII. MINERAL RESOURCES

Would the project:

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

XIII. NOISE

Would the project result in:

- 1 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?
- 1 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 1 c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposing people residing or working in the project area to excessive noise levels?

XIV. POPULATION AND HOUSING

Would the project:

- 1 a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and

businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- 1 b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 2 a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- 1 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 2 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 2 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?
- 2 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XV. PUBLIC SERVICES

Would the project:

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

XVI. RECREATION

Would the project:

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

XVII. TRANSPORTATION

Would the project:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 2 a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - 2 i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or
 - 2 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set

XX. WILDFIRE

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

Documents Referenced:

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

Fresno County General Plan, Policy Document and Final EIR
Fresno County Zoning Ordinance
Important Farmland 2010 Map, State Department of Conservation
Traffic Impact Study by DKS Associates, dated Jan. 11, 2018

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Clovis Hills Community Church

APPLICATION NOS.: Initial Study Application No. 7345 and Director Review and Approval Application No. 4511

DESCRIPTION: Allow the establishment of a pre-school on the site of an existing church facility on a 40.44-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the northeast corner of N. Willow and E. International Avenues adjacent to the city limits of the City of Fresno (10590 N. Willow Avenue, Clovis) (SUP. DIST. 5) (APN 580-050-03S).

I. AESTHETICS

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

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

FINDING: NO IMPACT:

The project site, currently developed with a church, is located near the City of Fresno in an area comprised of residential, commercial and institutional uses. Willow and International Avenues that front the property are not identified as scenic drives in the County General Plan and no scenic vistas or scenic resources including trees, rock outcroppings, or historic buildings exist on or near the site. The project will have no impact on scenic resources.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is developed with various buildings/structures and parking for an existing church authorized by Conditional Use Permit No. 2910.

The proposed improvements related to this project include two 960 square-foot portable structures to be used as classrooms for preschool children, a 120 square-foot pre-fab storage shed, and a play yard. The preschool will also operate within two existing 1,046 square-foot classrooms in an existing Educational Building next to the play yard. The existing access to the site off International Avenue will provide for the proposed facility.

The surrounding land uses include agricultural fields to the north and east, single-family residence to the south, and a high school to the west of the project site.

The portable structures will be a maximum of 14 feet in height and will be set back approximately 540 feet from the south property line and 480 feet from the east property line of the project site. Given the height and the distance from the site boundaries, the portables will have a less than significant visual impact on the surrounding area.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

Use of any outdoor lighting for the project has the potential of generating new sources of light and glare in the area. To minimize lighting impact on the surrounding area, the project will adhere to the following Mitigation Measure.

* **Mitigation Measure**

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

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

FINDING: NO IMPACT:

The project site is not farmland. Classified as Urban and Built-Up Land on the 2016 Fresno County Important Farmland Map, the site is not encumbered by a Williamson Act Land Conservation Contract. No individual or cumulative impact on agricultural and forestry resources would occur from this proposal.

C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or

D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The project is not in conflict with agricultural zoning and is an allowed use on land designated for agriculture with discretionary land use approval and adherence to the applicable General Plan Policies. The project site is not forest land or timberland, and is currently developed with a church.

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:

As noted above, the project site is not farmland or forest land. The site is designated Agriculture and the proposed use is an allowed use in the County General Plan.

A Right-to-Farm Notice acknowledging the Fresno County Right-to-Farm Ordinance regarding inconveniences and discomfort associated with normal farm activities that occur surrounding the proposed project was recorded for Conditional Use Permit No. 2910 which authorized the existing church on the property. Filing of a new notice for the subject proposal is not required.

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 project would install portable structures on an existing church site to be used as classrooms for preschool children. The portables are pre-fabricated structures supported by piers. Their installation would result in a very limited short-term construction emission. The Long-Term Operational Emissions associated with the project will also be limited due to infrequent traffic trips to the project site. The impacts would be less than significant impact.

The San Joaquin Valley Air Pollution Control District (Air District) expressed no concerns with the project, resulting in the determination that the project will not be in conflict with the applicable Air Quality Plan or 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 expose sensitive receptors to substantial pollutant concentrations.

- 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 any objectionable odors. The San Joaquin Valley Air Pollution Control District expressed no concerns related to odor.

IV. BIOLOGICAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

The project site is developed with a church and is located near urban development of the City of Fresno. The uses in the immediate vicinity include agricultural fields, residential subdivisions and a high school.

This proposal was referred to the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) for review and comments. No concerns were expressed by either agency. Therefore, no impacts were identified in regard to: 1.) any candidate, sensitive, or special-status species; 2.) any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS; 3.) federally-protected wetlands as defined by Section 404 of the Clean Water Act; or 4.) the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impediment of native wildlife nursery sites.

- 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 any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan.

V. CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project site is not in an area determined to be highly or moderately sensitive to archeological resources. The Native Americans Heritage Commission (NAHC) conducted a Sacred Lands Search for the project site and reported negative results in its search for any sacred sites.

The Southern San Joaquin Valley Information Center (SSJVIC) also reviewed the subject proposal and noted that the project site is already disturbed; therefore, no

further cultural resource investigation is necessary. The SSJVIC further noted that should cultural resources be identified during any ground disturbance activities, all work shall be halted, and an archeologist shall be brought in to investigate. To address this possibility, the project will adhere to the following Mitigation Measure:

* **Mitigation Measure**

1. *In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not result in inefficient, wasteful, or unnecessary energy use. Due to the limited construction activities resulting from the installation of portable structures and development of a children's play yard, a less than significant consumption of energy (gas, electricity, gasoline, and diesel) is expected.

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

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

FINDING: NO IMPACT:

The project development would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS

Would the project:

- A. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. 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; or
2. Strong seismic ground shaking; or
3. Seismic-related ground failure, including liquefaction?

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

4. Landslides?

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-3 of the Fresno County General Plan Background Report, the project site is not in an area of erosion hazards. Grading activities resulting from this proposal may result in loss of some topsoil due to compaction and overcovering of soil to prepare for the foundation for portable units. However, the impact would be less than significant with a Project Note requiring that a Grading Permit or Voucher be required for any grading proposed with this application.

- C. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will connect to an existing on-site sewage disposal system used by a church on the property.

The Fresno County Department of Public Health, Environmental Health Division (Health Department) reviewed the proposal and stated that: 1) the existing on-site sewage disposal system appears adequate to serve the proposed addition of the preschool, and 2) the applicant should consider having the septic tank pumped and have the tank and leach lines evaluated by an appropriately-licensed contractor if they have not been serviced and/or maintained within the last five years. These requirements will be included as Project Notes.

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

FINDING: LESS THAN SIGNIFICANT 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: LESS THAN SIGNIFICANT IMPACT:

The subject proposal is not of a scale where it would influence or create significant levels of greenhouse gas emissions.

The San Joaquin Valley Air Pollution Control District does not have an adopted threshold of significance for construction-related GHG emissions. As the project

involves very limited construction activities, construction emission for the project would be less than significant.

Regarding operation-related GHG emissions, the project would generate limited, in frequent traffic trips to the project site, with each trip expected to have several riders. Given that scenario, the long-term operation-related greenhouse gas emissions would be less than significant.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

FINDING: NO IMPACT:

The project is a preschool facility which involves no transport, use, disposal, release, or handling of hazardous materials.

The nearest school, Clovis North High School, is approximately 945 feet west of the project site.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

Per the Fresno County *Airport Land Use Compatibility* Plan Update adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the nearest public airport, Fresno-Yosemite International Airport, is approximately seven miles south of the project

site. Given the distance, the airport will not result in a safety hazard or excessive noise for the proposed preschool facility.

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

FINDING: NO IMPACT:

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

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

FINDING: NO IMPACT:

Per Figure 9-9 of the Fresno County General Plan Background Report, the project site is outside of the State Responsibility area for wildland fire protection. 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 groundwater quality?

FINDING: NO IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS regarding wastewater discharge.

The portable structures will connect to the City of Fresno community water system and receive water in accordance with the "First Amendment to Extra-Territorial Emergency Service and Offsite Infrastructure Agreement executed between the City of Fresno and the Applicant (Clovis Hills Community Church) on November 6, 2019.

The State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW) expressed no concerns with the proposed preschool facility. According to SWRCB-DDW, the proposed facility will be an addition to the existing church which currently receives the City of Fresno community water. The subject proposal is not a new public water system and therefore is not to be regulated by SWRCB-DDW.

The Regional Water Quality Control Board, Central Valley Region also reviewed the proposal and expressed no concerns related to 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: NO IMPACT:

The project will not utilize groundwater and will connect to the City of Fresno community water system.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

1. Result in substantial erosion or siltation on or off site; or
2. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site; or
3. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or
4. Impede or redirect flood flows?

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the United States Geological Survey Quad Maps, no natural drainage channels run through the subject property.

Development of the subject proposal will not cause significant changes in the absorption rates, drainage patterns, or the rate and amount of surface run-off with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code. As noted by the Development Engineering Section of the Fresno County Department of Public Works and Planning, the project would require a grading permit or voucher prior to any on-site grading work.

Per the comments provided by the Fresno Metropolitan Flood Control District, a Project Note would require that drainage from the site shall be directed to the existing on-site retention basin and be utilized until permanent service is available.

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

FINDING: NO IMPACT:

The project site is not located in a 100-Year-Flood Inundation Area and is not subject to flooding from the 100-year storm per the Federal Emergency Management Agency FIRM Panel 1040H.

- 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.

Per the State Water Resources Control Board, Division of Drinking Water, there is no Water Quality Control Plan for Fresno County. The project is located within North Kings GSA, also known as Fresno Irrigation District (FID). The project, having to connect with the City of Fresno public water system, will have no impact on groundwater resources.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not divide an established community. The project site is adjacent to, but outside the City of Fresno.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is designated Agriculture in the Fresno County General Plan and is located within the City of Clovis Sphere of Influence. Per the City of Clovis, the project site is designated for mixed-use. The existing use (church) and the proposed use (preschool) is consistent with the intended uses and zoning standards for the site.

The project meets County General Plan Policy LU-A.3 in that it will provide a preschool facility to church goers and others residing in the area; the project site is not prime farmland and is classified as Urban and Built-Up Land in the 2016 Fresno County Important Farmland Map; the project, while not relying on groundwater, will connect to a public water system; and, the City of Fresno and City of Clovis are able to provide adequate workforce. The project also meets General Plan Policy PF-C.17 and Policy PF-D.6 in that it will have no impact on groundwater supply and will connect to the current individual sewage disposal systems on the property for the church.

XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

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

XIII. NOISE

Would the project result in:

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

FINDING: NO IMPACT:

It is expected that any sound generated during prayer services, classroom instruction, or other activities will be strictly confined to the interior of the proposed portable structures. Sound generated during outdoor activities related to playing or announcements, are expected to be maintained within noise levels allowed by the Fresno County Noise Ordinance of 60 decibels.

The Fresno County Department of Public Health, Environmental Health Division reviewed the project and expressed no concerns related to noise.

- 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:

See discussion in Section IX. E. HAZARDS AND HAZARDOUS MATERIALS above.

XIV. POPULATION AND HOUSING

Would the project:

- A. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or

- B. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

FINDING: NO IMPACT:

The project will not result in an increase of housing, nor will it 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 following public services:

- 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the initial review of the project by the Fresno County Fire Protection District (CalFire), the project shall comply with the California Code of Regulations Title 24 – Fire Code and, upon County approval of the project and prior to issuance of the project 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 CalFire. These requirements will be included as Project Notes.

- 2. Police protection; or
- 3. Schools; or
- 4. Parks; or
- 5. Other public facilities?

FINDING: NO IMPACT:

The project will not impact existing public services, nor will it result in the need for additional public services related to schools, parks or police protection by the Fresno County Sheriff’s Office.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

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

XVII. TRANSPORTATION

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Design Division of the Fresno County Department of Public Works and Planning required that a Traffic Impact Study (TIS) be prepared for the project to determine the project's impacts to County Roads and Intersections. A TIS was prepared for the project by DKS Associates and dated January 11, 2018.

Per the TIS, the project was not found to have any significant impacts on traffic, bicycle, pedestrian, or transit facilities in any analysis scenario. Signal warrant analysis and queuing analysis were performed at all the study intersections, and no improvements are recommended. The studied intersections and roadway segments will be operating at acceptable levels of service (LOS) "C" or better in all studied scenarios with the project's traffic.

The Design Division reviewed and accepted TIS findings, and, given the project is estimated to generate a new net 463 daily and 48 a.m. peak-hour trips operating from 9:00 a.m. to 12:00 p.m. outside of the typical 7:00-9:00 a.m. peak hours while avoiding impact on the 4:00-6:00 p.m. peak hours, expressed no concerns related to traffic.

The City of Clovis also reviewed the TIS and expressed no concerns related to traffic. Likewise, no concerns related to traffic were expressed by the City of Fresno, since the project will generate less than 100 peak-hour trips.

The City of Clovis Planning Department expressed the need for additional right-of-way for Willow and International Avenues. However, given the scope of the project, it is determined there is no nexus for the acquisition of additional right-of-way per the City of Clovis right-of-way standards.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property is located adjacent to City of Fresno residential development. Residential development in the City of Clovis is located approximately 1.5 miles south of the project site.

Should the proposed project be approved, the portable structures will be used as classrooms for preschool children, provided with an outdoor play yard.

From a Google search, it appears that the northeast area of the City of Fresno and the City of Clovis lacks a preschool facility like the one proposed. As such, it is reasonable to expect that the proposed facility will serve those residing in the vicinity of the project site. This will help reduce total vehicle miles travelled to other similar facilities located elsewhere in the Cities of Fresno and Clovis. Given this scenario, staff believes the proposed development would not conflict or be inconsistent with above-noted CEQA Guidelines.

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

FINDING: NO IMPACT:

The project development will cause no traffic hazards and will gain access via two existing access points off International Avenue. The project design will cause no changes to the current access points or require a new access point to serve the project site.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The existing access points to the project site are adequate in width and pavement to provide emergency access. The emergency access will be further analyzed by the Fresno County Fire Protection District prior to the occupancy granted to the proposed preschool facility.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k); or

2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Pursuant to Assembly Bill (AB) 52, project information was routed to the 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, except Dumna Wo Wah Tribal Government. The Tribe was contacted by the County staff for a meeting. However, no response from the Tribe resulted in no further action on the part of the County. Although the property is not sensitive to archaeological resources, the Mitigation Measure included in the CULTURAL ANALYSIS section of this report will reduce any potential impacts to tribal cultural resources should resources be discovered on the property.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: NO IMPACT:

See discussion in Section X. B. HYDROLOGY AND WATER QUALITY above.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section VII. E. GEOLOGY AND SOILS above.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed facility will produce solid wastes. Solid waste will be collected for the local landfill through regular trash collection service, while others will be recycled. All solid waste disposal will adhere to local and state standards and will have a less than significant impact on the holding capacity of local landfills.

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

The project site is not located within or near a State Responsibility Area for wildfire.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop

below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Construction and operation of the project will not impact sensitive biological resources. However, included Mitigation Measures in Section V. CULTURAL RESOURCES of this report will minimize such impacts to less than significant.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Each of the projects located within Fresno County has been or would be analyzed for potential impacts, and appropriate project-specific Mitigation Measures are developed to reduce that project’s impacts to less than significant levels. Projects are required to comply with applicable County policies and ordinances. The incremental contribution by the proposed project to overall development in the area is less than significant.

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code at the time development occurs on the property. No cumulatively considerable impacts relating to Agricultural and Forestry Resources or Air quality were identified in the project analysis.

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

FINDING: NO IMPACT:

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

CONCLUSION/SUMMARY

Based upon Initial Study No. 7345 prepared for Director Review and Approval Application No. 4511, 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 agriculture and forestry resources, biological resources, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, population and housing, recreation or wildfire.

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

Potential impacts to aesthetics and cultural resources have been determined to be less than significant with the identified Mitigation Measures.
A Mitigated Negative Declaration is recommended and is subject to approval by the decision-making body. The Initial Study is available for review at 2220 Tulare Street, Suite A, street level, located on the southwest corner of Tulare and "M" Streets, Fresno, California.

EA
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**Mitigation Monitoring and Reporting Program
Initial Study Application No. 7345
Director Review and Approval Application No. 4511**

Mitigation Measures					
Mitigation Measure No.*	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Aesthetics	All outdoor lighting shall be hooded and directed so as not to shine toward adjacent properties and public streets	Applicant	Applicant/Fresno County Dept. of Public Works and Planning (PW&P)	On-going; for duration of the project
*2.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground-disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures should be followed by photos, reports, video, etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/PW&P	As noted

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

File original and one copy with: Fresno County Clerk 2221 Kern Street Fresno, California 93721		Space Below For County Clerk Only.	
Agency File No: IS 7345		LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION	
Responsible Agency (Name): Fresno County		Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor	
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner		Area Code: 559	Telephone Number: 600-4204
Applicant (Name): Clovis Hills Community Church		City: Fresno	
Project Description:		Zip Code: 93721	
Project Description: Allow the establishment of a pre-school on the site of an existing church facility on a 40.44-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the northeast corner of N. Willow and E. International Avenues adjacent to the city limits of the City of Fresno (10590 N. Willow Avenue, Clovis) (SUP. DIST. 5) (APN 580-050-03S).		Extension: N/A	
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 7345) prepared for Director Review and Approval Application No. 4511, staff has concluded that the project will not have a significant effect on the environment. No impacts were identified related to agriculture and forestry resources, biological resources, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, population and housing, recreation or wildfire. Potential impacts related to air quality, energy, geology and soils, greenhouse gas emissions, land use and planning, public services, transportation, tribal cultural resources, utilities and service systems have been determined to be less than significant. Potential impacts related to aesthetics and cultural resources have been determined to be less than significant with the included Mitigation Measures. The Initial Study and Mitigated Negative Declaration (MND) is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.		Project Title: Director Review and Approval Application No. 4511	
FINDING: The proposed project will not have a significant impact on the environment.			
Newspaper and Date of Publication: Fresno Business Journal – January 31, 2020		Review Date Deadline: March 2, 2020	
Date: January 28, 2020	Type or Print Name: Marianne Mollring, Senior Planner	Submitted by (Signature):	

State 15083, 15085

County Clerk File No.: _____

**LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION**



County of Fresno

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

DATE: July 28, 2017

TO: Department of Public Works and Planning, Attn: Steven E. White, Director
Development Services, Attn: William M. Kettler, Division Manager
Development Services, Principal Planner, Attn: Chris Motta
Development Services, Policy Planning, ALCC, Attn: Mohammad Khorsand
Development Services, Water/Geology/Natural Resources, Attn: Jennifer Parks
Development Services, Zoning & Permit Review, Attn: Tawanda Mtunga
Development Services, Site Plan Review, Attn: Hector Luna
Development Services, Building & Safety/Plan Check, Attn: Chuck Jonas
Development Engineering, Attn: Jennifer Parks, Grading/Mapping
Road Maintenance and Operations, Attn: Randy Ishii/Frank Daniele/Nadia Lopez
Design Division, Transportation Planning, Attn: Dale Siemer/Harpreet Kooner
Department of Public Health, Environmental Health Division, Attn: Glenn Allen/Janet Gardner
U.S. Department of Interior, Fish & Wildlife Service, Attn: Patricia Cole
CA Department of Fish and Wildlife, Attn: Steve Hulbert
CA Regional Water Quality Control Board, Attn:
Centralvalleyfresno@waterboards.ca.gov
Fresno Metropolitan Flood Control District, Attn: developmentreview@fresnofloodcontrol.org
City of Clovis, Attn: Dwight Kroll/Bryan Araki
City of Clovis, Traffic Engineering; Attn: Sean Smith/Mike Harrison
State Water Resources Control Board, Division of Drinking Water, Attn: Jose Robeldo
California Water Service District, Attn: Jim Smith, District Manager
Table Mountain Rancheria, Attn: Robert Pennell
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division)
Fresno County Fire Protection District, Attn: Chris Christopherson

FROM: Ejaz Ahmad, Planner 
Development Services Division

SUBJECT: Director Review and Approval (DRA) Application No. 4511; Initial Study
Application No. 7345

APPLICANT: Clovis Hills Community Church

DUE DATE: August 11, 2017

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposing to allow the establishment of a pre-school on the site of an existing church facility on a 40.44-acre parcel in the AE-20 (Exclusive agricultural; 20-acre minimum parcel size) Zone District.

The Department is also reviewing for environmental effects, as mandated by the California Environmental Quality Act (CEQA) and for conformity with plans and policies of the County.

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **August 11, 2017**. Any comments received after this date may not be used.

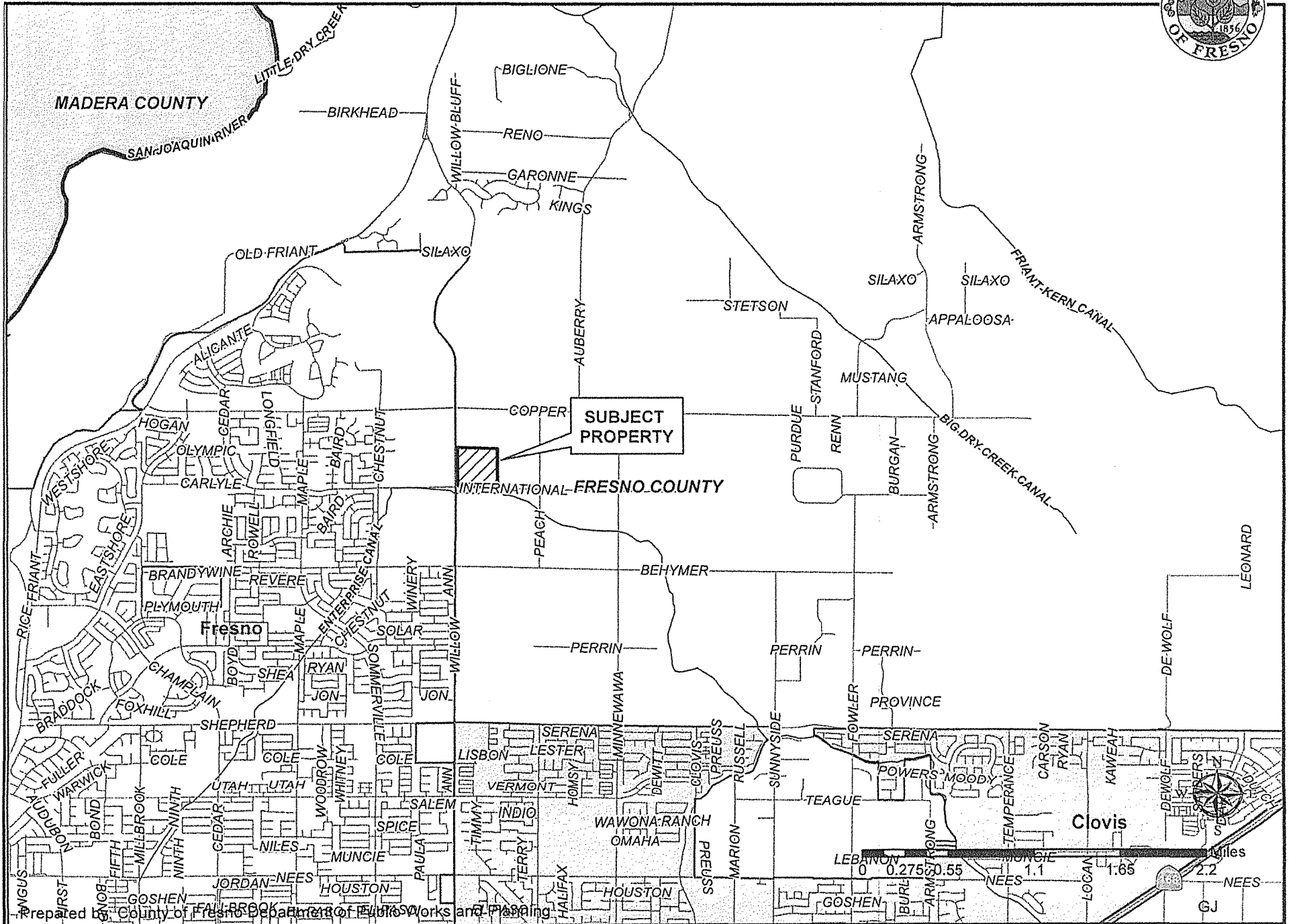
Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204 or email eahmad@co.fresno.ca.us.

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Activity Code (Internal Review):2395

Enclosures

LOCATION MAP

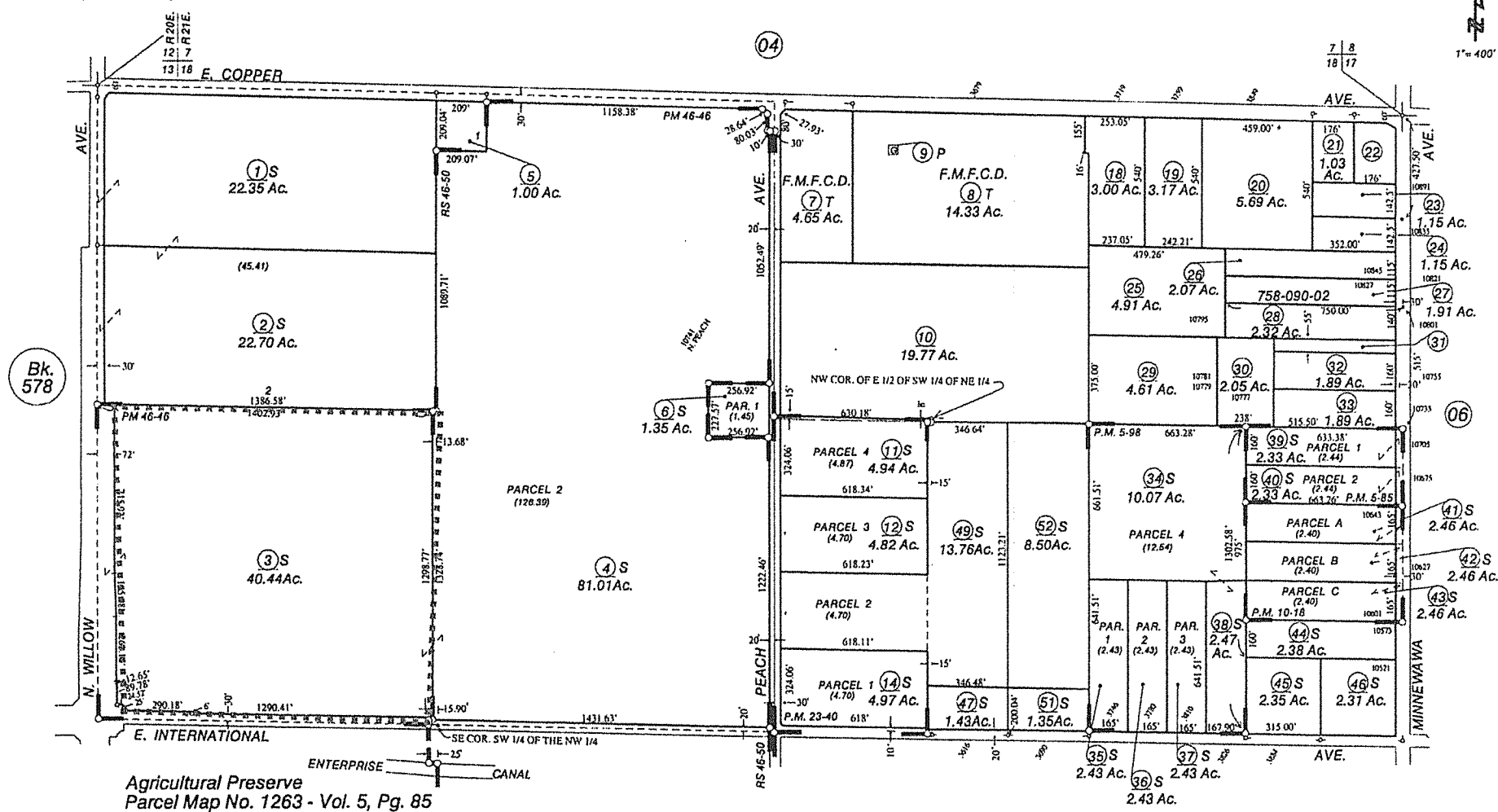


SUBDIVIDED LAND IN POR. SEC. 18, T. 12 S., R. 21 E., M.D.B. & M.

Tax Rate Area
76-045

580-05

--- NOTE ---
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



Agricultural Preserve
Parcel Map No. 1263 - Vol. 5, Pg. 85
Parcel Map No. 1266 - Vol. 5, Pg. 98
Parcel Map No. 1085 - Vol. 10, Pg. 18
Parcel Map No. 2768 - Bk. 23, Pg. 40
Parcel Map No. 6882 - Bk. 46, Pg. 46-48
Record of Survey - Bk. 46, Pg. 50

01-14-2013 DK

Assessor's Map Bk. 580 - Pg. 05
County of Fresno, Calif.

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



DRA 4511
RECEIVED
COUNTY OF FRESNO
JAN 28 2020

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

(REVISED)

Operational Statement
Clovis Hills Community Church Preschool

Located at 10590 North Willow Ave. on the corner of Willow and International (APN #301-121-56s). The proposed Clovis Hills Preschool would operate in two existing classrooms in the Educational Building. Each classroom is 1046 square feet. The preschool would also operate in two additional portable classrooms. The 24'x40' portables would configure south of the Education Building and would be configured with a playground adjacent to the classrooms as well.

The preschool would operate Monday through Friday, 9:00 a.m. to 12:00 p.m. The preschool would operate on a scholastic year similar to the Clovis Unified School District. Classes would operate with a maximum of 15 preschoolers in each of the four classrooms. Administrative functions would be conducted in an additional room located in an adjacent classroom.

An approximate total of 96 visitors would access the campus for the preschool on a daily basis. Nine employees will be required to operate the preschool during the hours of operations.

Existing parking will more than adequately meet the preschool's parking needs. Current campus roads are designed to accommodate the flow of traffic for the dropping off and picking up of children at the preschool. Current county roads are in place to handle access to and from the campus.

Standard educational equipment for a preschool will be used. Supplies will include crayons, pens, pencils, art supplies, computers, and age-appropriate toys.

There will also be a 50'x100' fenced area used as a playground. The playground will include an age-appropriate play structure and box turfed area.

It is estimated the preschool will require 1.25 acre-feet of water per year. The church has 23 acre-feet of water available per year under it's current agreement with the City of Fresno, however, our average annual usage has been 18 acre-feet. Therefore, there is adequate water available for the preschool within the existing water supply available to the church.

The preschool will be licensed through the State of California and will comply with all state requirements.

The Clovis Hills Preschool will be a part of the ministries at the church and will also provide a much-needed and viable service for the community-at-large.



Fresno County Department of Public Works and Planning

Date Received: 07-07-17

DRA 4511

(Application No.)

MAILING ADDRESS: Department of Public Works and Planning, Development Services Division, 2220 Tulare St., 6th Floor, Fresno, Ca. 93721

LOCATION: Southwest corner of Tulare & "M" Streets, Suite A, Street Level, Fresno Phone: (559) 600-4497, Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other DRA

DESCRIPTION OF PROPOSED USE OR REQUEST:

Allow the establishment of a preschool on the site existing church facility AE-20.

CEQA DOCUMENTATION: Initial Study [checked] PER [] N/A []

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

LOCATION OF PROPERTY: East side of Willow Ave between International Ave and Copper Ave. Street address: 10590 North Willow Ave Clovis, 93619

APN: 580-050-035 Parcel size: 4.23 ACRES Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s): NA

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

Table with 4 columns: Name, Address, City, Phone. Rows for Owner (Clovis Hills Community Church), Applicant (David Cameron), and Representative.

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Table with 2 columns: Description and Fee. Includes Application Type (DRA 4511, Pre-app credit), PER/Initial Study No. (IS 7345), and Received By (EJA2).

UTILITIES AVAILABLE:

WATER: Yes [checked] / No [] Agency: City of Fresno
SEWER: Yes [] / No [] Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Related Application(s): None
Zone District: AE-20
Parcel Size:

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



Development Services Division

Mail to: Dave Cameron 10590 N. Willow Ave Clovis, 93619

Department of Public Works and Planning

NUMBER: 38940 APPLICANT: David Cameron PHONE: 539-257-1460

PROPERTY LOCATION: 10590 N Willow Ave APN: 580 - 050 - 035 ALCC: No [x] Yes # VIOLATION NO. - CNEL: No [x] Yes (level) LOW WATER: No [x] Yes WITHIN 1/4 MILE OF CITY: No [x] Yes Fresno ZONE DISTRICT: AE 20 ; SRA: No [x] Yes HOMESITE DECLARATION REQ'D.: No [x] Yes LOT STATUS: Zoning: [x] Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236) Merger: May be subject to merger: No [x] Yes ZM# Inited In process Map Act: () Lot of Rec. Map; () On '72 rolls; [x] Other History; () Deeds Req'd (see Form #236) SCHOOL FEES: No [x] Yes DISTRICT: PERMIT JACKET: No [x] Yes FMFCD FEE AREA: () Outside [x] District No.: DL FLOOD PRONE: No [x] Yes PROPOSAL DRA to amend CUP 2910 to allow the establishment of a pre-School in existing church facilities.

COMMENTS: ORD. SECTION(S): §16.2 A BY: [Signature] DATE: 6/23/16

GENERAL PLAN POLICIES: LAND USE DESIGNATION: AGRICULTURE () GPA: () MINOR VA: () JAA: () HD: \$770.00 () CUP: () AG COMM: \$67.00 () DRA: \$2,660.00 () ALCC: () VA: () IS/PER*: \$390.00 () AT: () Viol. (35%): () JT: () Other: Filing Fee: \$7,398.00 Pre-Application Fee: \$247.00 Total County Filing Fee: \$7,151.00

COMMENTS: LOW WATER AREA.

- FILING REQUIREMENTS: [x] Land Use Applications and Fees [x] This Pre-Application Review form [x] Copy of Deed / Legal Description [x] Photographs [x] Letter Verifying Deed Review [x] IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required. [x] Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction [x] Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction [x] Project Description / Operational Statement (Typed) OTHER FILING FEES: () Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center) [x] CA Dept. of Fish & Wildlife (DFW): (\$50) (\$50+\$2,792.25; \$50+\$2,010.25) (Separate check to Fresno County Clerk for pass-thru to DFW. Must be paid prior to IS closure and prior to setting hearing date.)

BY: [Signature] EJAZ AHMAD DATE: 06/30/16 PHONE NUMBER: (559) 600-4204 Referral Letter #

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

- NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY: () COVENANT () MAP CERTIFICATE () PARCEL MAP () FINAL MAP () FMFCD FEES () ALUC or ALCC [x] SITE PLAN REVIEW [x] BUILDING PLANS [x] BUILDING PERMITS () WASTE FACILITIES PERMIT [x] SCHOOL FEES () OTHER (see reverse side)



County of Fresno

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

INITIAL STUDY APPLICATION

INSTRUCTIONS

Answer all questions completely. An incomplete form may delay processing of your application. Use additional paper if necessary and attach any supplemental information to this form. Attach an operational statement if appropriate. This application will be distributed to several agencies and persons to determine the potential environmental effects of your proposal. Please complete the form in a legible and reproducible manner (i.e., USE BLACK INK OR TYPE).

OFFICE USE ONLY

IS No. _____

Project No(s). _____

Application Rec'd.: _____

GENERAL INFORMATION

- Property Owner: Clavis Hills Community Church Phone/Fax: 559-297-2600
Mailing Address: 10590 N. Willow Ave. Clavis CA 93619
Street City State/Zip
- Applicant: Clavis Hills Community Church Phone/Fax: 559-297-2600
Mailing Address: 10590 N. Willow Ave. Clavis CA 93619
Street City State/Zip
- Representative: DAVID CAMERON Phone/Fax: 559-297-2600 #146
Mailing Address: 10590 N. Willow Ave. Clavis CA 93619
Street City State/Zip
- Proposed Project: PRE ENRICHMENT PROGRAM
- Project Location: Immediately South of Existing Children's Building
- Project Address: 10590 North Willow Ave. Clavis CA 93619
- Section/Township/Range: 580/050/035 8. Parcel Size: 41.23 acre parcel
- Assessor's Parcel No. 2653

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

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> LAFCo (annexation or extension of services) | <input type="checkbox"/> SJVUAPCD (Air Pollution Control District) |
| <input type="checkbox"/> CALTRANS | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Division of Aeronautics | <input type="checkbox"/> Department of Energy |
| <input type="checkbox"/> Water Quality Control Board | <input type="checkbox"/> Airport Land Use Commission |
| <input type="checkbox"/> Other _____ | |

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

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

13. Existing Zone District: AE 20

14. Existing General Plan Land Use Designation: Furnas City of Clavis Annexation
Agriculture

ENVIRONMENTAL INFORMATION

15. Present land use: Church Campus
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:

Installation of 2 24x60 portables with
1 Restroom

Describe the major vegetative cover: _____

Any perennial or intermittent water courses? If so, show on map: _____

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

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

- North: Agriculture
- South: Commercial
- East: Agriculture
- West: Multiple School Campuses

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

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

19. Transportation:

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

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

B. Daily traffic generation:

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

II. Commercial - Number of Employees 8
Number of Salesmen 0
Number of Delivery Trucks 0
Total Square Footage of Building 4972

III. Describe and quantify other traffic generation activities: Parents of 60
children dropping off at 8:00 A.M hour
and picking up at noon.

20. Describe any source(s) of noise from your project that may affect the surrounding area: automobiles


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

22. Describe the probable source(s) of air pollution from your project: automobiles

23. Proposed source of water:
() private well
() community system³ --name: City of Fresno

24. Anticipated volume of water to be used (gallons per day)²: 1900
25. Proposed method of liquid waste disposal:
 septic system/individual
 community system³-name Current septic in place, will connect to City of Clovis when area annexed.
26. Estimated volume of liquid waste (gallons per day)²: 700
27. Anticipated type(s) of liquid waste: sewage
28. Anticipated type(s) of hazardous wastes²: N/A
29. Anticipated volume of hazardous wastes²: N/A
30. Proposed method of hazardous waste disposal²: N/A
31. Anticipated type(s) of solid waste: paper & paper products
32. Anticipated amount of solid waste (tons or cubic yards per day): Less than 1 yd per day
33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): Less than 1 yd
34. Proposed method of solid waste disposal: Republic Services
35. Fire protection district(s) serving this area: County of Fresno
36. Has a previous application been processed on this site? If so, list title and date: Yes
37. Do you have any underground storage tanks (except septic tanks)? Yes _____ No
38. If yes, are they currently in use? Yes _____ No

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


SIGNATURE

+ 6/27/17
DATE

¹Refer to Development Services Conference Checklist

²For assistance, contact Environmental Health System, (559) 600-3357

³For County Service Areas or Waterworks Districts, contact the Resources Division, (559) 600-4259

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

The Board of Supervisors has adopted a policy that applicants should be made aware that they may be responsible for participating in the defense of the County in the event a lawsuit is filed resulting from the County's action on your project. You may be required to enter into an agreement to indemnify and defend the County if it appears likely that litigation could result from the County's action. The agreement would require that you deposit an appropriate security upon notice that a lawsuit has been filed. In the event that you fail to comply with the provisions of the agreement, the County may rescind its approval of the project.

STATE FISH AND WILDLIFE FEE

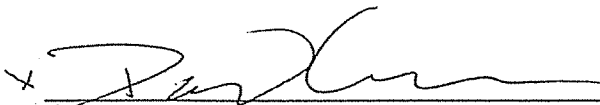
State law requires that specified fees (effective January 1, 2016: \$3,070.00 for an EIR; \$2,210.25 for a (Mitigated) Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

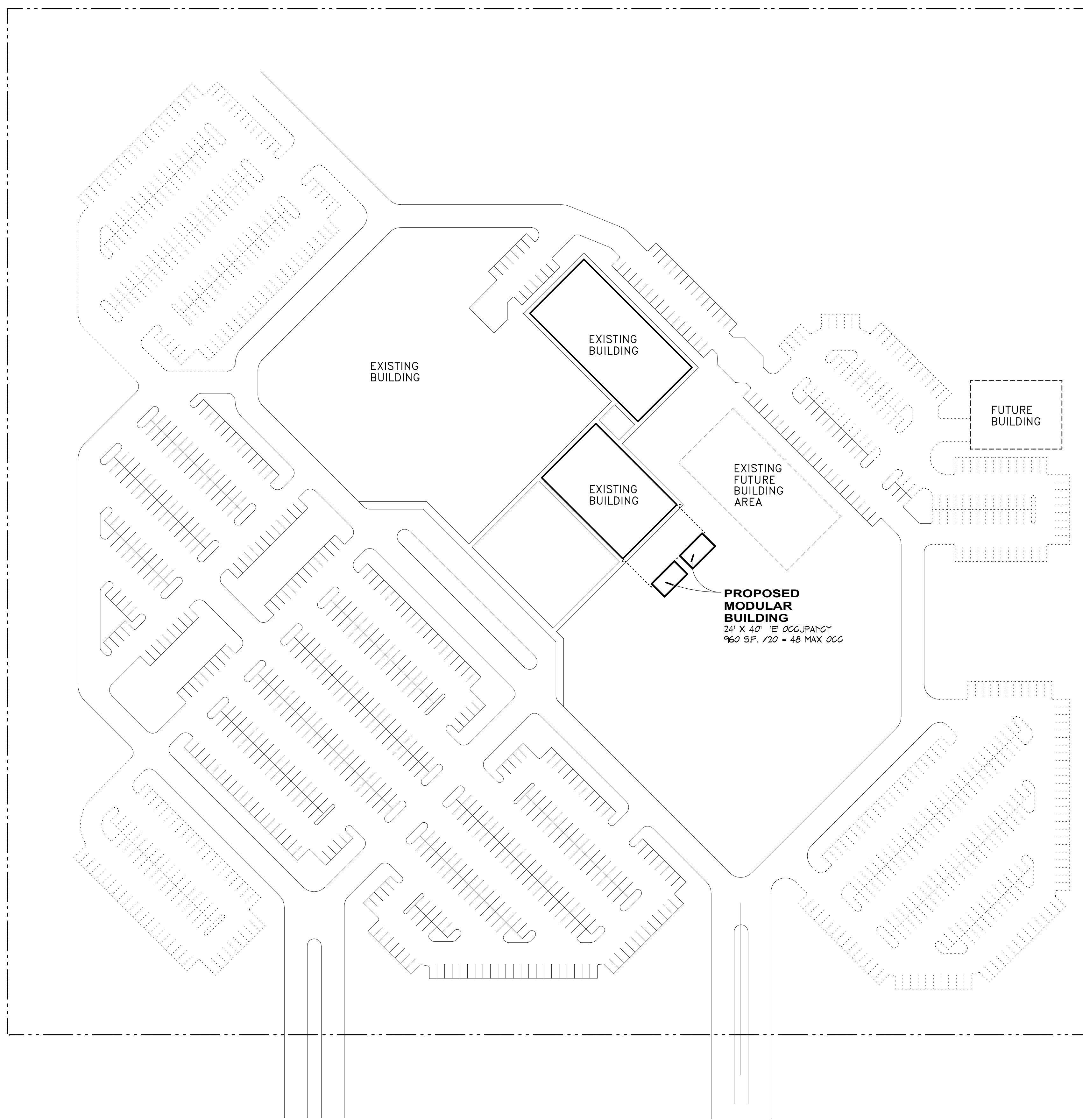
1. All projects statutorily exempt from the provisions of CEQA (California Environmental Quality Act).
2. All projects categorically exempt by regulations of the Secretary of Resources (State of California) from the requirement to prepare environmental documents.

A fee exemption may be issued by CDFW for eligible projects determined by that agency to have "no effect on wildlife." That determination must be provided in advance from CDFW to the County at the request of the applicant. You may wish to call the local office of CDFW at (559) 222-3761 if you need more information.

Upon completion of the Initial Study you will be notified of the applicable fee. Payment of the fee will be required before your project will be forwarded to the project analyst for scheduling of any required hearings and final processing. The fee will be refunded if the project should be denied by the County.

x 
Applicant's Signature

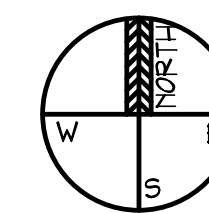
v 6/27/17
Date



1
A2

OVERALL SITE PLAN

SCALE: 1" = 80'-0"



NOTE: THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AT THE JOB AND SHALL BE RESPONSIBLE FOR ALL DISCREPANCIES BETWEEN DIMENSIONS OF THE ACTUAL WORK AND THOSE SHOWN IN THE DOCUMENTS OR ARCHITECT'S REVIEWED SHOP DRAWINGS. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIAL OR EQUIPMENT CALLED FOR TO PROPERLY COMPLETE THE WORK.

PROPOSED REMODEL For:

**CLOVIS HILLS
COMMUNITY CHURCH**
 10590 N. WILLOW AVE., CLOVIS, CA. 93612

DRAWN BY: RBL

Pin Ck No.

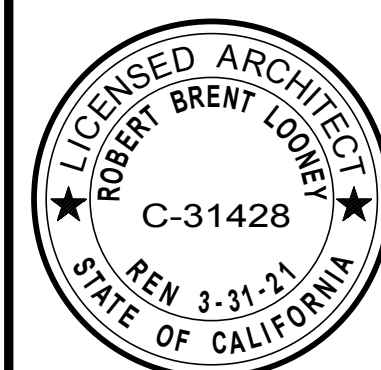
DATE: 5-22-2017

JOB: 1720 Clovis Hills

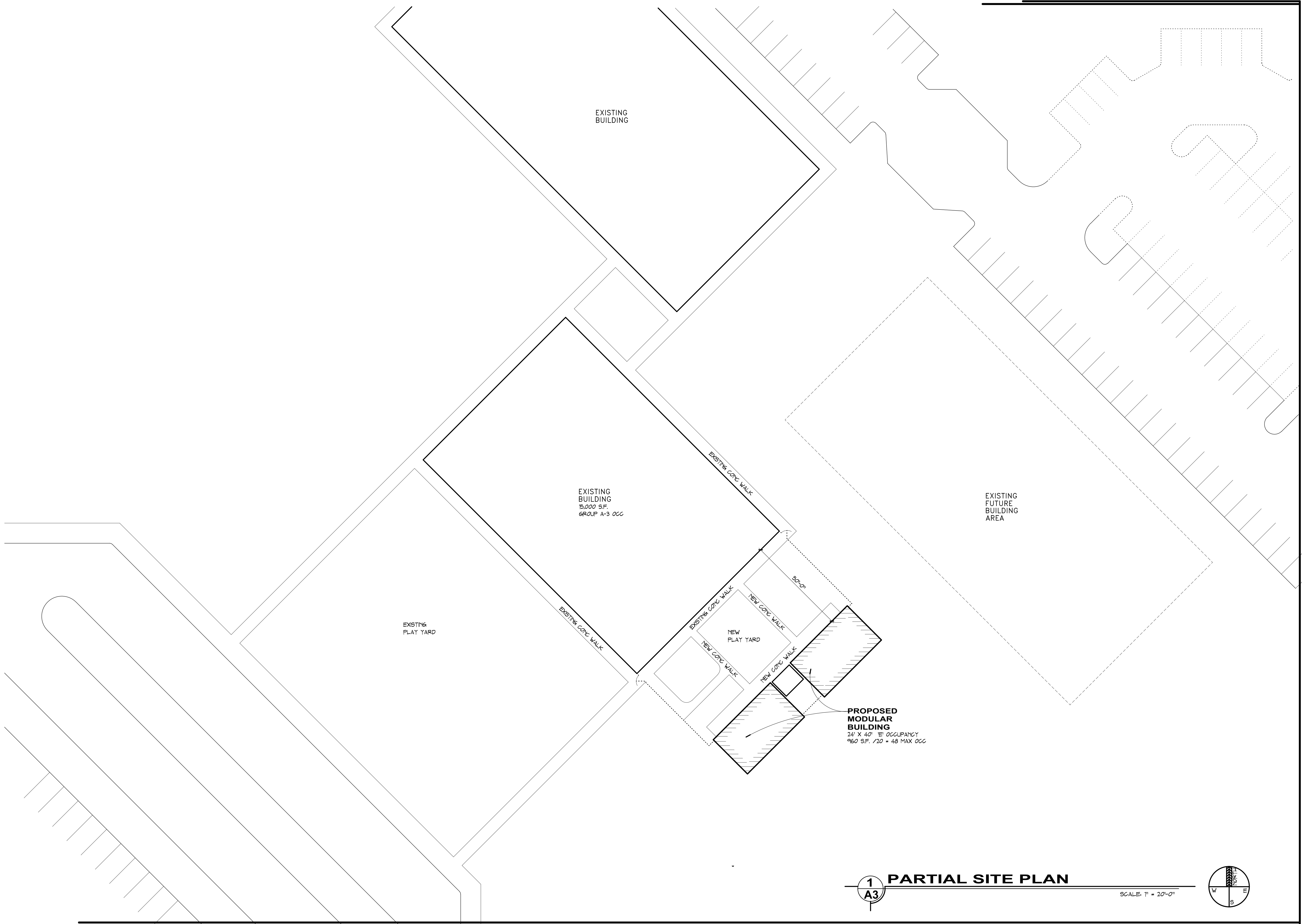
REVISIONS	BY

SHEET

A2



L|R|B
ARCHITECTURE AND URBAN DESIGN
 7575 N. Del Mar, Suite 106 Fresno, CA. 93711
 559.779.1886
 email: lr|b-architecture@sbcglobal.net
 www.lr|b-architecture.com



EXISTING BUILDING

EXISTING BUILDING
15,000 S.F.
GROUP A-3 OCC

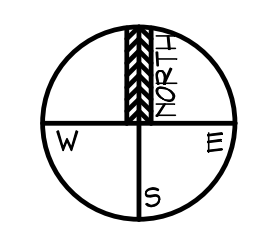
EXISTING PLAY YARD

EXISTING FUTURE BUILDING AREA

PROPOSED MODULAR BUILDING
24' X 40' E OCCUPANCY
960 S.F. / 20 = 48 MAX OCC

1 PARTIAL SITE PLAN

SCALE: 1" = 20'-0"



NOTE: THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AT THE JOB AND SHALL BE RESPONSIBLE FOR ALL DISCREPANCIES BETWEEN DIMENSIONS OF THE FUTURE WORK AND THOSE SHOWN IN THE DOCUMENTS OR ARCHITECT'S REVIEWED SHOP DRAWINGS. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIAL OR EQUIPMENT ORDERED FOR TO PROPERLY COMPLETE THE WORK.

PROPOSED REMODEL For:

CLOVIS HILLS COMMUNITY CHURCH
10590 N. WILLOW AVE., CLOVIS, CA. 93612

DRAWN BY: RBL

Pin Ck No.

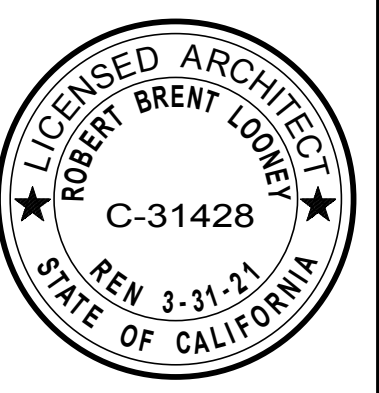
DATE: 5-22-2017

JOB: 1720 Clovis Hills

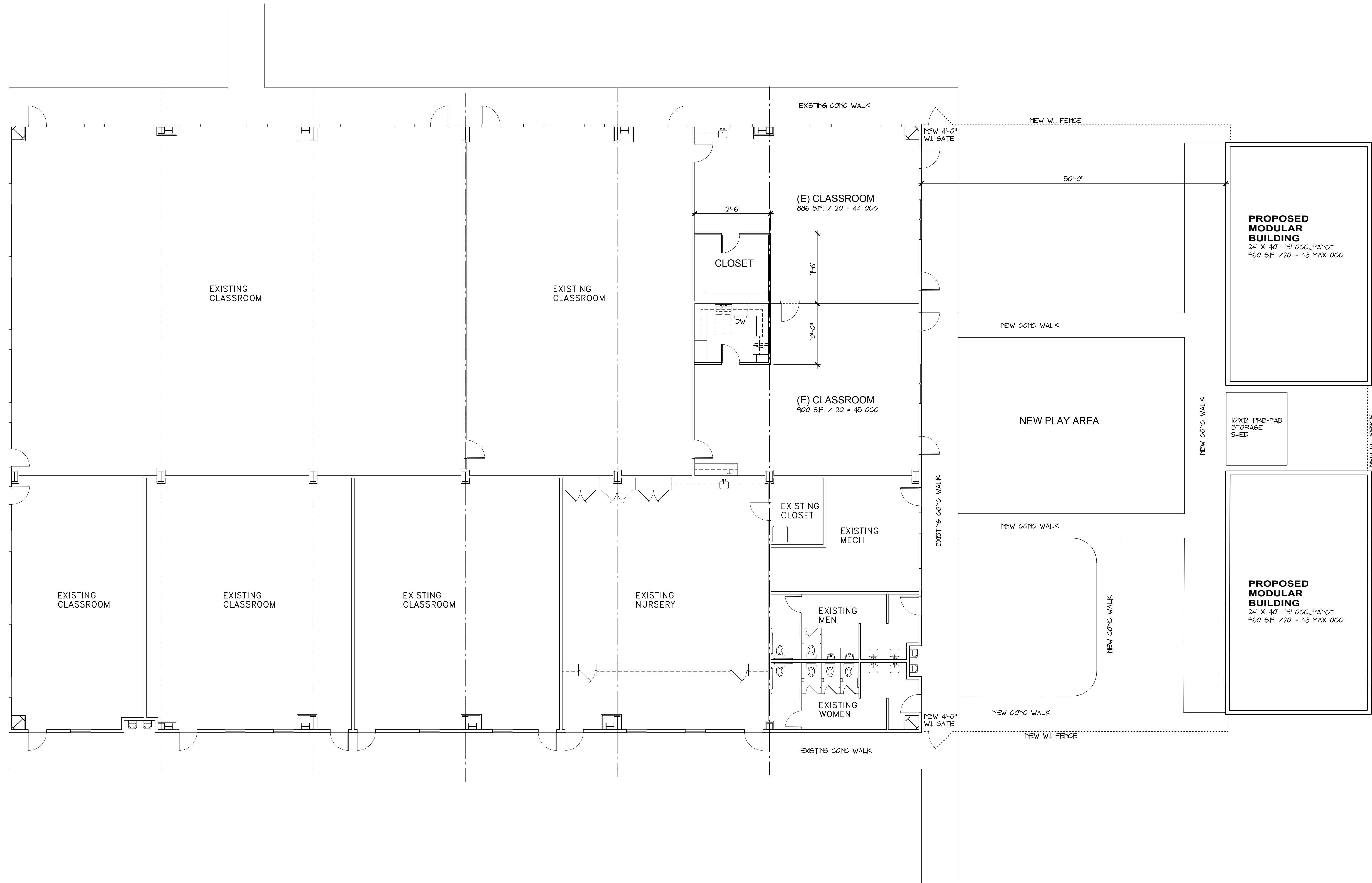
REVISIONS	BY

SHEET

A3



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559.779.1886
email: lr-architecture@sbcglobal.net
www.lr-architecture.com



1
A4 FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTH

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 www.lr|b-architecture.com

LICENSED ARCHITECT
 ROBERT BRENT LOONEY
 C-31428
 REV. 3-31-21
 STATE OF CALIFORNIA

PROPOSED REMODEL For:
CLOVIS HILLS COMMUNITY CHURCH
 10590 N. WILLOW AVE., CLOVIS, CA. 93612

DRAWN BY: RBL

Pin Ck No.

DATE: 9-3-2019

JOB: 1720 Clovis Hills

REVISIONS	BY

SHEET

A4

NOTE: THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AT THE JOB AND SHALL BE RESPONSIBLE FOR ALL DISCREPANCIES BETWEEN DIMENSIONS OF THE PICTURE, WORK AND THOSE SHOWN IN THE DOCUMENTS OR ARCHITECT'S REVIEWED SHOP DRAWINGS. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIAL OR EQUIPMENT CALLED FOR TO PROPERLY COMPLETE THE WORK.