



County of Fresno

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

May 23, 2019

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 Negative Declaration for Initial Study
Application No. 7197 and Director Review and Approval No. 4461

Enclosed Please find the following documents:

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

Sincerely,

Chrissy Monfette, Planner
Development Services and Capital Projects Division

CMM:
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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: Director Review and Approval No. 4461 and Initial Study No. 7197Lead Agency: County of FresnoContact Person: Chrissy MonfetteMailing Address: 2220 Tulare Street 6th FloorPhone: 559-600-4245City: FresnoZip: 93721County: Fresno**Project Location:** County: FresnoCity/Nearest Community: FresnoCross Streets: Located on Jensen Avenue between West Ave and Marks AveZip Code: 93706Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 20Assessor's Parcel No.: 477-100-01S

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 180Waterways: FID irrigation canalsAirports: Fresno Chandler Downtown

Railways: _____

Schools: Sunset Elem; West ParkElem, WEB Dubois Acad.; Edison High; NewMillennium Education Chrtr; Edison Bethune**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOI ChrtrOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☒ Residential: Units 2

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____

Acres _____

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: Religious Facility - ~30,000 sqft**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:**Orchard/AE-20 (Exclusive Agricultural, 20-acre minimum parcel size)/Agricultural (County)**Project Description:** (please use a separate page if necessary)

Allow a religious facility with related facilities including expansion of the existing residence, new prayer building, entrance facility/memorial gate, secondary residence, assembly room, landscaping, wrought iron fencing, two classroom/meditation buildings, two fruit stands, two storage towers and parking facilities on a 20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input checked="" type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #5 _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #8 _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input 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: California Department of Fish and Wildlife
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<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 May 29, 2019 Ending Date June 28, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Luong Dinh dba Phap Duyen Tinh Xa Buddhist Mon</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>1760 W. Jensen Avenue</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Fresno, CA 93706</u>
Contact: <u>Chrissy Monfette</u>	Phone: _____
Phone: <u>559-600-4245</u>	

Signature of Lead Agency Representative: _____

Date: 5/23/2019

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



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County of Fresno

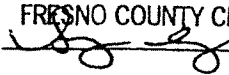
DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

FILED

MAY 23 2019

TIME
9:45 am

FRESNO COUNTY CLERK
By  DEPUTY

For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study Application (IS) No. 7197 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

INITIAL STUDY APPLICATION NO. 7197 and DIRECTOR REVIEW AND APPROVAL APPLICATION NO. 4461 filed by **LONG DANG**, proposing to allow a religious facility with related facilities including expansion of the existing residence, new prayer building, entrance facility/memorial gate, secondary residence, assembly room, landscaping, wrought iron fencing, two classroom/meditation buildings, two fruit stands, two storage towers and parking facilities on a 20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The project site is located on the north side of West Jensen Avenue, approximately one-quarter mile west of South West Avenue, southerly adjacent to the city limits of the City of Fresno and within the Fresno Sphere of Influence. Addressed as 1760 W. Jensen Avenue (Sup. Dist. 1) (APN: 477-100-01S). Adopt the Mitigated Negative Declaration prepared for Initial Study Application No. 7197 and take action on Director Review and Approval Application No. 4461 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 provide notice of the availability of IS Application No. 7197 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 May 29, 2018 through June 28, 2019.

Email written comments to CMonfette@FresnoCountyCA.gov, or mail comments to:

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

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IS Application No. 7197 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), or at www.co.fresno.ca.us/initialstudies. An electronic copy of the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Chrissy Monfette at the addresses above.

Interested persons are invited to comment on the Proposed Project and draft Mitigated Negative Declaration. The Director will act on this application without a public hearing.

For questions please call Chrissy Monfette at (559) 600-4245

Published: May 29, 2019



County of Fresno

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

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**
Yellow Lotus Temple – Director Review and Approval No. 4461 and Initial Study No. 7197
2. **Lead agency name and address:**
County of Fresno Department of Public Works and Planning
Development Services and Capital Projects
2220 Tulare Street, 6th Floor
Fresno, CA 93721
3. **Contact person and phone number:**
Chrissy Monfette (559) 600-4245
4. **Project location:**
The project site is located on the north side of West Jensen Avenue, approximately one-quarter mile west of its intersection with South West Avenue. Addressed as 1760 W. Jensen Avenue (Sup. Dist. 1) (APN: 477-100-01S)
5. **Project sponsor's name and address:**
Giac-Luong Dinh doing business as Phap Duyen Tinh Xa Buddhist Monastery
1760 W. Jensen Avenue
Fresno, CA 93706
6. **General Plan designation:**
County General Plan: Agriculture; City General Plan: medium and neighborhood density housing and park.
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 a religious facility with related facilities including expansion of the existing residence, new prayer building, entrance facility/memorial gate, secondary residence, assembly room, landscaping, wrought iron fencing, two classroom/meditation buildings, two fruit stands, two storage towers and parking facilities on a 20-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:**
Development in the area is a mix of residential and agricultural uses, with the Fresno Sports Complex located to the south. Adjacent to the west of the project site is a commercial farm supply sales operation. Visually from the road, the Sports Complex parcel appears to be relatively vacant open space due to the complex's half-mile setback from the road.
10. **Other public agencies whose approval is required (g., permits, financing approval, or participation agreement.)**
San Joaquin Valley Air Pollution Control District; City of Fresno (building permits, water connection service); County of Fresno Building Department (ministerial permits such as grading); North Central Fire Department

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.?

Consultation required under the provisions of Assembly Bill 52 was conducted. Of the four tribes who requested notice of projects, only the Dumna Wo Wah Tribal Government responded with a request for consultation. County staff provided the records search and Sacred Lands File search, both of which did not identify known resources, and attempted to schedule a meeting with a Dumna Who Wah representative. After nine months passed with no response from the Tribe to staff's requests for a meeting or additional information, staff concluded consultation pursuant to §21080.3.2(b)(2).

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 | |

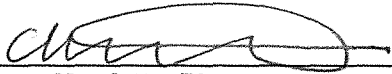
DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:

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:

REVIEWED BY:


Chrissy Monfette, Planner


Marianne Mollring, Senior Planner

Date: May 20, 2019

Date: 5-20-19

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**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**
(Initial Study Application No. 7197 and
Director Review and Approval No. 4461)

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 publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?
- 3 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

II. AGRICULTURAL AND FORESTRY RESOURCES

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

- 2 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- 1 b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?
- 1 c) Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production?
- 1 d) Result in the loss of forest land or conversion of forest land to non-forest use?
- 2 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:

- 3 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:

- 2 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?
- 2 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:
 - 1 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?
 - 1 ii) Strong seismic ground shaking?
 - 1 iii) Seismic-related ground failure, including liquefaction?
 - 1 iv) Landslides?
- 2 b) Result in substantial soil erosion or loss of topsoil?
- 2 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?
- 1 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?
- 3 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, would it create a significant hazard to the public or the environment?
- 2 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?
- 2 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

X. HYDROLOGY AND WATER QUALITY

Would the project:

- 2 a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water 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?
- 1 c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?
 - 1 i) Result in substantial erosion or siltation on- or off-site;
 - 1 ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
 - 1 iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
 - 1 iv) Impede or redirect flood flows?
- 2 d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- 2 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?
- 1 b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

XII. MINERAL RESOURCES

Would the project:

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

XIII. NOISE

Would the project result in:

- 2 a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 1 b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- 2 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?

XIV. POPULATION AND HOUSING

Would the project:

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

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

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

XV. PUBLIC SERVICES

Would the project:

- 1 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:

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- 3 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:
- 3 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
- 3 ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 3 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?
- 3 b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?
- 1 c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
- 1 d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- 1 e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

XX. WILDFIRE

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

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

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- 3 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)
- 2 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 2014 Map, State Department of Conservation
San Joaquin Valley Air Pollution Control District Ambient Air Quality Standards and Valley Attainment Status;
<https://www.valleyair.org/aqinfo/attainment.htm>. Accessed May 10, 2019
U.S. Fish and Wildlife Service National Wetlands Mapper [web application];
<https://www.fws.gov/wetlands/data/mapper.HTML>. Accessed May 13, 2019
NatureServe. 2019. NatureServe Explorer: An online encyclopedia of life [web application]. Version 7.1.
NatureServe, Arlington, Virginia; <http://explorer.natureserve.org>. Accessed: May 13, 2019
California Department of Conservation EQ Zapp: California Earthquake Hazards Zone Application;
<https://www.conservation.ca.gov/cgs/geohazards/eq-zapp>. Accessed May 13, 2019
City of Fresno – Department of Public Utilities Water Source and Distribution:
<https://www.fresno.gov/publicutilities/water-quality-delivery-testing/water-source-distribution/>. Accessed May 14, 2019
Fresno County Sheriff's Office Area 2; <https://www.fresnosheriff.org/area-2.html>. Accessed May 20, 2019

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County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Long Dang

APPLICATION NOS.: Initial Study Application No. 7197 and Director Review and Approval Application No. 4461

DESCRIPTION: Allow a religious facility with related facilities including expansion of the existing residence, new prayer building, entrance facility/memorial gate, secondary residence, assembly room, landscaping, wrought iron fencing, two classroom/meditation buildings, two fruit stands, two storage towers and parking facilities on a 20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The project site is located on the north side of West Jensen Avenue, approximately one-quarter mile west of South West Avenue, southerly adjacent to the city limits of the City of Fresno and within the Fresno Sphere of Influence. Addressed as 1760 W. Jensen Avenue (Sup. Dist. 1) (APN: 477-100-01S)

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:

Jensen Avenue is not considered to be a scenic drive in the vicinity of the project, despite holding such designation elsewhere. The nearest road with such a designation is Kearney Avenue, which is located two miles north of the project site. The project area itself does not provide a scenic vista. Due to the pattern of annexation in this area, this project site is located just north and also approximately one quarter-mile west of the city limits of the City of Fresno. Development in the area is a mix of residential and agricultural uses, with the Fresno Sports Complex located to the south. Adjacent to the west of the project site is a commercial farm supply sales operation. Visually from the

road, the Sports Complex parcel appears to be relatively vacant open space due to the complex's half-mile setback from the road.

The project proposes to install an entrance gate, which will be aligned with the entrance to the Fresno Sports Complex. Such alignment is favorable for traffic control and the symmetry of the entrances provides a positive aesthetic impact. Therefore, this project will not have an adverse effect on a scenic vista or other scenic resources.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to install curb and sidewalk along Jensen Avenue, which has been intermittently improved with curb and does not currently have any sidewalks installed; however, this area is within the Sphere of Influence of the City of Fresno where curb and sidewalk may be eventually required. The majority of the curb improvements along Jensen Avenue are within the City of Fresno, while some curb has been installed across the frontage of the Sports Complex. An entry canopy and parking lot will also be installed in the front of the parcel, which will significantly increase the amount of pavement along the frontage. An entry gate with two security shacks will be placed at the entryway, in front of the fencing.

In addition to the parking area and sidewalk, the project will install wrought iron fencing, two storage towers, two meditation/classroom buildings, a center platform with three statues and a temple/worship center. The towers and temple building are proposed to be 35 feet high and the statues will be approximately 32 feet high when measured from the base of their platform (i.e. the ground). These structures are within the height limit for development in this zone district; however their design features, multiple pitched rooftops and bright colors, may make them more distinctive than the residential, agricultural, and commercial uses in the area. In addition, at their proposed height, these structures would be visible to passing motorists along Jensen Avenue. However, in the area surrounding the temple, storage buildings, and statues agricultural operations will continue, which will soften the impact of the new development in this area. The structures will be set back more than one hundred feet from the road, further reducing impacts on motorists.

- 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:

Outdoor lighting will be used at public spaces and parking areas. Such lights, if they are not hooded and pointed downward, could shine onto the roadway or adjacent properties

and cause adverse impacts. Therefore, mitigation is required to ensure that all lighting is hooded, and pointed downward and away from adjacent properties and rights of way.

The proposed project will not increase the effects of glare in the area because the new construction near the roadway is primarily concrete, which does not cause glare in amounts sufficient to adversely impact drivers.

* **Mitigation Measure**

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The entire project site is designated as prime farmland, although approximately three acres have been developed as a homesite. This three-acre area is proposed to provide additional parking, a vegetable garden and space for the existing residence and the caretaker's facility. Based on historical aerial photographs (Google Earth), the southwestern corner of the parcel has not been farmed in the last 20 years, resulting in ten to twelve acres of active agricultural production on this parcel. Approximately five acres of farmland will be removed to accommodate the new buildings and parking areas associated with the temple. More than half of the active farmland on the parcel (7.7 acres) will remain in agricultural production. Products from the farming operation and the proposed vegetable garden will be sold at the proposed stands during the weekends.

The impact of removing the five acres of farmland from this parcel is less than significant because the parcel is located within the Sphere of Influence of the City of Fresno, which means it will eventually be annexed and converted to non-agricultural purposes. The City of Fresno General Plan designates approximately half of this parcel and most surrounding parcels for medium-density residential housing (5-12 dwelling

units/acre). Approximately one-quarter of this parcel is proposed for or Urban Neighborhood housing (16-30 dwelling units per acre) and the remaining quarter is designated for a neighborhood park.

The County General Plan includes Goal LU-A: *to promote the long-term conservation of productive and potentially-productive agricultural lands and to accommodate agricultural-support services and agriculturally-related activities that support the viability of agriculture and further the County's economic development goals*. This goal is supported by policies such as LU-A.1 which requires the County to direct urban growth away from valuable agricultural lands towards cities and unincorporated communities where public facilities and infrastructure are available. Therefore, due to the limited amount of prime farmland which will be removed and this project's consistency with general plan policies directing urban growth towards existing communities, this project will have less than significant impacts on the conversion of Prime Farmland to non-agricultural uses.

- B. Conflict with existing zoning for agricultural use, or a Williamson Act Contract; or
- C. Conflict with existing zoning for forest land, timberland or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use?

FINDING: NO IMPACT:

The proposed use is allowed on the project site with the approval of a Director Review and Approval Application, therefore the proposed use does not conflict with the zoning. The parcel is not restricted by a Williamson Act contract and is not considered to be forestland, timberland, or land zoned for timberland production.

- 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: LESS THAN SIGNIFICANT IMPACT:

As described above, the project site is located within the Sphere of Influence of the City of Fresno. The City's General Plan designates this area for residential uses with some supporting elements such as a neighborhood park and elementary school. Such intensive development is anticipated by the City of Fresno and conversion of farmland in this area aligns with that intent. Churches are a compatible use with residential areas and would be allowed under the potential City zone districts either as a by-right use or with approval of a Conditional Use Permit. Churches are permitted within the County's AE-20 Zone District with the approval of Director Review and Approval Application (this project). Additional discussion relating to capability of the proposed project to the general plan and zoning ordinance is provided in Section XI. Land Use.

Therefore the conversion of farmland on the subject parcel is not likely to result in the conversion of off-site farmland. Conversion in this area would occur with or without this application.

Further, the project currently proposes to maintain agricultural production on the parcel and the proposed tree crops will provide a buffer between the eastern and western parcels where some agricultural production occurs.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Fresno County is considered to be in extreme non-attainment for Ozone (one-hour and eight-hour) and serious non-attainment for particulate matter (10-micron size and 1.5-micron size). The San Joaquin Valley Air Pollution Control District (SJVAPCD) has established significance thresholds for criteria pollutants:

Pollutant/Precursor	Construction Emissions	Operational Emissions	
		Permitted equipment and activities	Non-permitted equipment and activities
	<i>Emissions (tpy)</i>	<i>Emissions (tpy)</i>	<i>Emissions (tpy)</i>
Carbon Dioxide	100	100	100
Nitrous Oxides	10	10	10
Reactive Organic Gases	10	10	10
Sulfur Oxides	27	27	27
Particulate Matter (10)	15	15	15
Particulate Matter (2.5)	15	15	15
<i>tpy = tons per year</i>			
Source: San Joaquin Valley Air Pollution Control District			

The SJVAPCD reviewed this application and determined that none of the significance thresholds would be exceeded by this project due to the limited amount of construction and proposed phasing. The operational characteristics of the facility will not result in the regular release of criteria pollutants.

- C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: NO IMPACT:

Substantial pollutant concentrations are most likely to occur during construction of this project, when heavy equipment may be on site; however, as mentioned above, the SJVAPCD has determined that construction impacts will not exceed 100 tons per year (tpy) and therefore will not cause a substantial amount of criteria pollutants to be released in this area. Following construction, the primary release of criteria pollutants will occur through the use of motor vehicles to access the site.

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

FINDING: NO IMPACT:

This project does not propose a use that would result in odorous emissions. Use of the parcel as a worship facility and maintenance of the existing on-site agricultural use will not cause the emission of odors.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The project site is currently developed with two residences, a small garden area, and tree crops. Uses on the east, north, and west of the site are mixed agricultural, residential, and vacant. The vacant lots appear to have been disced for weed management. To the south, there is open space associated with the Fresno Regional Sports Park, which is developed more than one half mile from the roadway. Also south of the parcel and adjacent-to-the-west to the Sports Park is a large parcel which has been developed with a vineyard.

The California Natural Diversity Database (CNDDB) maintains records of reported observations of plants and animals in the state of California. A lack of data in an area does not indicate that a particular species is not present, only that it has not been observed and reported. However, it can provide an understanding of the areas where species are likely to occur, based on a history of observances. In the case of this application, there are two locations where specific animals were observed and one layer which covers the City of Fresno where observations of multiple species have occurred. This large area is referred to as Group 1; the circular area in the vicinity of Highway 180 is referred to as Group 2; and the rounded rectangular area along West California Avenue is referred to as Group 3.

Group 1 covers the entire City of Fresno and all thirteen elements have an estimated accuracy of five miles. Of these elements, three have threatened or endangered status: the California Tiger Salamander, a state and federally threatened amphibian; the California jewelflower, a state and federally endangered plant; and Swainson's hawk, a state threatened bird. This same layer indicates that the tiger salamander and jewelflower are likely extirpated from the area and that the hawk is presumed extant.

Group 2 covers a one-mile radius near Highway 180 wherein the San Joaquin Pocket Mouse was observed. This rodent is not listed as a state or federally threatened or endangered species and is presumed to be extant within the area.

Group 3 covers an observation of a hoary bat within a nonspecific area of accuracy along West California Avenue between Cornelia and Marks Avenues. The bat is presumed extant within the area, and is not listed as a state or federally threatened or endangered species.

The U.S. Fish and Wildlife Service (USFWS) maintains the National Wetlands Inventory, which does not identify any wetlands on the project site. The two nearest wetland bodies are a freshwater pond approximately 0.3 miles north of the intersection of S. West Avenue and Jensen Avenue; and a freshwater stream which runs along the north side Church Avenue, which Fresno Irrigation District (FID) identified as their Fanning No. 76 canal. Comments from FID also confirmed that the referenced freshwater pond is a drainage basin approved by the Fresno Metropolitan Flood Control District (FMFCD). Due to the agricultural nature of these uses, it is not likely that they support habitat for special-status species. Many such facilities are cleared of vegetation and applied with pesticides and herbicides to prevent the growth of pests and weeds. In this case, no riparian habitat was defined in the vicinity of these wetlands. Further, the wetlands are over one thousand feet distant from the nearest point of the project site and both are on the opposite side of a major road, further precluding the possibility that special-status species would travel to the project site from these locations. Therefore, due to the distance of suitable habitat and existing barriers to travel, the California tiger salamander is not likely to be present on the project site and there will be no impacts to that species.

The California jewelflower prefers a thick and dense herbaceous cover in order to grow. Due to the habitual discing and weeding on the project site in support of the agricultural operation, this species is not likely to be present. Thus, no impacts to the California jewelflower will occur.

Swainson's hawks typically feed by foraging on small mammals and insects. While their preferred habitat is prairie and grasslands, they have adapted to forage within agricultural fields, such as the project site. The project site is generally clear of tall trees which could be used for nesting; however some suitable locations do exist in the vicinity of the project, particularly along the western property line where tall trees provide ornamental landscaping. Because of the transient nature of bird species, it cannot be determined if Swainson's hawks or other special status bird species will be present on site during construction; however significant impacts to raptors and other birds are generally limited to impacts during the nesting season when human interference could

result in abandonment of nests or the young. Therefore, this project will be subject to a mitigation measure which limits the applicant to construction during the non-nesting season. If construction must occur during the nesting season, then a pre-construction survey shall be performed and appropriate buffers installed around any identified nest.

* **Mitigation Measures**

1. *If construction is scheduled to commence during the non-nesting season (September 1 to January 31), no preconstruction surveys or additional measures are required for nesting birds, including raptors.*
 2. *To avoid impacts to nesting birds in the Project site and immediate vicinity, a qualified wildlife biologist shall conduct preconstruction surveys of all potential nesting habitat within the Project sites for ground-disturbing activities that are initiated during the breeding season (February 1 to August 31). The survey for special-status raptors shall focus on potential nest sites (e.g., mature trees) within a 0.5-mile buffer around the site in areas where access to neighboring properties is available or visible using a spotting scope. Surveys shall be conducted no more than 14 days prior to construction activities. Surveys need not be conducted for the entire Project site at one time; they may be phased so that surveys occur shortly before a portion of the Project site is disturbed. The surveying biologist must be qualified to determine the status and stage of nesting by migratory birds and all locally breeding raptor species without causing intrusive disturbance.*
 3. *If active nests are found, a suitable buffer (e.g., 300 feet for common raptors; 0.5-mile for Swainson's hawk; 100 feet for passerines) shall be established around active nests and no construction within the buffer allowed until a qualified biologist has determined that the nest is no longer active (e.g., the nestlings have fledged and are no longer reliant on the nest). Encroachment into the buffer may occur at the discretion of a qualified biologist except that encroachment into the buffer for Swainson's hawk must be authorized by the California Department of Fish and Wildlife.*
- 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:

As noted in the findings discussion above, the project site is not located in the vicinity of riparian habitat or other sensitive natural community. Existing regulations which restrict the dispersal of runoff from the project site into offsite drainage and roads will also preclude the project from causing offsite impacts to protected wetlands.

- 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 site is not subject to a local ordinance protecting biological resources, a Habitat Conservation Plan, or a Natural Community 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?

FINDING: LESS THAN SIGNIFICANT IMPACT

One historical resource is located in the vicinity of the project: the Fresno Sanitary Landfill was designated as a historical landmark on August 7, 2001, partly because it is the oldest “true” sanitary landfill in the United States (National Historic Landmark Nomination - Fresno Sanitary Landfill). The significance of the landfill exists because of the length of its operational history (more than 50 years) and the fact that it was the first to utilize the trench method of disposal and among the first to utilize compaction. The application for landmark status indicates that the success of this landfill played a large role in the large-scale conversion from incineration to waste collection following World War II. The construction and operation of a worship center across the street from this landmark will have no significant impacts because the visual quality of the landfill and its surroundings are not factors of its historical significance.

- 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:

County Staff requested a Records Search from the Southern San Joaquin Valley Information Center and a Sacred Lands File Search from the Native American Heritage Commission. Both resources identified that no known cultural resources were present at

the project site. Staff also reached out to four Native American Tribes under the requirements of Assembly Bill 52 (AB 52). Compliance to AB 52 is discussed in greater detail in Section XVIII. Tribal Consultation; however, no tribal or cultural resources were identified on the project site as a result of the consultation and therefore, no impacts to such resources will occur.

However, it cannot be known with certainty that there are no cultural or tribal resources present below ground level which may be encountered during ground-disturbing activities. Therefore, the following measure is required, which requires that the developer cease work in the event that resources are excavated during construction. If previously unknown human remains are uncovered, specific measures to ensure that the remains are handled with appropriate respect will also be required.

* **Mitigation Measures**

1. *In the event that unanticipated archaeological resources are encountered during Project activities, compliance with federal and state regulations and guidelines regarding the treatment of cultural resources and/or human remains shall be required, along with implementation of the following mitigation: If prehistoric or historic-period archaeological resources are encountered during project implementation:*
 - a. *All construction activities within 100 feet shall halt and the County shall be notified.*
 - b. *A qualified archaeologist, defined as one meeting the Secretary of the Interior's Professional Qualifications Standards for Archeology, shall inspect the findings and report the results of the inspection to the developer and the County.*
 - c. *In the event that the identified archaeological resource is determined to be prehistoric, the County and qualified archaeologist will coordinate with and solicit input from the appropriate Native American Tribal Representatives, as determined by consultation with the Native American Heritage Commission (NAHC), regarding significance and treatment of the resource as a tribal cultural resource. Any tribal cultural resources discovered during project work shall be treated in consultation with the tribe, with the goal of preserving in place with proper treatment.*
 - d. *If the County determines that the resource qualifies as a historical resource or a unique archaeological resource (as defined pursuant to CEQA Guidelines) and that the project has potential to damage or destroy the resource, mitigation shall be implemented in accordance with Public Resources Code Section 21083.2 and CEQA Guidelines Section 15126.4. Consistent with CEQA Guidelines Section 15126.4(b)(3), mitigation shall be accomplished through either preservation in place or, if preservation in place is not feasible, data recovery through excavation conducted by a qualified archaeologist implementing a detailed archaeological treatment plan.*
2. *If human remains are uncovered during Project activities, the Project owner shall immediately halt work, contact the Fresno County Sheriff-Coroner to evaluate the*

remains, and follow the procedures and protocols set forth in CEQA Guidelines Section 15064.4 (e)(1). If the County Sheriff-Coroner determines that the remains are Native American in origin, the Native American Heritage Commission (NAHC) will be notified, in accordance with Health and Safety Code Section 7050.5(c) and Public Resources Code Section 5097.98 (as amended by AB 2641). The NAHC shall designate a Most Likely Descendent (MLD) for the remains per Public Resources Code Section 5097.98, and the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Public Resources Code Section 5097.98, with the MLD regarding their recommendations for the disposition of the remains, taking into account the possibility of multiple human remains.

VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Development of the project site involves the use of non-renewable materials during construction due to the use of diesel and gasoline during construction of the project. After construction (during operation), the project will use energy power required to light, heat, and cool the various proposed buildings. All new development will be subject to the most recent building code, which implements the most recent (2016) California Energy Code, which is also known as the California Energy Efficiency Standards. Further, existing regulation requires an increasing percentage of utility-provided power to be generated with renewable technology, such as solar power. With the implementation of these codes, the buildings will not present a wasteful or inefficient consumption of energy. Vehicular travel on the site is prohibited – parking for events will occur on the front portion of the parcel, further reducing fuel usage.

VII. GEOLOGY AND SOILS

Would the project:

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

2. Strong seismic ground shaking?
3. Seismic-related ground failure, including liquefaction?
4. Landslides?

FINDING: NO IMPACT:

The Department of Conservation's Geological Survey provides information regarding California's geology, seismology, and mineral resources. According to this database, the project site is not located in an area where a fault is at risk of rupture, strong seismic ground shaking will occur, or where landslides are a risk. The nearest fault is located more than 50 miles west (the Ortigalita Fault Zone).

- B. Result in substantial soil erosion or loss of topsoil; or
- 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: LESS THAN SIGNIFICANT IMPACT:

The project site is not located in an area where steep slopes make loss of topsoil or landslides likely. While the removal of orchard trees can leave the parcel more susceptible to the loss of topsoil, County regulations require that runoff is maintained onsite. Developers are required to prepare a grading plan which will show how runoff shall be handling during and after construction. With compliance to this regulation, impacts due to run-off of soil or landslides would be less than significant.

The project will not use groundwater, precluding significant impacts due to subsidence. Many projects in this area are served by the City of Fresno for water service. The site is also not located in an area at risk of severe ground shaking, precluding risks due to seismically-induced liquefaction and lateral spreading.

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

FINDING: NO IMPACT:

Soil at the project site is composed of Atwater sandy loam (75.4%) and Hesperia fine sandy loam (24.3%), with a small (0.3%) section of Ramona sandy loam. In general, soils which are classified as "sandy loam" have 20% or less clay content. Clay has a high shrink-swell potential; however its limited presence on the project site precludes significant risk. Figure 7-1 of the Fresno County General Plan Background Report (FCGPBR) shows that the project is outside the areas designated as containing soil with moderately high to high expansion potential.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Review of the project site determined that there is sufficient space available on the parcel to accommodate a septic system to serve the proposed worship center in addition to the existing septic systems which provide waste disposal for the residences. Therefore, with compliance to existing regulations regarding the installation of septic systems, there will be a less than significant impact.

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

While no unique paleontological resources or features were identified at the project site, the potential for undiscovered resources to be present cannot be entirely discounted. Compliance with the Mitigation Measures identified in Section V. Cultural Resources, which requires that work halt if a resource is uncovered, impacts to potential paleontological resources will be less than significant.

* **Mitigation Measures**

1. *See 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 project proposes to establish a worship facility adjacent to the city limits of Fresno. It is not known if this establishment will attract new members who previously did not attend temple services or if attendance will draw from existing temples. New members would result in an increase in traffic and thus greenhouse gas emissions and there would be a potential increase, though minimal, in total vehicle miles traveled (VMT).

The General Plan contains several policies which relate to the reduction of Greenhouse Gases. In the Land Use Section, policies direct growth towards existing development,

encourage compact development and infill, encourage mixed-use development, and encourage pedestrian and transit-oriented development in urban areas. For this application, the temple's location adjacent to the City Limits places it "toward existing development", which is intended to reduce overall VMT by siting facilities closer to where more people live. This project also encourages walking by installing sidewalks, although additional development on adjacent parcels is necessary to achieve meaningful connectivity. In the Transportation Sections, policies relate to the encouragement of carpooling and public transportation, the design of streets to encourage non-motorized travel, and planning for future needs of the community. This project does not propose meaningful improvements to Jensen Avenue as it relates to the encouragement of public transportation or travel by bicycle, but it does propose to develop sidewalks, which is part of a complete street setting. Jensen Avenue is not a designated rural bikeway.

Piecemeal development within a city's sphere of influence is a common occurrence when owners wish to develop the property prior to its annexation to the City. Each project is responsible for meeting the General Plan requirements and City Development Standards on their site. Therefore, this project's compliance with general plan policies which restrict the emissions of greenhouse gases and encourage alternative transportation measures ensures that impacts from this project will 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?

FINDING: NO IMPACT:

The operation of the project site as a church facility will result in no increase in the possibility of hazards to the public through the use and transportation of hazardous materials or reasonably foreseeable upset and accident conditions. The operation of the church and associated improvements does not require the use of hazardous materials. If some hazardous materials are currently used for the farming operation, they would be used in smaller numbers following project approval due to the reduced amount of farming. This results in no impact on the risk of upset or exposure to the public of hazardous materials.

- C. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

FINDING: NO IMPACT:

The project site is not located within one quarter mile of a school. However, the City of Fresno's General Plan does contemplate an elementary school on the parcel to the north. Since the project site will not emit hazardous emissions or handle hazardous materials, there will be no impact on the proposed school.

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

FINDING: NO IMPACT:

The project site is not listed as a hazardous waste site (Resource Conservation and Recovery Act), a toxic release site (Toxic Releases Inventory and Toxic Substances Control Act), a Superfund site (National Priorities List), a Brownfields site (Assessment, Clean-up, and Redevelopment Exchange System), or a radiated site (Radiation Information Database). The project site is within one half-mile of two Toxic Releases sites and one Superfund site. Impacts related to these nearby facilities are considered as part of the cumulative impacts analysis at the end of this document. The project site is not included on any list compiled pursuant to Government Code Section 65962.5 and therefore will have no impacts on the risk of hazard due to previous use.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located approximately 1.5 miles southwest of the Fresno Chandler Executive Airport. The Fresno County Airport Land Use Compatibility Plan (ALUCP) was adopted by the Fresno Council of Governments in December 2018. The noise contours, runway protection zones, and clear zones are more than one mile northeast from the nearest point of the project site; however, the project site is located within a traffic pattern zone (TPZ). According to the ALUCP, the aircraft risk level is considered to be low within these areas. Therefore, persons on this site will not be adversely impacted by the noise from that airport.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Operation of the proposed worship facility would occur biweekly on Sundays (every other Sunday) and could attract over 200 guests to those services. Four times each year, the facility would host a large event, which could see attendance in excess of 300

guests. The developer has proposed to install a left-turn lane into the project site, which will ensure that eastbound traffic to the site will not interfere with the flow of other eastbound traffic. The applicant has also designed a traffic management plan, which includes painted arrows and flaggers to guide traffic onsite to identified parking spaces. With this management plan, traffic will not back up onto the road in such a manner that could interfere with the function of Jensen Avenue and the circulation system. In this way, the project is shown to have a less than significant impact on the implementation of emergency plans which require clear roadways.

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

FINDING: NO IMPACT:

The project site is not located in an area designated as high risk from wildland fires. The site is located within the Sphere of Influence of the City of Fresno where development becomes denser, which makes the area less susceptible to wildfire than open space or other natural areas.

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will connect to the City of Fresno for water service; however, the City of Fresno determined that the site is prohibited from connecting to municipal sewer. The proposed residences will each be served by separate septic systems and the worship facility will be served by a new 4,500-gallon septic system. The Department of Public Health reviewed the density of septic tanks on this property and determined that sufficient area was available to filter the waste without impacting ground water quality. The project will connect to the City of Fresno for water service and will therefore reduce this parcel's usage of groundwater. Quality of the groundwater may increase as this project's irrigation water, provided by the City, percolates down into the basin.

- B. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin; or
- 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?
- i. Result in substantial erosion or siltation on- or off-site;

- ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?
 - iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or
 - iv. Impede or redirect flood flows?
- D. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; or
- E. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will connect to the City of Fresno for water services before occupancy permits are released. Therefore, the project will not interfere with groundwater recharge and will not interfere with a groundwater sustainability plan. There are no streams or rivers in the vicinity of the project site, precluding impacts to such resources. While development of the site will change the existing drainage patterns by adding pavement and removing existing orchard trees, compliance to regulations which restrict erosion through grading plans will prevent such impacts from becoming significant. Further, the site is not located in a flood hazard area; is too distant from the ocean to be at risk of tsunami; and is not located near enough to a large, still body of water to be at risk of inundation due to seiche.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The scope of this project is restricted by the property lines of the subject parcel. There are no existing communities in the vicinity and therefore, development on this parcel could not separate them.

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

FINDING: NO IMPACT:

The Fresno County General Plan contains several policies regarding the establishment of urban uses in areas which are designated for agriculture. These policies tend to

direct such development away from important farmlands and closer to incorporated cities and unincorporated communities. As discussed in more detail in Section II. Agriculture, this project is consistent with those policies, despite its designation as Prime Farmland, due to its location adjacent to the limits of the City of Fresno and within the City's Sphere of Influence: urban development was contemplated in this area by the City's General Plan.

While the City's General Plan does not specifically identify this location for a religious facility, compatible zoning with the residential designation includes RS-5 (medium-density residential) and RM-2 (Urban Neighborhood). Religious facilities of this size are allowed subject to approval of a use permit in RS-5 districts and are considered to be a by-right use in RM-2 Districts. The use would not be compatible with the designation for the proposed park; however that area of the parcel is currently used for residential purposes for the monk and caretakers of the facility, with no changes proposed as part of this application. The proposed use would be allowed within the existing AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District with approval of a Director Review and Approval application (this project).

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:

The project site is not located in an area where valuable mineral resources have been identified. Figure 7-7 (FCGPBR) shows that the location is outside of mapped mineral resource locations.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

This project proposes to use outdoor noise amplification during the four proposed events each year. The operational statement indicates that small speakers will be placed near the center of the parcel, where the surrounding orchard trees help to diffuse the sound. Such amplification for speeches and music will occur between 10:00 A.M.

and 4:00 P.M. on the weekends, which is when the County's noise ordinance has the lightest standards for noise control. The applicant will be restricted by a condition of approval to comply with the operational statement, which indicates that "portable speakers less than 60 decibels will be used and set up north of the Assembly Building at the center of the site." With operation in compliance with said statement, the limited use of portable speakers will not cause a substantial impact on the ambient noise levels in the vicinity of the project site.

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

FINDING: NO IMPACT:

As discussed above, outdoor sound amplification will be achieved through the use of portable speakers which will not exceed 60 decibels. No repetitious machinery which would cause ground concussions or vibration are proposed as part of this application. The use of this site as a church facility will not generate ground-borne vibration or ground-borne noise levels.

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: LESS THAN SIGNIFICANT IMPACT:

The project site is located within two miles of the Fresno Chandler Executive Airport; however, review of the Airport Land Use Compatibility Plan for that airport shows that the site is outside of its noise contours. Therefore, while passing airplanes may be observed and heard by residents and visitors to the site, such noise will not exceed the Fresno County Noise Ordinance standards.

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)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is not proposing to build new residences or businesses, and it does not propose to pave or improve local roads. However, the City's General Plan does designate this area for residential development (along with some supporting uses, as previously discussed) and therefore the potential to attract new population growth in this area is not unplanned and therefore would not result in significant impacts.

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

FINDING: NO IMPACT:

This project does not propose to demolish or otherwise harm existing residences. Development will be limited to the property lines of the subject parcel and both homes on that parcel will be retained: one will serve as a home for the Buddhist monk who owns the property and the other will serve as a caretaker's residence.

XV. PUBLIC SERVICES

Would the project:

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

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

FINDING: NO IMPACT:

The nearest fire station to the project site is Station 7, located within the City of Fresno, approximately 2.77 miles east of the project site. Review of this application by the Fire Department identified design features, such as sprinklers, which would be required, but did not identify any concerns regarding response time.

The nearest police station to the project site is located at Tuolumne and B Street; which is approximately 3.13 miles by road (2.45 miles direct). The Fresno County Sheriff's department divides Fresno County into four basic patrol areas. The project site is within Area 2, which includes the unincorporated portions of metropolitan Fresno County. There are four patrol training officers assigned to this area and all entry-level field deputies complete their training. Additional officers include five detectives which operate between areas 2 and 4 (eastern Fresno County) to handle armed robberies and property crime investigation. In addition, there is one detective assigned to the Indian Gaming Grant position who assists with patrols and investigations in or near Table Mountain Rancheria and Big Sandy Rancheria. As discussed in Section XIV.

Population, the project will not result in new residential development and therefore will not interfere with desired staffing ratios.

The project will not result in an increase in permanent population and therefore will have no impact in the need to improve schools, parks, or other public facilities.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

The nearest park to the project site is Hyde Park, located approximately 0.87 miles northeast of the site. This park consists of approximately 16 acres of open space with no improvements. All local parks in the area are within the City of Fresno.

The project relates to the operation of a worship facility two times each month with one large event every three months. It is expected that visitors to the project site will drive directly to the project site without detouring to use neighborhood or regional parks.

XVI. TRANSPORTATION

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The worship center proposes to have its major events biweekly on Sundays and one event on the first weekends of February, May, July, and August. Up to 200 visitors during biweekly services and up to 300 visitors will be present during the large events. This traffic will occur on the weekend, when there is no rush hour peak traffic; however, impacts to the circulation system could occur if cars are not moved through the parking area into parking spots with efficiency, leading to a back-up of traffic along Jensen Avenue. This could lead to a violation of General Plan Policy TRA.A-2 which requires the County "to plan and design its roadway system in a manner that strives to meet Level of Service (LOS) D on urban roadways, within the sphere of influence of the cities of Fresno and Clovis and LOS C on all other roadways in the County.

The applicant will be required to implement the approved Traffic Management Plan as a mitigation measure. The Plan describes methods by which cars will flow through the project site and requires the use of flaggers to ensure guest compliance. By ensuring an adequate flow of traffic on the project site, impacts to the roadway due to vehicular back-up can be reduced to less than significant.

* **Mitigation Measures**

1. *Operation of the proposed worship facility shall be in conformance with the Traffic Management Plan approved by the County and dated May 1, 2018.*

- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Due to the project's location outside the City of Fresno, it is not located within or near a high quality transit corridor or a major transit hub. The nearest bus stop is approximately 2.5 miles east of the site, where Route 38 loops through the neighborhood at Jensen and Walnut Avenues before it turns northeast towards downtown. Therefore, it is likely that visitors to the project site will use personal vehicles rather than public transportation, resulting in a possible increase in vehicle miles traveled (VMT). As discussed previously, a temple with new philosophies could attract new attendees (increase in VMT) or could attract attendees from other temples (change in VMT). In general, the applicant's operational statement indicates that the temple is intended to serve persons in the community and it is therefore unlikely to attract visitors from distant locations.

The City's General Plan for this area contemplates a neighborhood with dense residential housing, a park, and a school. The City of Fresno's bus system (the Fresno Area Express, or FAX), includes routes throughout the City and generally located on major roads. When the project site and surrounding properties are annexed by the City, such bus service is likely to be extended. The project is within the Edison Community Plan, which includes discussion regarding the need for bus service within its boundaries.

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

FINDING: NO IMPACT:

This project proposes to add a left turn lane onto Jensen Avenue to accommodate vehicles which need to turn left into the project site. With this design feature incorporated, the project will result in no hazards from the geometric design of the roadway. In addition, the project will be required to develop in compliance with

regulations of the North Central Fire Protection District, which include specifics for road width and padlock type to ensure that adequate emergency access is maintained.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

The County began consultation under the provisions of Assembly Bill 52 (AB 52) by sending notice that the project was complete to the four tribes who requested such notification: Table Mountain Rancheria, Picayune Rancheria of Chukchansi Indians, Tachi Yokut Tribe, and the Dumna Wo Wah. Of these Tribal Governments, only the Dumna Wo Wah responded to the notice and requested consultation on September 7, 2017. County staff provided copies of the Records Search and Sacred Lands Files to the Dumna Wo Wah representative and requested an in-person meeting to discuss the results and the tribe's personal knowledge of resources which could be present on the site. Staff did not receive a response from the Tribe. After several attempts were made to schedule the meeting or receive written comments, staff concluded consultation on May 15, 2018.

While no resources were identified on the project site, the County recognizes that previously-unknown resources may be present below the surface. If such artifacts are uncovered during ground-disturbing activities, then significant impacts may occur. To prevent such impacts, the mitigation measures detailed in Section V. Cultural Resources must be implemented.

* **Mitigation Measures**

1. See Section V. Cultural Resources

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 WITH MITIGATION INCORPORATED:

The project site is located within the Sphere of Influence of the City of Fresno. City policy requires that development in an area where sewer and water facilities are available will be required to connect with those facilities. In the case of this application, there is a 12-inch water main stub near the eastern corner of the project site. Sewer services are present in the area; however the project was prohibited by the City of Fresno from making a connection.

The City of Fresno requires that the applicant install new water mains across the front of the property. It is anticipated that this work can be completed prior to or as part of the installation of curb and sidewalk, reducing potential impacts. Further, development from this project is required to comply with the mitigation measures which require pre-construction surveys prior to ground-disturbance if construction is proposed during the bird nesting season and the mitigation measure which describes the halting of work in the area if a significant tribal or cultural resource, or human remains, are unearthed.

Therefore, with compliance to these mitigation measures, which apply to the whole of the project, impacts from the installation of the new water main across the frontage of the parcel will not result in significant impacts.

* **Mitigation Measures**

1. See Section IV. Biological Resources
2. See Section V. Cultural Resources

- 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:

The project will connect to the City of Fresno for their water supply. The City of Fresno draws water from the underground aquifer and also treats surface water to supplement the groundwater withdrawal. According to the City of Fresno Department of Public Utilities Website, the City runs an aggressive recharge program to supplement natural replenishment of the aquifer. Therefore, this project will have sufficient water supplies available through the City of Fresno.

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

FINDING: NO IMPACT:

The project site will be served by existing and proposed septic systems. Therefore, no impacts to the capacity of a wastewater treatment plant will occur.

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

FINDING: NO IMPACT:

Solid waste generation at the project site will be minimal. Up to six persons may live on site with up to 200 people present biweekly and up to 300 people present once every three months. Worship ceremonies are not high-volume waste generators. The project site is already served by Republic Waste, which is contracted to collect and dispose of typical solid waste in and around the City of Fresno. Therefore, due to the limited amount of waste generation that will occur, the project will have no impacts on the generation of waste in excess of local capacity or in violation of federal, state, and local management statutes. It is anticipated that all solid waste can be collected as part of the existing haul service agreement.

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 is not located in an area designated as high or very high fire hazard severity zone. The nearest such area is located approximately 18 miles northeast of the project site (direct measure), on the east side of the City of Fresno.

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 WITH MITIGATION INCORPORATED:

Direct impacts to special-status species is not anticipated as a result of this project due to the disturbed nature of the ground and general lack of habitat. Similarly, direct impacts to important examples of history or pre-history are not known to be present on the parcel and thus, no impacts are anticipated.

However, it cannot be determined with certainty that special-status species and subsurface resources are not present on the site and therefore, mitigation measures are required to ensure that these impacts are reduced to less than significant.

* **Mitigation Measures**

1. See Section IV. Biological Resources
2. See Section V. Cultural Resources

- 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:

As discussed in Section II. Agriculture, the project proposes to remove up to 5 acres of Prime farmland from agricultural production. This does not contribute to a cumulative impact because the City of Fresno’s General Plan anticipates residential development in this area and the eventual conversion of all farmland in this area is expected as development occurs. The project’s location proximate to the City is the preferred location for this type of development. Therefore, this project does not contribute to a cumulative impact relating to the loss or conversion of farmland.

As discussed in Section VIII. Hazards, the project site is located within one half mile of two toxic releases sites and one Superfund site. The Superfund site is the retired Fresno Sanitary Landfill, which has been undergoing remediation since the late 1980's. Excessive use of groundwater in this area could cause adverse impacts on the remediation efforts; however, since this project proposes to connect to the City for water services, such impacts will not occur. The two toxic release sites are auto-dismantling facilities. Neither facility has any recorded violations and it is anticipated that they will continue to operate within existing regulations. This will reduce the possibility of release of toxic substances to less than significant and the project's distance from both sites (approximately .28 miles northeast), will result in no impacts at the project site.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

No adverse impacts on human beings were identified as a result of this project. The proposed use of the site is as a worship facility where Buddhists can gather to pray and meditate. While the project will cause minor changes in the aesthetics of the area, weekend traffic patterns, and daytime noise levels, there will be no substantial adverse impacts.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Director Review and Approval Application No. 4461, 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 Land Use and Planning; Mineral Resources; Public Services; Recreation; and Wildfire.

Potential impacts related to Agricultural and Forestry Resources; Air Quality; Energy; Greenhouse Gases; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; and Population and Housing have been determined to be less than significant.

Potential impacts relating to Aesthetics; Biological Resources; Cultural Resources; Geology and Soils; Transportation; Tribal Cultural Resources; Utilities and Service Systems; and the Mandatory Findings of Significance have determined to be less than significant with compliance with the listed 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" Street, Fresno, California.

CMM:

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Fresno County Department of Public Works and Planning

DRA 4461

(Application No.)

RECEIVED
COUNTY OF FRESNO

AUG 18 2016

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

DESCRIPTION OF PROPOSED USE OR REQUEST

Recognize a Religious
facility on a 20-acre
parcel in The AE-20
Zone District

CEQA DOCUMENTATION: ☒ Initial Study ☐ PER ☐ N/A

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

LOCATION OF PROPERTY: North side of Jensen
between West and Marks
Street address: 1760 W Jensen Ave

APN: 477-100-01 S Parcel size: 20 Section(s)-Twp/Rg: S _____ - T _____ S/R _____ E
E 1/2 of SW 1/4 of SE 1/4

I, Luong Dinh (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.

Owner (Print or Type)	<u>Luong Dinh</u>	<u>1760 W Jensen</u>	<u>Fresno</u>	<u>93706</u>	<u>408-394-9967</u>
		Address	City	Zip	Phone
Applicant (Print or Type)	<u>Long Dang</u>	<u>1760 W Jensen</u>	<u>Fresno</u>	<u>93706</u>	<u>408-394-9967</u>
		Address	City	Zip	Phone
Representative (Print or Type)	<u>Giuliano DiCicco</u>	<u>10481 N. Doherty</u>	<u>Fresno</u>	<u>93730</u>	<u>559-351-8100</u>
		Address	City	Zip	Phone

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: <u>DRA 4461</u>	Fee: \$ <u>2,660.00</u>
Application Type / No.: <u>Pre-App</u>	Fee: \$ <u>-247.00</u>
Application Type / No.: <u>Violation</u>	Fee: \$ <u>931.00</u>
Application Type / No.: _____	Fee: \$ _____
PER/Initial Study No.: <u>7197</u>	Fee: \$ <u>3,901.00</u>
Ag Department Review:	Fee: \$ <u>50.00</u>
Health Department Review:	Fee: \$ <u>770.00</u>
Received By: <u>CMM</u>	Invoice No.: <u>89355</u> TOTAL: \$ <u>8,065.00</u>

UTILITIES AVAILABLE:

WATER: Yes ☐ / No ☒
Agency: well

SEWER: Yes ☐ / No ☒
Agency: Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Related Application(s): _____

Zone District: _____

Parcel Size: _____

Sect-Twp/Rg: _____ - T _____ S/R _____ E

APN # _____ - _____ - _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____

GIULIANO DICICCO, PE
10481 N DOHENY DR
FRESNO, CA 93730
PHONE/ FAX: (559) 351-8100
EMAIL: gdicicco1@gmail.com

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COUNTY OF FRESNO

SEP 14 2017

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

DRA 4461

August 8, 2017

Operational Statement for the
Giac-Luong Dinh
Phap Duyen Buddhist Monastery
1760 W Jensen Ave
Fresno, Ca 93706

Reverend Giac-Luong Dinh (Luong Dinh) is a retired Buddhist priest currently living on the 20 acre subject property. The property is mainly used for agricultural purposes growing and harvesting approximately 530 pomelo trees and 640 jujube trees. The property currently contains a primary residence of approximately 3700 sq ft and agricultural storage and support structures. Reverend Luong Dinh currently has 3 caretakers (nuns/monks) that reside with him due to his age and diminishing health and 2 temporary farm workers and monks to maintain the tree crops. For a total of 6 people residing on site.

Rev. Luong Dinh has decided to make the subject property his permanent residence and would like to build a small temple for worship and mainly private prayer. The temple would consist of a main building and support buildings for meditation and reflection, landscape features including fountains and statues, garden walkways, memorial gate and entrance, a secondary residence building for caretakers, Assembly Building, 2 Classroom/Meditation Rooms, 2 Fruit stands and parking areas for guests.

Rev. Luong Dinh has cultivated many friends and fellow worshipers in his community and has a need to tend to their spiritual needs on occasion. To limit the amount of visits he is requesting that his residence/worship temple be used bi-weekly for group worship and meditation. Visitors would number approximately 200 persons for several hours at approximately 10:00 am to 5:00 pm on Sundays.

In this proposal Rev. Luong Dinh is requesting the following additions to the existing facility:

- a) Expand the current residence with additional rooms and patio space
- b) A new prayer building (worship temple)
- c) A new entrance facility: memorial gate
- d) A Secondary residence
- e) A new Assembly Room
- f) New landscaping with Statues and fountain features
- g) New Wrought Iron fencing
- h) New Classroom/Meditation Building (2)
- i) Fruit Stands (2) along Jensen Ave Frontage
- j) Parking facilities

There will be no other employee other than the three monks and two nuns who will live on site and perform the task of caretakers and farm workers. No service or delivery to the site other than waste disposal at once a week.

The approach to the site is by way of W. Jensen. The Main entry is to be aligned with the entry of the Fresno Park to the south side of Jensen. A left turn lane will be added through re-striping to facilitate traffic follow on Jensen Ave.

On-site traffic control during large functions will be provided by staff to direct traffic to keep the Main Entry clear of traffic and to ensure traffic is maintained in an orderly manner.

The number parking spaces available for guest and staff and service is 120. There will be farm goods (palmettos, jujube fruit, beans and fresh vegetables produced and sold on-site.

This use will not cause an unsightly appearance. We will increase the amount of landscaping to soften the effects of the new construction.

Currently the site is using septic systems and is disposed of 2 times a year. All other solid waste is contracted to a disposal firm for weekly pick ups.

The volume of water to be used on a daily is 300 gals per day. The water source is by well.

Both existing and new building will be used in this operation. Please see drawings for detailed descriptions of new buildings.

The proposed farm hours of operation will be 7am to 7pm everyday of the year.

All hours of operation are indoors except those occasions during festivals which would be outdoor activities.

We anticipate the number of visitors per day to be 5-10 on average and up to 200 during bi-weekly services.

Outdoor lighting will be used at public spaces and parking areas. Minimal sound amplification will be used during occasional outdoor services (2-4 per year). This will be limited to the hours of 10:00am noon to 4pm in the afternoon. The events are held the first weekend of the months of February, May, July and August.

We are requesting outdoor sound amplification as a part of this proposal. Sound amplification is for soft live music and speeches during outdoor services. Small portable speakers less than 60 decibels will be used and setup North of the Assembly Building at the center of the site.

We will comply with the noise standards of Fresno County.

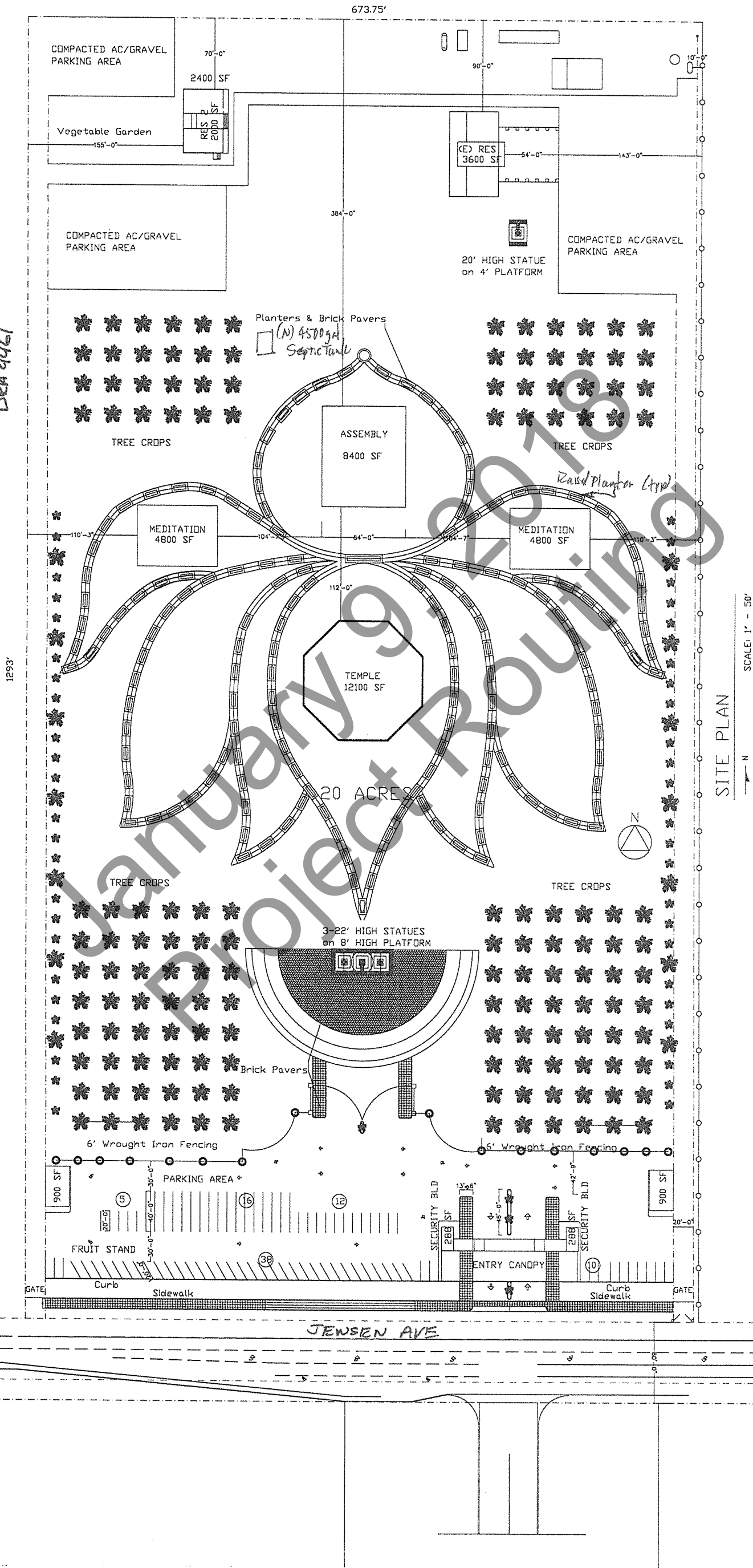
Approximately 5 acres of farm land will be removed to accommodate buildings and landscaping. The ground cover and landscaping will consist of magnolia and pistache trees, and perennial drought resistant plants throughout and in planters boxes in walkways between buildings including lilly, gravillea, ivy, bamboo, jasmine, and rosemary.

Respectfully,

Giuliano DiCicco PE

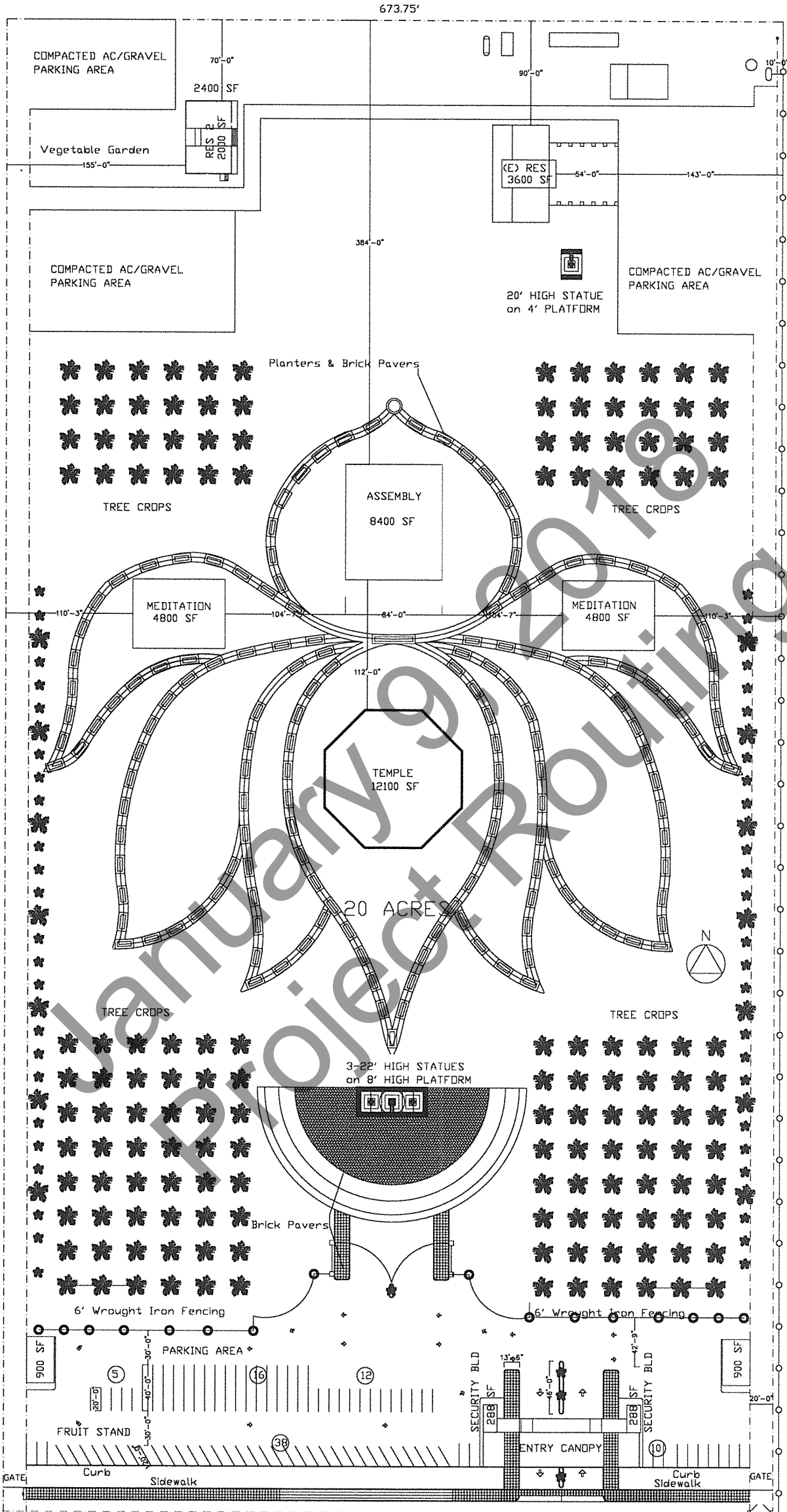
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SEP 14 2017
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION
DEN 4461

PROJECT INFORMATION
OCCUPANCY TYPE: AE-20
CONSTRUCTION TYPE: V-N
PROPERTY ADDRESS: 1760 W JENSEN AVE
FRESNO, CA 93706
A.P.N.: 477-100-01
OWNER: LUONG DINH
1760 W JENSEN
FRESNO, CA 93706
LOT SIZE: 20 ACRES



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DEA 4461



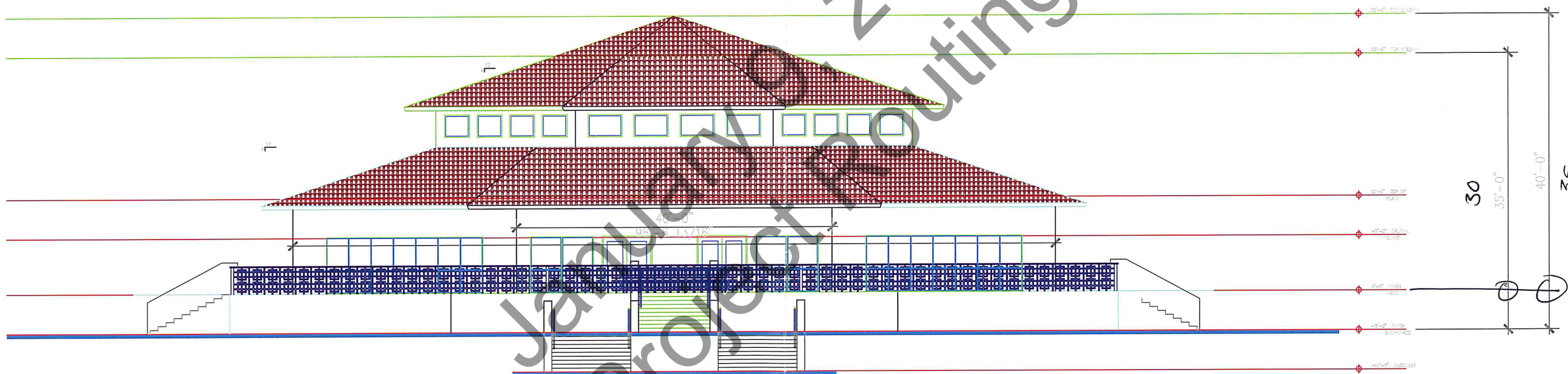
SITE PLAN
SCALE: 1" = 50'

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TEMPLE BUILDING

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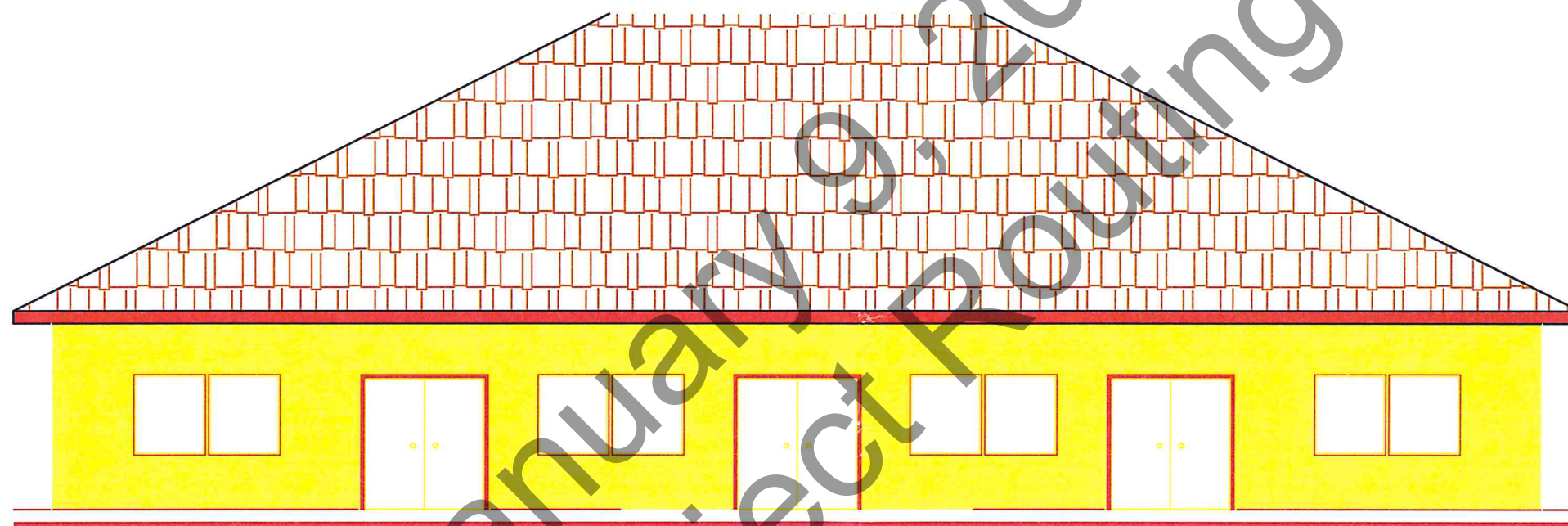
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⊕ 26'-8"

⊕ 10'-0"



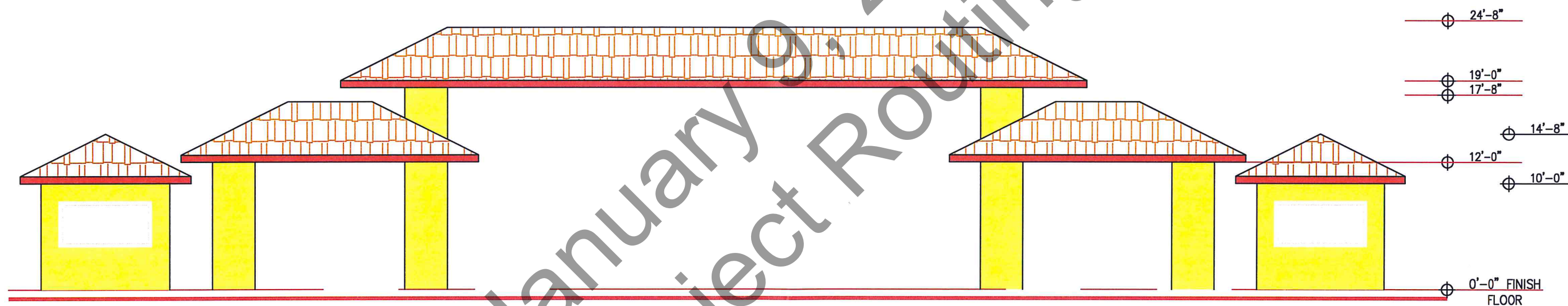
MEDITATION / CLASSROOM BLDGS

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DEVELOPMENT SERVICES DIVISION

DRA 4461



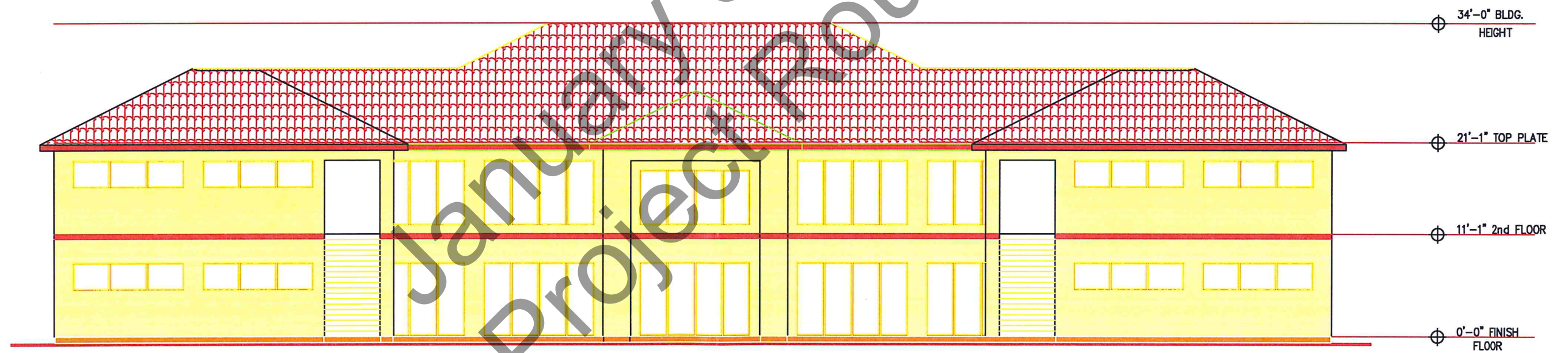
ENTRY CANOPY— SECURITY SHEDS

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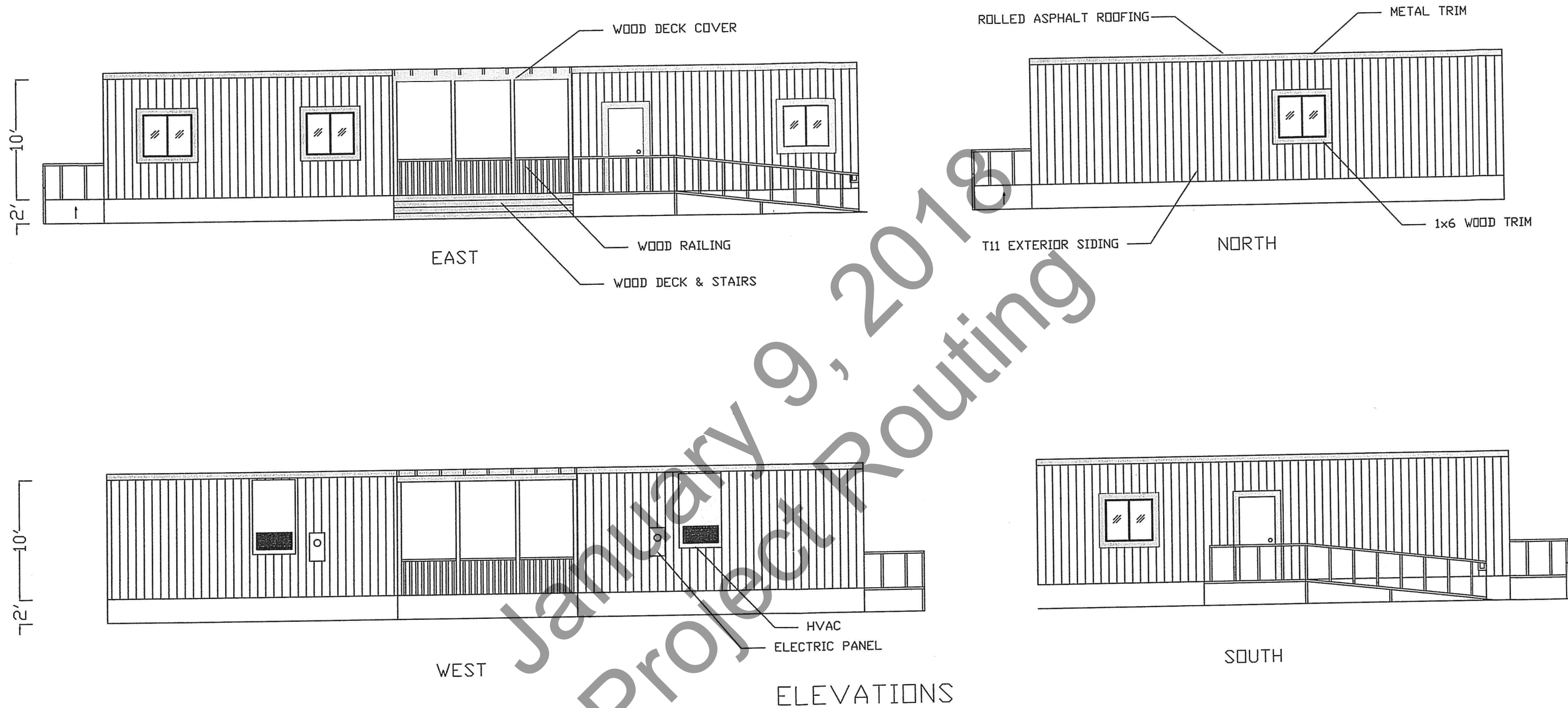
DRA 4461



FRONT ELEVATION

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

ASSEMBLY BUILDING



DRA 4343

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DEC 16 2013

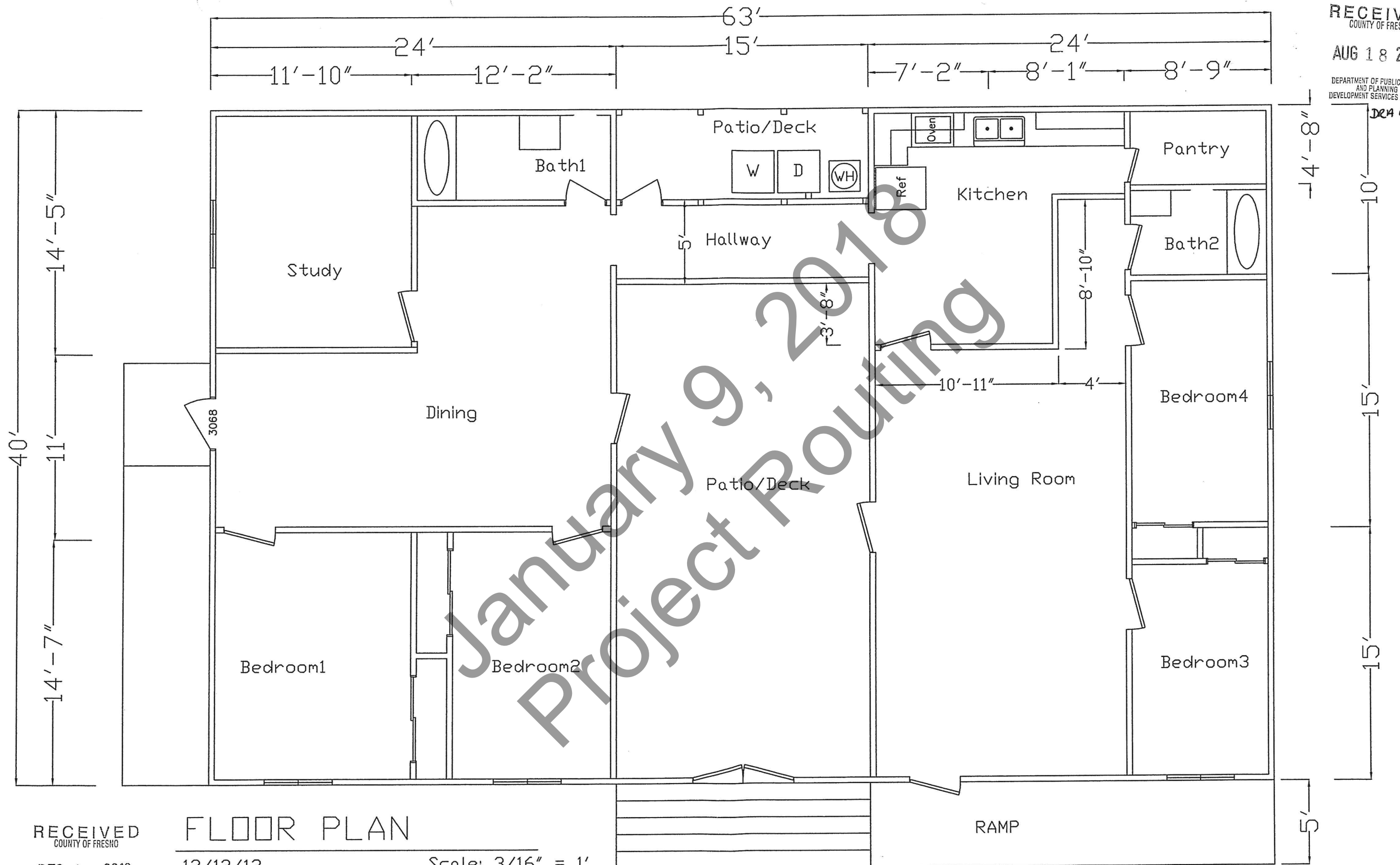
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DEC 16 2013

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FLOOR PLAN

12/12/13

Scale: 3/16" = 1'

DRA 4343

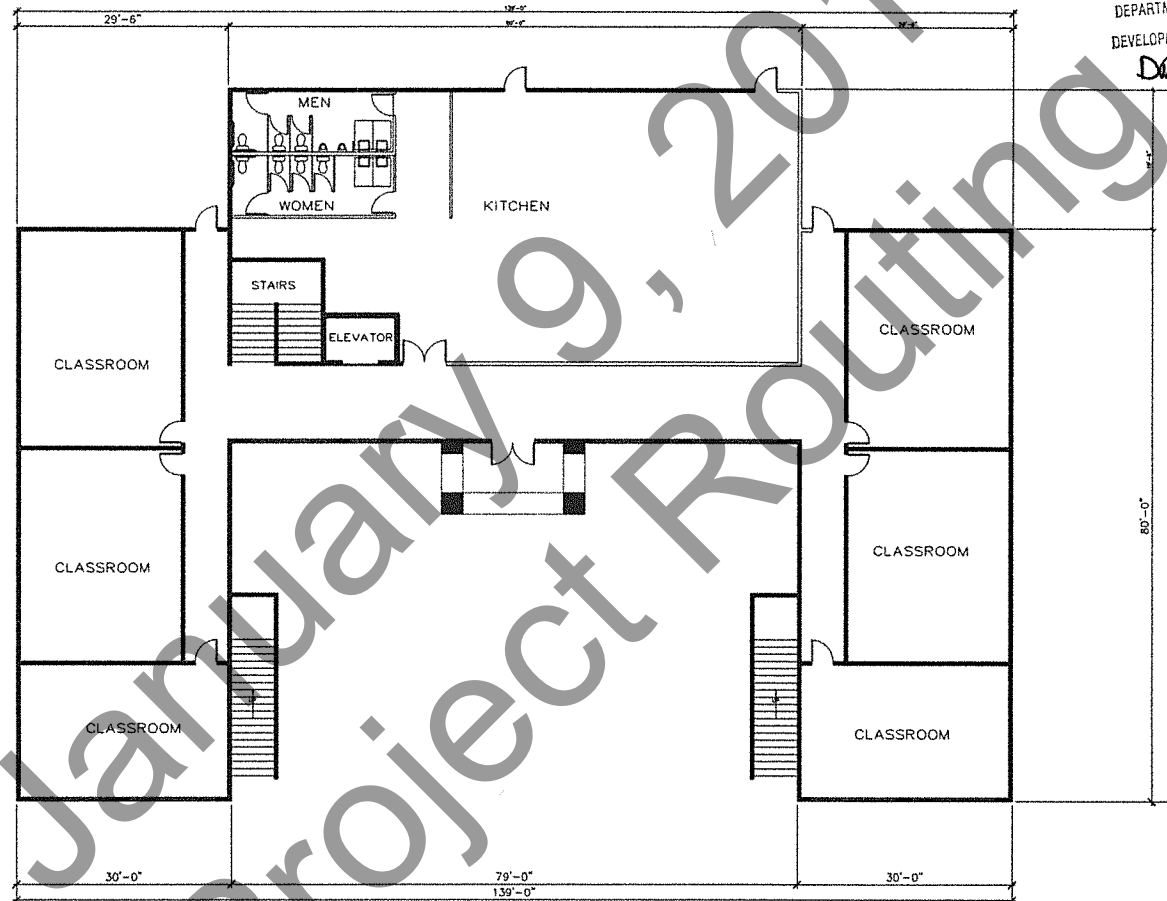
"PROPOSED 2ND RESIDENCE"

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AND PLANNING
DEVELOPMENT SERVICES DIVISION

D2A 4461



Assembly Bldg



1st FLOOR PLAN

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

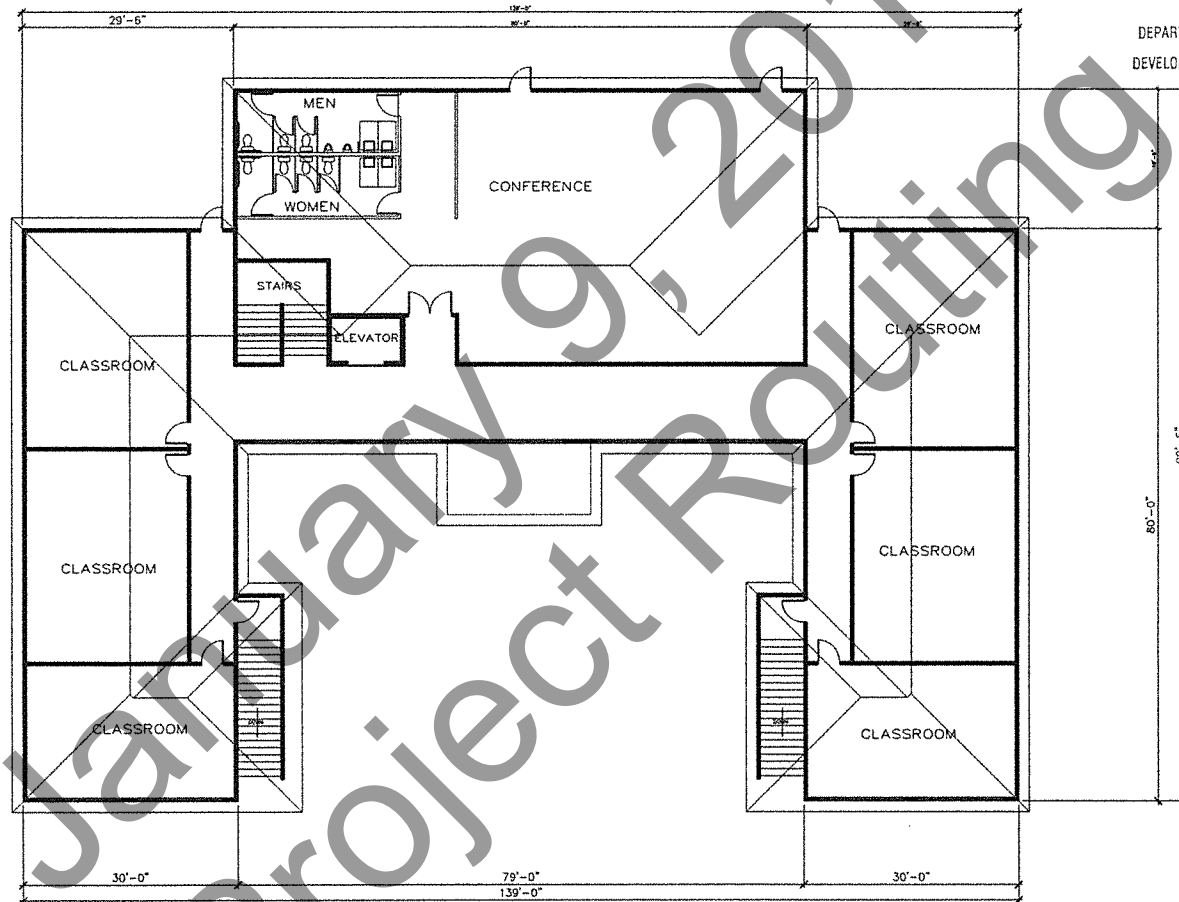
PROJECT: Yellow Lotus Buddhist Monastery 1760 W Jensen Ave Fresno, Ca 93706	
OWNER: Giac-Luong Dinh Phap Duyen Buddhist Monastery 1760 W Jensen Ave Fresno, Ca 93706	
<small>These plans and all contained thereon are an original unpublished work of the designer and may not be duplicated, published, or used in whole or in part without the prior written consent of the designer.</small> 	
<small>DESIGNER: GULLANO DICOCO P.E. 308 N DOCKERY DR FRESNO, CA 93706 TEL: (559) 237-2820</small>	
<small>Submitted By: _____ Checked By: _____ Approved By: _____ Date: 11-18-15</small>	<small>Scale: As Noted A-4</small>

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COUNTY OF FRESNO

AUG 18 2016

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

DRN 4461



Assembly Bldg



2nd FLOOR PLAN

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

NORTH

PROJECT: Yellow Lotus Buddhist Monastery 1760 W Jensen Ave Fresno, Ca 93706	
OWNER: Giac-Luong Dinh Phap Duyen Buddhist Monastery 1760 W Jensen Ave Fresno, Ca 93706	
<small>These plans and all contained thereon are an original unpublished work of the designer and may not be duplicated, published, or used in whole or in part without the prior written consent of the designer.</small> 	
GULLANO DICKCOCO P.E. 1001 N. G Street Fresno, CA 93703 Tel. (559) 231-4900	
Checked By: _____ Drawn By: _____ Date: 11-15-15	Scale: as noted A-5

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DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

WINDOW SCHEDULE

[illegible][illegible]

GAS DEMAND:	185 CFH
WATER HEATER:	120 CFH
WALL HEATER: 40 X 3	= 120 CFH
TOTAL:	305 CFH

SIDES AT INTERIOR WALLS AND W/1/2" WOOD SIDING
AT EXTERIOR SIDES.

JOINTED STUDS IN STRUCTURAL WALLS (BEARING ON

ACTURER'S INSTALLATION INSTRUCTIONS.

RS:

OWNERS MUST HAVE WATERPROOF WALL FINISH
POWER DRAIN.

DOWNERS MUST HAVE CURTAINS OR ENCLOSURES.
DOWNER DOOR MUST BE AT LEAST 22" WIDE.

TUB AND SHOWER VALVES ARE TO BE SINGLE CONTROL PRESSURE
RATING OR THERMOSTATIC ANTI-SCALD TYPE.

AND WINDOW HEADERS:

LESS THAN 10'	4X10 DF#2
LESS THAN 12'	4X12 DF#2

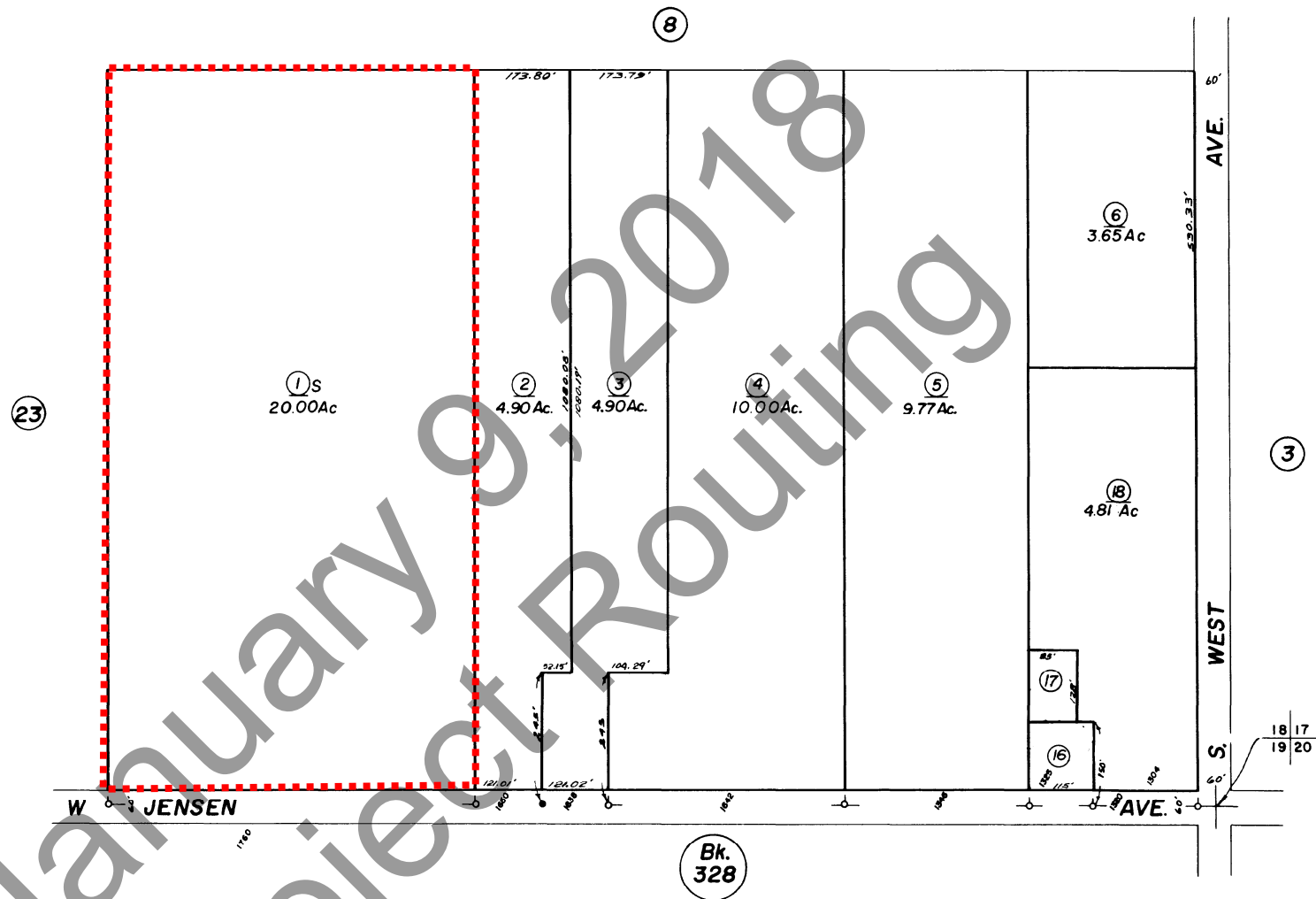
Designed by:	Rev. A. ref.
Drawn by:	
Standard by:	A-2
Approved by:	
Date: 5-13-78	Rev. *

DESIGNER:
GIULIANO DICICCO P.E.
10481 N DOHENY DR
FRESNO, CA 93730
Tel. (559) 351-8100



RESIDENT:
LUONG DINH
1760 W JENSEN
FRESNO, CA 93706

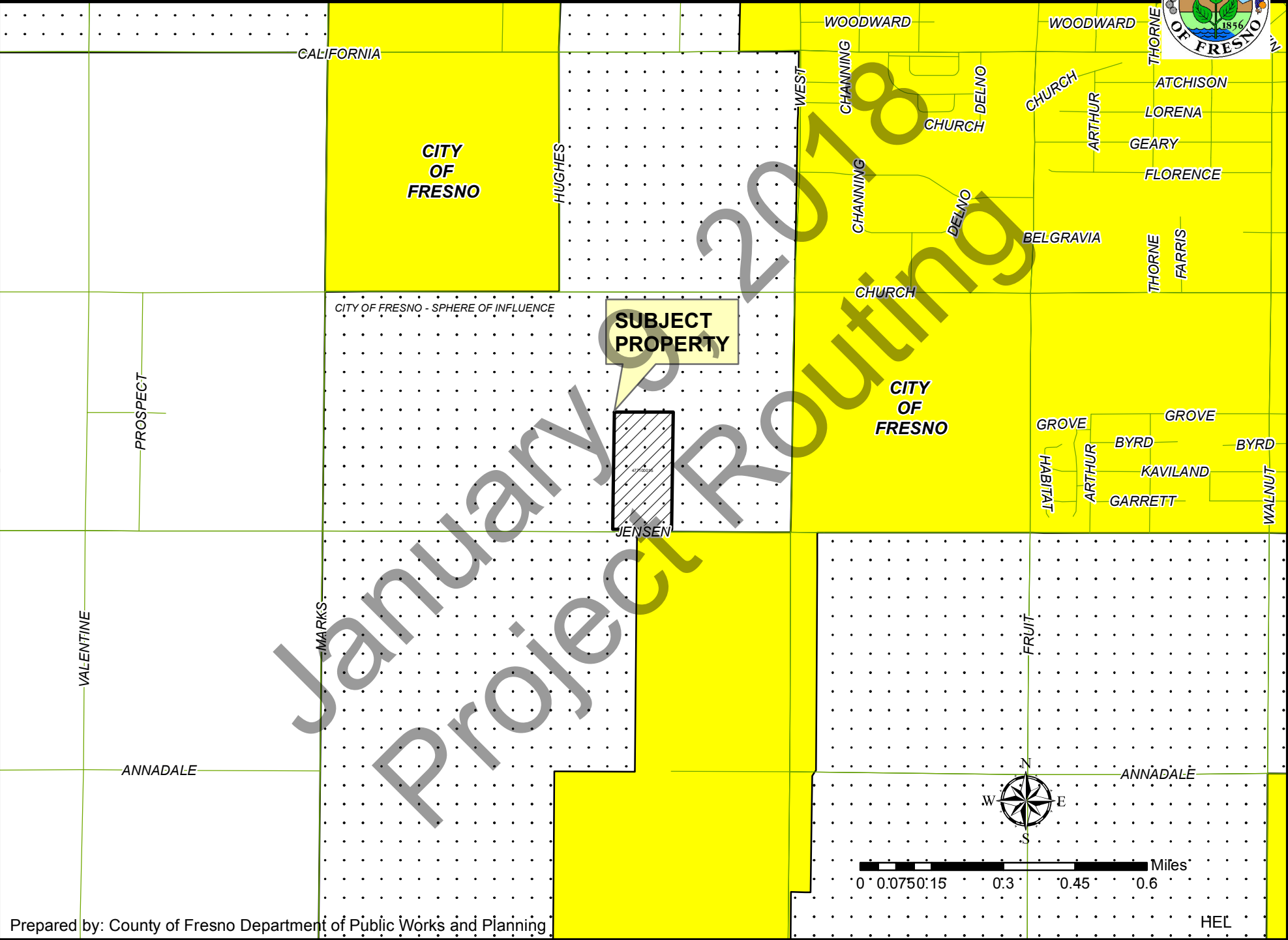
Owner:
THE-HA VU LE
2945 BRADBURY DR
SAN JOSE, CA 95112
(408) 532-6761



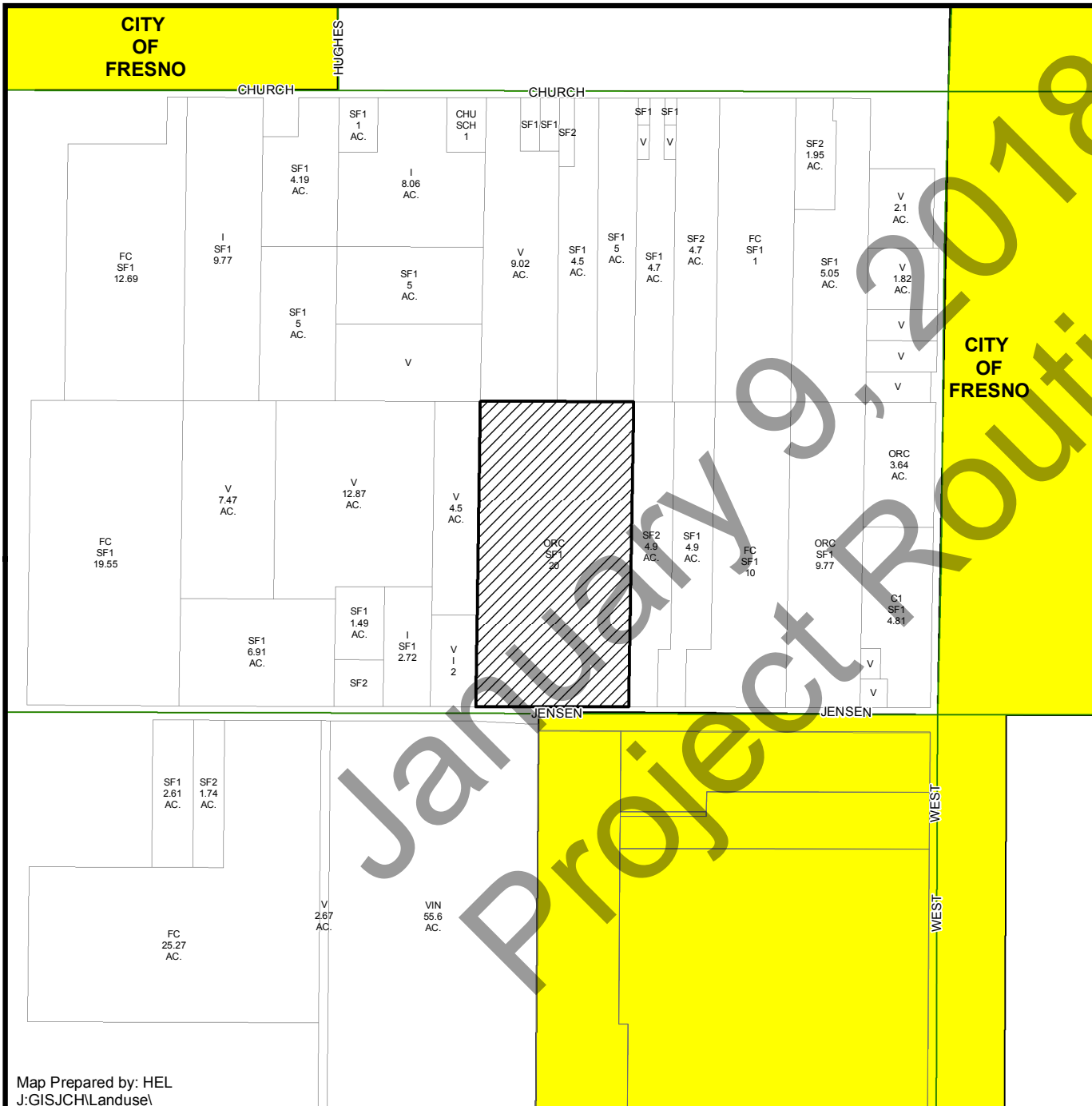
Assessor's Map Bk.477-Pg.10
County of Fresno, Calif.

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

LOCATION MAP



EXISTING LAND USE MAP



LEGEND

C# - COMMERCIAL
 CHU - CHURCH
 FC - FIELD CROP
 I - INDUSTRIAL
 ORC - ORCHARD
 SCH - SCHOOL
 SF# - SINGLE FAMILY RESIDENCE
 V - VACANT
 VIN - VINEYARD

LEGEND:

 Subject Property



0 165 330 660 990 1,320 Feet

EXISTING ZONING MAP

