

# Document Root (Read-Only)

## Selected Document

### **(New SCH Number) - MND - Initial Study No. 8461 and Classified Conditional Use Permit Application No. 3773**

Fresno County

Created - 10/7/2024 | Submitted - 10/7/2024

Ejaz Ahmad

## Document Details

### **Lead Agency**

Fresno County

### **Document Type**

Mitigated Negative Declaration

### **Document Status**

Submitted

### **Title**

Initial Study No. 8461 and Classified Conditional Use Permit Application No. 3773

### **Present Land Use**

Religious Facility

### **Document Description**

Allow the addition of a 3,854 square-foot workshop building for religious activities to an existing religious facility (Buddhist Temple) located on a 2.5-acre parcel in the R-R (Rural Residential; two-acre minimum parcel size) Zone District. The subject parcel is located on the northeast corner of McKinley Avenue and Blythe Avenue, approximately 40 feet east of the nearest city limits of the City of Fresno (4354 W. McKinley Avenue) (APN: 312-082-14) (Sup.Dist.:1)

## Attachments (Upload Project Documents)

CUP 3729 IS cklist.pdf

CUP 3729 IS Routing Pkg.pdf

CUP 3729 IS wu.pdf

CUP 3729 MMRP (draft).pdf

CUP 3729 MND (proposed).pdf

CUP 3729 NOC (signed).pdf

CUP 3729 NOI.pdf

CUP 3729 Summary Form.pdf

## Contacts

Planner - *Ejaz Ahmad*

2220 Tulare Street, Suite A, Street Level  
Fresno, CA 93721  
Phone : (559) 600-4204  
eahmad@fresnocountyca.gov

## Regions

## Counties

## Cities

## Location Details

### Cross Streets

Northeast corner of McKinley Avenue and Blythe Avenue

**Total Acres - 2.5 | Parcel Number - 31208214**

**Local Action Types**

Use Permit

**Development Types**

Other (Religious)

**Project Issues**

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

**State Review Agencies (For State Review Period Only)**

**Is this document subject to California Code of Regulations (CCR) Section 15205 - Revi...**

No

**Is this document subject to California Code of Regulations (CCR) Section 15206 - Proj...**

Yes

Air Resources Board | Caltrans, District 6 - Fresno/Bakersfield | Fish and Wildlife, Region 4 - Central, Fresno | Regional Water Quality Control Board, Region 5 - Fresno | SWRCB, Division of Drinking Water, District 23

**State Review Period****State Review Started**

10/9/2024

**State Review Ended**

11/8/2024

**Public Review Period**

**Public Review Started**

10/9/0024

**Public Review Ended**

11/8/0024

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Signature

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Title

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Date

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Initial Study No. 8461; Classified Conditional Use Permit Application No.3773

Lead Agency: County of Fresno

Contact Name: Ejaz Ahmad

Email: eahmad@fresnocountyca.gov Phone Number: (559) 600-4204

Project Location: Fresno Fresno  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

Allow the addition of a 3,854 square-foot workshop building for religious activities to an existing religious facility (Buddhist Temple) located on a 2.5-acre parcel in the R-R (Rural Residential; two-acre minimum parcel size) Zone District. The subject parcel is located on the northeast corner of McKinley Avenue and Blythe Avenue, approximately 40 feet east of the nearest city limits of the City of Fresno (4354 W. McKinley Avenue) (APN: 312-082-14) (Sup.Dist.:1).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

CULTURAL RESOURCES, Section V. The project may have an impact on cultural resources. The proposed mitigation measure requiring all work to be halted and an archeologist be called in to evaluate the cultural findings including human remains and make any necessary mitigation recommendations, would result in a less than significant impact.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No Known Controversies

Provide a list of the responsible or trustee agencies for the project.

None other than the Lead Agency (Fresno County)

### Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: Initial Study No. 8461 (Tommy Tran)

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

Project Location: County: Fresno City/Nearest Community: City of Clovis  
Cross Streets: Northeast corner of McKinley and Blythe Avenues Zip Code:  
Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 2.5  
Assessor's Parcel No.: 312-082-14 Section: 26 Twp.: 13S Range: 19E Base: Mt. Diablo  
Within 2 Miles: State Hwy #: Waterways:  
Airports: - Railways: - Schools: -

Document Type:

- CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other:  
 Mit Neg Dec Other:  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 \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW  
 Waste Treatment: Type \_\_\_\_\_ MGD  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: Religious (Temple)

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:

Religious facility (Temple)/Rural Residential/Rural Residential in Fresno High Roeding

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

Allow the addition of a 3,854 square-foot workshop building for religious activities to an existing religious facility (Buddhist Temple) located on a 2.5-acre parcel in the R-R (Rural Residential; two-acre minimum parcel size) Zone District. The subject parcel is located on the northeast corner of McKinley Avenue and Blythe Avenue, approximately 40 feet east of the nearest city limits of the City of Fresno (4354 W. McKinley Avenue) (APN: 312-082-14) (Sup.Dist.:1)

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 type="checkbox"/> Pesticide Regulation, Department of  |
| <input checked="" type="checkbox"/> Caltrans District # _____                   | <input 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 checked="" type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy   |
| <input type="checkbox"/> Corrections, Department of                             | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input type="checkbox"/> Education, Department of                               | <input checked="" type="checkbox"/> SWRCB: Water Quality  |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Fish & Game Region #4 _____                 | <input type="checkbox"/> Tahoe Regional Planning Agency   |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input type="checkbox"/> Toxic Substances Control, Department of                                    |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of                                  |
| <input type="checkbox"/> General Services, Department of                        | <input type="checkbox"/> Other: <u>US Fish &amp; Wildlife</u>                                       |
| <input checked="" type="checkbox"/> Health Services, Department of              | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Housing & Community Development                        |   |
| <input type="checkbox"/> Native American Heritage Commission                    |   |

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

Starting Date October 9, 2024 Ending Date November 8, 2024

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>County of Fresno</u>	Applicant: <u>Tommy Tran</u>
Address: <u>2220 Tulare Street, 6th Floor</u>	Address: <u>8409 Sunrise Woodsway</u>
City/State/Zip: <u>Fresno, CA 93721</u>	City/State/Zip: <u>Sacramento, CA 95828</u>
Contact: <u>Ejaz Ahmad, Project Planner</u>	Phone: <u>(916) 730-0647</u>
Phone: <u>(550)600-4204</u>	

Signature of Lead Agency Representative:  Date: 10.4.24

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



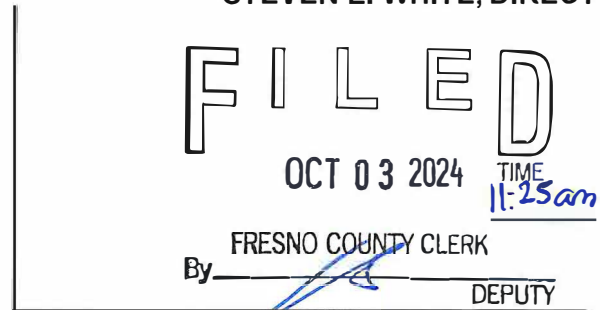


E202410000283

# County of Fresno

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

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



For County Clerk's Stamp

Notice is hereby given that the County of Fresno has prepared Initial Study (IS) No. 8461 pursuant to the requirements of the California Environmental Quality Act for the following proposed project:

**INITIAL STUDY NO. 8461** and **CLASSIFIED CONDITIONAL USE PERMIT APPLICATION NO. 3773** filed by **TOMMY TRAN** proposing to allow the addition of a 3,854 square-foot workshop building for religious activities to an existing religious facility (Buddhist Temple) located on a 2.5-acre parcel in the R-R (Rural Residential; two-acre minimum parcel size) Zone District. The subject parcel is located on the northeast corner of McKinley Avenue and Blythe Avenue, approximately 40 feet east of the nearest city limits of the City of Fresno (4354 W. McKinley Avenue) (APN: 312-082-14) (Sup.Dist.:1)

The County intends to adopt the Mitigated Negative Declaration based on Initial Study No. 8461 and act on Classified Conditional Use Permit Application No. 3773 with Findings and Conditions.

(hereafter, the "Proposed Project")

The County of Fresno has determined that it is appropriate to adopt a Mitigated Negative Declaration for the Proposed Project. The purpose of this Notice is to (1) provide notice of the availability of IS Application No. 8461 and the draft Mitigated Negative Declaration and request written comments thereon; and (2) provide notice of the public hearing regarding the Proposed Project.

### Public Comment Period

The County of Fresno will receive written comments on the Proposed Project and Mitigated Negative Declaration from October 9, 2024, through November 8, 2024.

Email written comments to [eahmad@fresnocountyca.gov](mailto:eahmad@fresnocountyca.gov), or mail comments to:

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

IS Application No.8461 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.fresnocountyca.gov/initialstudies](http://www.fresnocountyca.gov/initialstudies). An electronic copy of

DEVELOPMENT SERVICES AND CAPITAL PROJECTS DIVISION  
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 / 600-4022 / 600-4540 / FAX 600-4200  
The County of Fresno is an Equal Employment Opportunity Employer

the draft Mitigated Negative Declaration for the Proposed Project may be obtained from Ejaz Ahmad at the addresses above.

**PROGRAM ACCESSIBILITY AND ACCOMMODATIONS:** The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/ procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Current Planning staff as soon as possible during office hours at (559) 600-5473 or at [ecalvillo@fresnocountyca.gov](mailto:ecalvillo@fresnocountyca.gov). Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

### **Public Hearing**

The Planning Commission will hold a public hearing to consider approving the Proposed Project and the Mitigated Negative Declaration on November 14, 2024, at 8:45 a.m., or as soon thereafter as possible, in Room 301, Hall of Records, 2281 Tulare Street, Fresno, California 93721. Interested persons are invited to appear at the hearing and comment on the Proposed Project and draft Mitigated Negative Declaration.

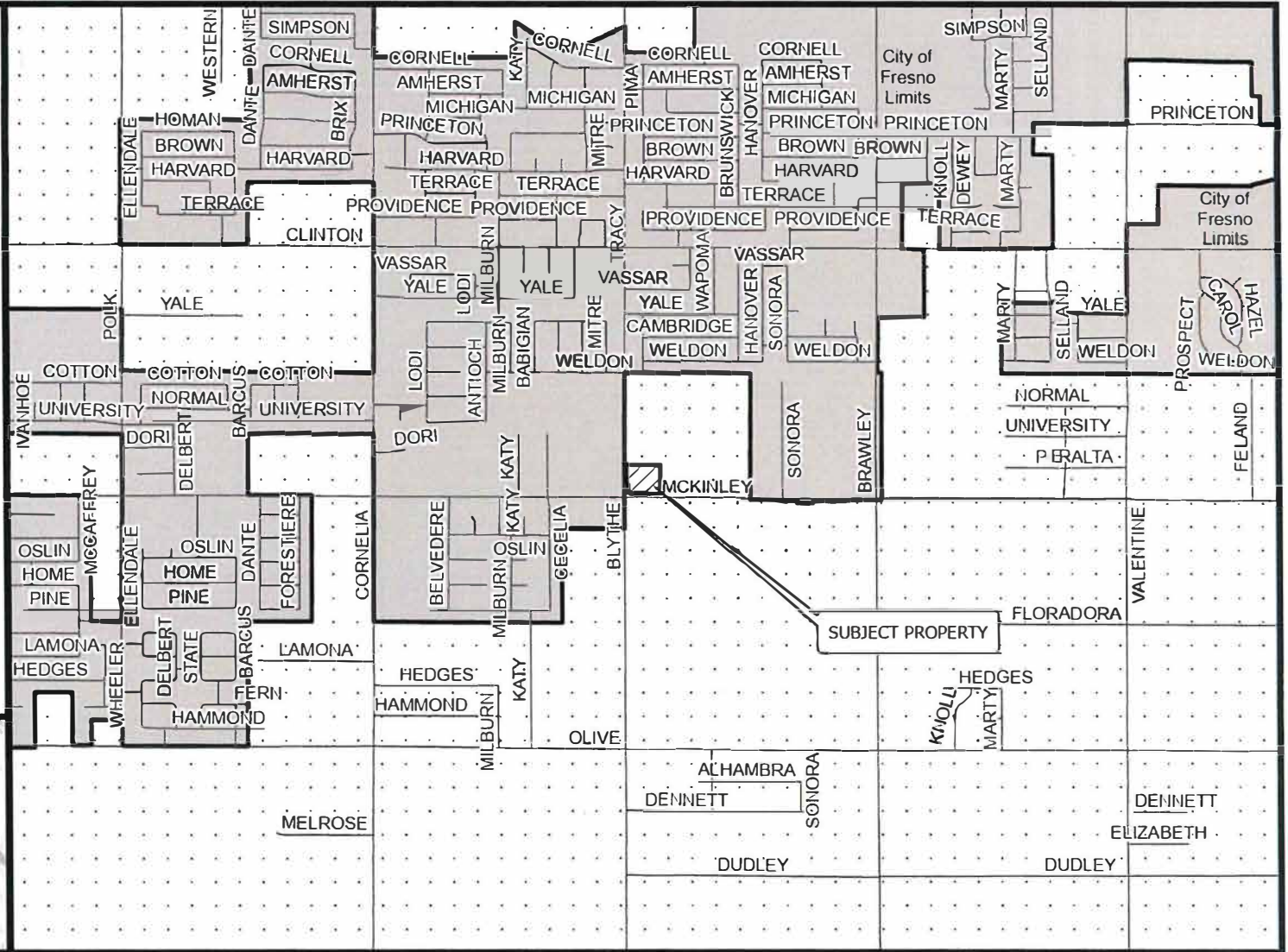
For questions, please call Ejaz Ahmad at (559) 600-4204.

Published: October 9, 2024

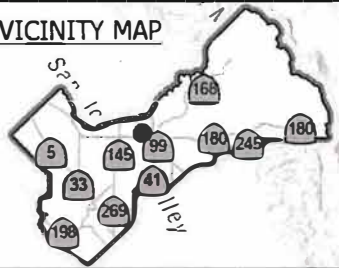
Legend



Subject Property



VICINITY MAP

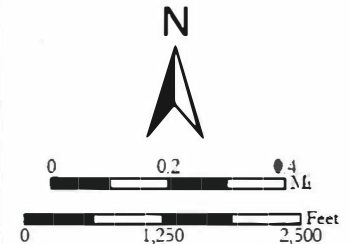


LOCATION MAP

CUP3773 IS8461

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : jocervantes  
On Date : 9/6/2023



E202410000283



# County of Fresno

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

## INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

1. **Project title:**  
Initial Study No. 8461 and Classified Conditional Use Permit Application No. 3773
2. **Lead agency name and address:**  
Fresno County Department of Public Works and Planning  
Development Services and Capital Projects Division  
2220 Tulare Street, 6<sup>th</sup> Floor  
Fresno, CA 93721-2104
3. **Contact person and phone number:**  
Ejaz Ahmad, Planner, (559) 600-4204
4. **Project location:**  
The project site is located on the northeast corner of McKinley Avenue and Blythe Avenue, approximately 40 feet east of the nearest city limits of the City of Fresno (4354 W. McKinley Avenue) (Sup. Dist.: 1) (APN: 312-082-14).
5. **Project sponsor's name and address:**  
Tommy Trans  
8409 Sunrise Woods Way  
Sacramento, CA 95828
6. **General Plan designation:**  
Rural Residential
7. **Zoning:**  
Rural Residential (Rural Residential, two-acre minimum parcel size)
8. **Description of project: (Describe the whole action involved, including, but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**  
Allow the addition of a 3,854 square-foot workshop building for religious activities to an existing Buddhist Temple located on a 2.5-acre parcel in the R-R (Rural Residential; two-acre minimum parcel size) Zone District.
9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**  
The project site is in a predominately urbanized area marked by residential subdivisions within City of Fresno. The McKinley Elementary School is located to the west of the project site across from Blythe Avenue.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**  
None.
11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

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

The project site is not in an area determined to be highly or moderately sensitive to archeological resources. Pursuant to Assembly Bill (AB) 52, project information was routed to the Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, Table Mountain Rancheria and Santa Rosa Rancheria Tachi Yokut Tribe offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with a 30-day window to formally respond to the County letter. No tribe requested consultation, resulting in no further action on the part of the County. However, Table Mountain Rancheria (TMR) requested that in the unlikely event that cultural resources are identified on the property, the Tribe should be informed. The Mitigation Measure included in the CULTURAL ANALYSIS section of this report will reduce impact to tribal cultural resources to less than significant.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION OF REQUIRED ENVIRONMENTAL DOCUMENT:**

On the basis of this initial evaluation:

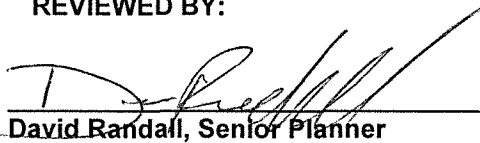
- I find that the proposed project **COULD NOT** have a significant effect on the environment. **A NEGATIVE DECLARATION WILL BE PREPARED.**
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the Mitigation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

PERFORMED BY:



Ejaz Ahmad, Planner

REVIEWED BY:



David Randall, Senior Planner

Date:

10.07.2024

Date:

10/7/24

EA:  
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**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM  
(Initial Study No. 8461 and  
Classified Conditional Use Permit Application No.  
3773)**

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

1 = No Impact

2 = Less Than Significant Impact

3 = Less Than Significant Impact with Mitigation Incorporated

4 = Potentially Significant Impact

**I. AESTHETICS**

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

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

**II. AGRICULTURAL AND FORESTRY RESOURCES**

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

Would the project:

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

**III. AIR QUALITY**

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

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

**IV. BIOLOGICAL RESOURCES**

Would the project:

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

**V. CULTURAL RESOURCES**

Would the project:

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

**VI. ENERGY**

Would the project:

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

## VII. GEOLOGY AND SOILS

Would the project:

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

## VIII. GREENHOUSE GAS EMISSIONS

Would the project:

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

## IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 2 a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 2 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?
- 2 c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1 d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?
- 1 e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?
- 1 f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1 g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

## X. HYDROLOGY AND WATER QUALITY

Would the project:

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

## XI. LAND USE AND PLANNING

Would the project:

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

## XII. MINERAL RESOURCES

Would the project:

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

## XIII. NOISE

Would the project result in:

- 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?
- 2 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, exposing people residing or working in the project area to excessive noise levels?

## XIV. POPULATION AND HOUSING

Would the project:

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



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

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

#### XV. PUBLIC SERVICES

Would the project:

- 2 a) Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
  - 2 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:

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

#### XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

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

#### XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

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

**Documents Referenced:**

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

Fresno County General Plan, Policy Document and Final EIR

Fresno County Zoning Ordinance

Important Farmland 2010 Map, State Department of Conservation

*Air Quality and Greenhouse Gas Study prepared by Yok Engineering; LLC dated September 10, 2024*

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# County of Fresno

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

## EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Tommy Tran

APPLICATION NOS.: Initial Study No. 8461; Classified Conditional Use Permit  
Application No. 3773

DESCRIPTION: Allow the addition of a 3,854 square-foot workshop building for religious activities to an existing religious facility (Buddhist Temple) located on a 2.5-acre parcel in the R-R (Rural Residential; two-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the northeast corner of McKinley Avenue and Blythe Avenue, approximately 40 feet east of the nearest city limits of the City of Fresno (4354 W. McKinley Avenue) (Sup. Dist.: 1) (APN: 312-082-14).

### I. AESTHETICS

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

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

FINDING: NO IMPACT:

The project area is comprised of residential land uses. Neither the project site nor any surrounding land use contains features typically associated with scenic vistas (e.g., ridgelines, peaks, overlooks) that could be impacted by the project. The site is developed with a religious facility (temple) and contains no rock outcropping, or historic buildings. Blythe and McKinley Avenues that provide access to the site are not designated as scenic drives in the County General Plan. The project will not affect scenic resources.

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

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

As noted above, the project is in a predominately urbanized area marked by residential subdivisions. The McKinley Elementary School is located to the west of the project site across from Blythe Avenue.

The existing improvements on the property include a 3,939 square-foot religious facility with parking and related improvements. The proposed improvement on the property includes a 3,478 square-foot 19.7-foot-tall workshop building to be used for church related activities. The building design, height, and construction would match the existing buildings on the property and therefore would not bring any significant visual change in the area. Additionally, the existing heavy vegetation along westerly and northerly boundaries of the project site would obscure majority of the building view from street (Blythe Ave) and the parcel to the north.

The project impact on visual character or quality of the site and its surroundings would be less than significant.

- 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:**

Any outdoor lighting that might have the potential of generating glare in the area is limited by Zoning Ordinance section 820.3.020 which requires it to be “directed downward and shielded so that all direct light and glare is confined within the boundaries of the subject parcel, thereby minimizing off-site glare” and that “light sources shall be shielded to direct light rays onto the subject parcel only. The light source, whether bulb or tube, shall not be directly visible from an abutting property or public street rights-of-way.

**II. AGRICULTURAL AND FORESTRY RESOURCES**

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

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

FINDING: NO IMPACT:

The project will not convert Prime Farmland to non-agricultural use. The project site is designated as Rural Residential Land on 2016 Fresno County Important Farmland Map.

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

FINDING: NO IMPACT:

The project is not in conflict with current zoning and is an allowed use on land designated for rural residential with discretionary approval and adherence to the applicable General Plan Policies. The project site is not in Williamson Act Land Conservation Contract.

- C. Conflict with existing zoning for forest land, timberland, or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or
- E. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forestland to non-forest use?

FINDING: NO IMPACT:

The project site is not in an area designated for timberland or zoned for timberland production. No forests occur in the vicinity; therefore, no impacts to forests, conversion of forestland, or timberland zoning would occur because of the subject proposal.

According to the County Zoning Ordinance, the project site is zoned RR (Rural Residential, two-acre minimum parcel size) for residential development. The project would not result in conversion of farmland to non-agricultural 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:

- A. Conflict with or obstruct implementation of the applicable Air Quality Plan?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Applicant provided an *Air Quality and Greenhouse Gas (AQ/GHG) Study* completed for the project by Yok Engineering, LLC dated *September 10, 2024*, and was provided to the San Joaquin Valley Air Pollution Control District (SJVAPCD) for comments. The District expressed no concerns with AQ/GHG Study.

The construction and operation of the proposed project (workshop) would contribute the following criteria pollutant emissions: NO<sub>x</sub> (nitrogen dioxide), VOC (volatile organic compound), PM<sub>10</sub>, (particulate matters) PM<sub>2.5</sub> (particulate matters), SO<sub>x</sub> (sulfur dioxide), and CO (carbon mono-oxide).

The proposed facility would be consistent with the strategies recommended by the SJVAPCD's Air Quality Guidelines for General Plans. It is an ancillary use that would support existing temple activities and not generate additional vehicle trips and their associated emissions.

As discussed in Section III, B. below, emissions of NO<sub>x</sub>, VOC, PM<sub>10</sub>, PM<sub>2.5</sub>, SO<sub>x</sub>, and CO associated with the construction and operation of workshop would not exceed the District's significance thresholds. Additionally, the building would comply with the latest Title 24 energy efficiency requirements and result in less energy consumption and resulting air pollutant emissions associated with electricity generation.

Given the above discussion, the project would result in less than significant impacts related to conflicting with or obstructing the implementation of the SJVAPCD's Air Quality Plans.

- 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?

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

The primary pollutants of concern during project construction and operation are NO<sub>x</sub> (nitrogen dioxide), VOC (volatile organic compound), PM<sub>10</sub>, (particulate matters) PM<sub>2.5</sub> (particulate matters), SO<sub>x</sub> (sulfur dioxide), and CO (carbon mono-oxide). The SJVAPCD's annual emission significance thresholds used for the project are: 10 tons per year NO<sub>x</sub>, 10 tons per year VOC, 15 tons per year PM<sub>10</sub>, 15 tons per year PM<sub>2.5</sub>, 27 tons per year SO<sub>x</sub>, and 100 tons per year CO.

Per the AQ/GHG Study, the annual construction air pollutant emissions (ton per year) associated with the project would be less than 1 for ROG, 1 for NO<sub>x</sub>, 1 for CO, and less than 1 for SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> which are less than the threshold of significance.

Regarding the project operation, the term "project operations" refers to the full range of activities that can or may generate criteria pollutant and GHG emissions when the project is functioning in its intended use. For projects, such as office parks, shopping centers, apartment buildings, residential subdivisions, and other indirect sources, motor vehicles traveling to and from the project represent the primary source of air pollutant emissions. Because the proposed workshop is an ancillary use and would supplement existing temple uses, no additional vehicle trips are anticipated related to the workshop.

The annual operational air pollutant emission (ton per year) associated with the project would be less than 1 for ROG, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> which are less than the threshold of significance.

Based on the above discussion, the project impact on regional air quality would be less than significant.

C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located near residential uses and McKinley Elementary, School which are considered sensitive receptors.

*Per Air Quality/Greenhouse Gas (AQGHG) Study*, construction activities are subject to SJVAPCD regulations to control air pollution for architectural coatings and solvents as well dust emissions from soil disturbance (SJVAPCD Regulation VIII, Fugitive PM10 Prohibitions). In addition, the Project is subject to CARB (California Air Resources Board) engine exhaust regulations for both on road and offroad vehicles. Due to the relatively small scale of the proposed 3,854 square-foot workshop building, the Project would not involve a large amount of construction equipment. Due to the lack of substantial sources of construction related emissions and compliance with existing air pollutant regulations, construction activities associated with the proposed Project would not result in significant impacts related to the exposure of sensitive receptors to substantial pollutant concentrations.

During the operational phase, the proposed project is not expected to substantially contribute to pollutant concentrations or expose nearby residences and school due to the small scale of wood-working activities within the proposed workshop. Any use of solvents or architectural coatings related to the proposed use is regulated under SJVAPCD by limits for VOC content for architectural coatings and solvents. The proposed workshop would not involve additional vehicle trips nor other substantial sources of pollutants. As such, the Project would not result in significant impacts related to the exposure of sensitive receptors to substantial pollutant concentrations during the operations phase.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Odor impacts on residential areas and other sensitive receptors, such as hospitals, day-care centers, and schools. The project site is near a school and single-family homes.

*Per Air Quality/Greenhouse Gas (AQGHG) Study*, odors during construction could include diesel engine exhaust, asphalt paving, and architectural coating (painting). These odors would be temporary and would dissipate over distance and as construction equipment moves around the site. Further, construction related odors would permanently cease upon completion of work. During the operations phase of the Project, the proposed workshop may use paints and solvents that have an olfactory presence, but it would be typical of small-scale use that would not pose a public

nuisance. In addition, the SJVAPCD addresses nuisances under Rule 4102 - Nuisance. This rule prohibits the discharge of air contaminants or other materials that cause injury, detriment, nuisance, or annoyance to any considerable number of people or the public, or that endanger the comfort, repose, health, or safety of any such persons or the public. The project will comply with Rule 4102 and would not result in other emissions that would significantly affect a substantial number of people.

#### IV. BIOLOGICAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

The project site is in a predominately urbanized area marked by residential subdivisions and is developed with a temple. Additionally, neighboring properties have also been developed with single-family residences and a public school. As such, neighboring properties have also been previously disturbed. This proposal was referred to the U.S. Fish and Wildlife Service (USFWS), which did not express any concerns related to the project. This proposal was also referred to the California Department of Fish and Wildlife (CDFW), which also did not identify any concerns related to the project. Therefore, no impacts were identified in regard to: 1) any candidate, sensitive, or special-status species; 2) any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS; 3) Federally protected wetlands as defined by Section 404 of the Clean Water Act; and 4) 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.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?



- 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:

This proposal will not conflict with any local policies or ordinances protecting biological resources or any provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan.

## V. CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION  
INCORPORATED:

The subject parcel is not located within proximity of any area designated to be highly or moderately sensitive for archeological resources. However, if cultural resources are unearthed during ground disturbing activity, all work shall be halted in the area of the find, and an Archeologist shall be utilized to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activity, no further disturbance is to occur until the Fresno County Coroner has made the necessary findings as to origin and disposition of the remains. If such remains are determined to be Native American, the Coroner must notify the Native American Commission within 24 hours. A Mitigation Measure reflecting this requirement and incorporated into the project will reduce potential impacts to cultural resources to less than significant.

\* **Mitigation Measure:**

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

*remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

## VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The construction of the proposed worship building would result in less than significant consumption of energy (gas, electricity, gasoline, and diesel) during construction or operation of the facility. Construction activities and corresponding fuel energy consumption would be temporary and localized. There are no unusual project characteristics that would cause the use of construction equipment to be less energy efficient compared with other similar construction sites in the County. Therefore, construction-related fuel consumption by the project would not result in inefficient, wasteful, or unnecessary energy use compared with other construction sites in the area.

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

FINDING: NO IMPACT:

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

All project related construction activities would comply with the 2019 Building Energy Efficiency Standards effective January 1, 2020. Pursuant to the California Building Standards Code and the Energy Efficiency Standards, the County would review the design components of the project's energy conservation measures when the Project's building plans are submitted. These measures could include insulation; use of energy-efficient heating, ventilation, and air conditioning equipment (HVAC); solar-reflective roofing materials; energy-efficient indoor and outdoor lighting systems; and other measures.

## 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 9-5 of the Fresno County General Plan Background Report relating to probabilistic seismic hazards, the project site is within an area of peak horizontal ground acceleration of 0 to 20 percent. Any impact resulting from seismic activity would be less than significant.

4. Landslides?

FINDING: NO IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per Figure 7-3 of the Fresno County General Plan Background Report, the project site is not in an area of erosion hazards. Grading activities resulting from this proposal may result in loss of some topsoil due to compaction and overcovering of soil to prepare for the foundation for restroom and parking. However, the impact would be less than significant with the project requiring approval of an Engineered Grading and Drainage Plan and obtaining Grading Permit prior to the site grading.

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

FINDING: NO IMPACT:

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

- 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:

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

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

FINDING: NO IMPACT:

The proposed worship building design includes no restroom that would require a wastewater disposal system. The project will utilize the existing restroom within the temple on the property.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion in Section V. CULTURAL RESOURCES above.

## 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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Project construction and operational activities would generate greenhouse gas (GHG) emissions. In the *Air Quality and Greenhouse Gas (AQ/GHG) Study prepared for the project by Yok Engineering, LLC and dated September 10, 2024*, GHG emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2022.1.1.26.

Per the AQ/GHG Study, the principal source of construction GHG emissions would be internal combustion engines of construction equipment, on-road construction vehicles, and workers' commuting vehicles. The estimated construction GHG emissions for the Project would be 239 MTCO<sub>2e</sub>. Because impacts from construction activities occur over a relatively short period of time, they contribute a relatively small portion of the overall lifetime project GHG emissions. Construction emissions were amortized over a 30-year project lifetime and results in amortized construction emissions of 8 MTCO<sub>2e</sub>.

Operational GHG emissions are produced from vehicle trips, electricity usage, water consumption, natural gas for space and water heating, and gasoline powered landscaping and maintenance equipment and would be 24MT/year.

The project is an ancillary use to the existing religious facility (temple) and would not generate additional vehicle trips. The proposed project is estimated to result in GHG emissions of approximately 23 MT/year CO<sub>2e</sub>. This total, divided by the estimated the service population (800 persons per year) from the existing temple congregation would equate to an estimated 0.03 MT/year/SP CO<sub>2e</sub>. This is consistent with the 2030 General Plan per capita target of 4.0 MT/year/SP CO<sub>2e</sub> to meet the long-term goal of carbon neutrality by 2045. Impacts would be less than significant for the proposed project.

- 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 construction and operational emissions are not anticipated to conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

Per the AQ/GHG Study, the project would be designed and operated in accordance with the applicable Title 24 regulations and the latest energy code standards, which impose energy and water conservation measures. Much of the energy usage in the project would consist of lighting and climate controls. Adherence to the energy requirements will ensure conformance with the State's and County of Fresno's goal of promoting energy and lighting efficiency. As such, the project would be consistent with the County's sustainability policies and regulations adopted for the purpose of reducing the emissions of GHGs. Therefore, the Project would be considered consistent with the County's plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gases and would result in a less than significant impact from GHG emissions.

## IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the Fresno County Health Department, Environmental Health Division, the project shall be subject to the following requirements included as Project Notes: 1) Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health

and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5, and 2) the project shall submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95.

The project site is located to the east of McKinley Elementary School across from Blythe Avenue.

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

FINDING: NO IMPACT:

According to the search results of the Hazardous Waste and Substances Site List (CORTESE) from Department of Toxic Substances Control (DTSC) EnviroStor database, the project site is not listed as hazardous materials site. The project will not create hazards to the public or the environment.

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

FINDING: NO IMPACT:

The project site is not within an airport land use plan, within two miles of a public use airport, or in the vicinity of a private airstrip.

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

FINDING: NO IMPACT:

The project sites are in an area where existing emergency response times for fire protection, emergency medical services, and sheriff protection meet adopted standards. The project development does not include any characteristics (e.g., permanent road closures) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity. No impacts would occur.

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

FINDING: NO IMPACT:

Per Figure 9-9 of the Fresno County General Plan Background Report, the project site is outside of the State Responsibility area for wildland fire protection. The project will not expose people or structures to wildland fire hazards.

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

See discussion above in Section VII., E. Geology and Soils regarding waste discharge requirements.

According to the Fresno County Department of Public Health, Environmental Health Division, as a measure to protect groundwater, a Project Note would require that all water wells and septic systems that exist or have been abandoned within the project area, shall be properly destroyed by a licensed contractor.

According to the State Water Resources Control Board, Division of Drinking Water (SWRCB-DDW), offered no comments on the project by stating that it does not meet the definition of a public water system.

The Regional Water Quality Control Board, Central Valley Region did not comment on the project.

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

FINDING: NO IMPACT:

The proposed worship building does not include any facility which would require use of water. As such, there will be no impact on groundwater resources.

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project development will not substantially alter the existing drainage pattern of the site or will cause erosion or siltation on or off site, or runoff to flood on or off site.

Any changes in the absorption rates, drainage patterns, or the rate and amount of surface run-off resultant of site development for the proposed workshop building will be reduced with adherence to the mandatory construction practices contained in the Grading and Drainage Sections of the County Ordinance Code. In that regard, an engineered grading and drainage plan and a Grading Permit or voucher would be required prior to site development.

According to the Fresno Metropolitan Flood Control District, any additional runoff generated by the proposed development can be directed to the existing on-site storm water retention facility on the property.

According to Fresno Irrigation District (FID), no FID owned facility runs through the property except a privately owned canal known as the Tracy - S. Br. No. 44. It is an active canal and shall be treated as such.

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

FINDING: NO IMPACT:

Per Figure 9-7 of the Fresno County General Plan Background Report, the project site is not located in a 100 Year Flood Inundation Area.

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

FINDING: NO IMPACT:

Reviewing agencies and departments did not express any concern with the project. The project will not conflict with or obstruct implementation of a water quality control plan or sustainable management plan.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project will not physically divide an established community. The project site is outside the boundaries of the City of Fresno, but within the City's Sphere of Influence.



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

**FINDING LESS THAN SIGNIFICANT IMPACT:**

The project site is within the City of Fresno Sphere of Influence (SOI). The City expressed no concerns with the proposal. The project will not conflict with any land use plan, policy, or regulation of the City of Fresno.

The project site is designated Rural Residential in the County General Plan and is zoned RR (Rural Residential, two-acre minimum parcel size) in the County Zoning Ordinance. The addition of the proposed workshop building to the existing religious facility (temple) is considered a compatible use on a RR zoned property subject to the approval of a discretionary land use application. The subject proposal is consistent with the General Plan.

**XII. MINERAL RESOURCES**

Would the project:

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

**FINDING: NO IMPACT:**

No impact to mineral resource would occur. The site is not in a mineral resource area identified in Policy OS-C.2 of the General Plan.

**XIII. NOISE**

Would the project result in:

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

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

The nearest noise receptor a single-family residence located approximately 103 feet to the northwest and an elementary school located 200 feet to the west of the proposed worship building site could be affected by construction noise. As such, as required by the Fresno County Department of Public Health, Environmental Health Division, a Project Note would require that all construction related noise shall adhere to the Fresno County Noise Ordinance.

#### XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

The project will not result in an increase of housing, nor will it otherwise induce population growth.

#### XV. PUBLIC SERVICES

Would the project:

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

- 1. Fire protection?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the North Central Fire Protection District (NCFPD), the project shall comply with California Code of Regulations Title 24 – Fire Code and California Code of Regulations Title 19 and shall submit construction plans to the County for prior to receiving NCFPD conditions of approval for the project. This requirement will be included as a Project Note.

- 2. Police protection; or
- 3. Schools; or
- 4. Parks; or

5. Other public facilities?

FINDING: NO IMPACT:

The project will not result in the need for additional public facilities, nor will it affect the existing public services.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

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

XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities; or
- B. Be in conflict or be inconsistent with the California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (b)?

FINDING: NO IMPACT:

The project will not conflict with any policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. The project area is rural is not planned for any transit, bikeways, or pedestrian facilities per the Transportation and Circulation Element of the Fresno County General Plan.

Approximately 10 to 20 people will be attending the workshop where members of the temple can study religion, participate in group activities, and children can learn new skills.

The Transportation Planning Unit of the Fresno County Department of Public Works and Planning and the California Department of Transportation expressed no traffic-related concerns and required no Traffic Impact Study or Vehicle Miles Traveled (VMT) analysis for the project.

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

FINDING: NO IMPACT:

The proposed workshop site is situated within the boundary of an existing 2.5-acre temple site located at the northeast corner of N. Blythe and W. McKinley Avenues. The project site, as it currently exists with existing improvements does not create traffic hazards due to the roadway's configuration.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

No new access is proposed to the project site. The existing accesses to the site off N. Blythe and W. McKinley Avenues will remain intact and unchanged and will continue to provide for regular and emergency access.

## XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

Mountain Rancheria (TMR) requested that in the unlikely event that cultural resources are identified on the property, the Tribe should be informed. The Mitigation Measure included in the CULTURAL ANALYSIS section of this report will reduce impact to tribal cultural resources to less than significant.

## XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project does not require construction of any wastewater disposal system.

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

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

FINDING: NO IMPACT:

The project will not generate solid waste more than the capacity of local landfill site.

All solid wastes resulting from workshop activities will be collected for the local landfill through regular trash collection service and adhere to local and state standards for disposal of solid wastes.

## XX. WILDFIRE

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

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

FINDING: NO IMPACT:

The project site is not in or near state responsibility area or land classified as very high fire hazard severity zones. No impact would occur.

## 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:

The project will have no impact on biological resources. Impact on cultural resources have been reduced to a less than significant level with the incorporation of a Mitigation Measure discussed in Section V. CULTURAL RESOURCES above.

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

**FINDING: LESS THAN SIGNIFICANT IMPACT:**

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

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, San Joaquin Air Pollution Control District, and California Code of Regulations Fire Code at the time development occurs on the property. No cumulatively considerable impacts relating to Agricultural and Forestry Resources, Air quality or Transportation were identified in the project analysis. Impacts related to Cultural Resources will be mitigated through compliance with a Mitigation Measure listed in Section V of this report.

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

**FINDING: NO IMPACT:**

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

## **CONCLUSION/SUMMARY**

Based upon Initial Study No. 8461 prepared for Classified Conditional Use Permit Application No. 3773, staff has concluded that the project will not have a significant effect on the environment.

It has been determined that there would be no impacts to agriculture and forestry resources, biological resources, land use and planning, mineral resources, population and housing, recreation, transportation, utilities and service systems, or wildfire.

Potential impacts related to aesthetic, air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, public services, tribal cultural resources and have been determined to be less than significant.

Potential impacts to Cultural Resources have been determined to be less than significant with the identified Mitigation Measure.

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

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File original and one copy with: <b>Fresno County Clerk 2221 Kern Street Fresno, California 93721</b>		Space Below for County Clerk Only.  CLK-2046.00 E04-73 R00-00			
Agency File No: IS 8461		<b>LOCAL AGENCY PROPOSED MITIGATED NEGATIVE DECLARATION</b>		County Clerk File No: <b>E-</b>	
Responsible Agency (Name): Fresno County		Address (Street and P.O. Box): 2220 Tulare St. Sixth Floor		City: Fresno	Zip Code: 93721
Agency Contact Person (Name and Title): Ejaz Ahmad, Planner			Area Code: 559	Telephone Number: 600-4204	Extension: N/A
Applicant (Name): Tommy Tran			Project Title: Classified Conditional Use Permit Application No. 3773		
Project Description: Allow the addition of a 3,854 square-foot workshop building for religious activities to an existing religious facility (Buddhist Temple) located on a 2.5-acre parcel in the R-R (Rural Residential; two-acre minimum parcel size) Zone District. The subject parcel is located on the northeast corner of McKinley Avenue and Blythe Avenue, approximately 40 feet east of the nearest city limits of the City of Fresno (4354 W. McKinley Avenue) (APN: 312-082-14) (Sup.Dist.:1).					
Justification for Mitigated Negative Declaration: Based upon the Initial Study (IS 8461) prepared for Classified Conditional Use Permit Application No. 3773, staff has concluded that the project will not have a significant effect on the environment.  No impacts were identified related to agriculture and forestry resources, biological resources, land use and planning, mineral resources, population and housing, recreation, transportation, utilities and service systems, or wildfire.  Potential impacts related to aesthetic, air quality, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, public services, and tribal cultural resources have been determined to be less than significant.  Potential impacts related to cultural resources have been determined to be less than significant with the included Mitigation Measure.  The Initial Study and Mitigated Negative Declaration (MND) is available for review at 2220 Tulare Street, Suite A, Street Level, located on the southeast corner of Tulare and "M" Street, Fresno, California.					
FINDING: The proposed project will not have a significant impact on the environment.					
Newspaper and Date of Publication: Fresno Business Journal – October 9, 2024			Review Date Deadline: Planning Commission – November 14, 2024		
Date: October 4, 2024	Type or Print Name: David Randall, Senior Planner		Submitted by (Signature):		

State 15083, 15085

County Clerk File No. \_\_\_\_\_

**LOCAL AGENCY  
MITIGATED NEGATIVE DECLARATION**

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**Mitigation Monitoring and Reporting Program  
Initial Study No. 8461  
Classified Conditional Use Permit Application No. 3773**

<b>Mitigation Measures</b>					
<b>Mitigation Measure No.*</b>	<b>Impact</b>	<b>Mitigation Measure Language</b>	<b>Implementation Responsibility</b>	<b>Monitoring Responsibility</b>	<b>Time Span</b>
*1.	Cultural Resources	In the event that cultural resources are unearthed during ground-disturbing activities, all work shall be halted in the area of the find. An Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during ground disturbing activities, no further disturbance is to occur until the Fresno County Sheriff-Coroner has made the necessary findings as to origin and disposition. All normal evidence procedures shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/Fresno County Department of Public Works and Planning	During ground disturbance

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

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# County of Fresno

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

DATE: February 27, 2024

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez,  
Planning and Resource Management Officer  
Development Services and Capital Projects, Attn: William M. Kettler,  
Deputy Director of Planning  
Development Services and Capital Projects, Attn: Chris Motta,  
Division Manager  
Development Services and Capital Projects, Attn: Tawanda Mtunga  
Principal Planner  
Development Services and Capital Projects, Current Planning, Attn: David Randall,  
Senior Planner  
Development Services and Capital Projects, Policy Planning, ALCC, Attn:  
Mohammad Khorsand, Senior Planner  
Development Services and Capital Projects, Zoning & Permit Review, Attn:  
Daniel Gutierrez, Senior Planner  
Development Services and Capital Projects, Site Plan Review, Attn:  
Daniel Mendez/james Anders  
Development Services and Capital Projects, Building & Safety/Plan Check, Attn:  
Arnold Valdivia, Supervising Building Inspector  
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping  
Road Maintenance and Operations, Attn: Wendy Nakagawa/Nadia Lopez  
Design Division, Transportation Planning Unit, Attn: Hector Luna  
Water and Natural Resources Division, Attn: Augustine Ramirez/Roy Jimenez  
Department of Public Health, Environmental Health Division, Attn:  
Deep Sidhu/Kevin Tsuda  
City of Fresno, Planning & Development Department, Attn: Israel Trejo, Planning  
Manager  
City of Fresno, Traffic Engineering, Attn: Jill Gormley/Harmanjit Dhaliwal  
City of Fresno, Department of Public Utilities, Attn: Kevin Gray  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn: Matthew Nelson,  
Biologist  
CA Regional Water Quality Control Board, Attn:  
[centralvalleyfresno@waterboards.ca.gov](mailto:centralvalleyfresno@waterboards.ca.gov)  
Fresno Metropolitan Flood Control District, Attn:  
[developmentreview@fresnofloodcontrol.org](mailto:developmentreview@fresnofloodcontrol.org)  
CA Department of Fish and Wildlife, Attn: [R4CEQA@wildlife.ca.gov](mailto:R4CEQA@wildlife.ca.gov)  
State Water Resources Control Board, Division of Drinking Water, Fresno District,  
Attn: Jose Robledo/Cinthia Reyes  
Dumna Wo Wah Tribal Government, Attn: Robert Ledger, Tribal Chairman/Eric  
Smith, Cultural Resources Manager/Chris Acree, Cultural Resources Analyst  
Picayune Rancheria of the Chukchansi Indians, Attn: Heather Airey/Cultural  
Resources Director  
Santa Rosa Rancheria Tachi Yokut Tribe, Attn: Ruben Barrios, Tribal Chairman/

Hector Franco, Director/Shana Powers, Cultural Specialist II  
Table Mountain Rancheria, Attn: Robert Pennell, Cultural Resources Director/Kim  
Taylor, Cultural Resources Department/Sara Barnett, Cultural Resources  
Department  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division),  
Attn: PIC Supervisor  
Fresno Metropolitan Flood Control District, Attn:  
developmentreview@fresnofloodcontrol.org peters@fresnofloodcontrol.org  
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com  
North King GSA, Attn: Kassy D. Chauhan  
North Central Fire District, Attn: George D. Mavrikis, Fire Marshal

FROM: Ejaz Ahmad, Planner   
Development Services and Capital Projects Division

SUBJECT: Initial Study Application No. 8461, Classified Conditional Use Permit Application No.  
3773

APPLICANT: Tommy Tran

DUE DATE: March 12, 2024

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to amend CUP No. 3478 to allow a workshop building for religious activities on a 2.5-acre parcel in the R-R (Rural Residential) Zone District. The subject parcel is located on the northeast corner of McKinley Avenue and Blythe Avenue within City of Fresno Sphere of Influence (APN 312-082-14).

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

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

We must have your comments by **March 12, 2024**. Any comments received after this date may not be used.

**NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).**

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

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*Activity Code (Internal Review):2432*

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 8/23/2023

CUP 3773

(Application No.)

MAILING ADDRESS:

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

LOCATION:

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

APPLICATION FOR:

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

We build a work shop
FOR religion use
(Amend CUP 3478)

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: side of

between and

Street address: 4354 W. MCKINLEY AVE FRESNO CA 93722

APN: 312-082-14 Parcel size: Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

(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.

LE SY NGUYEN 4354 W. MCKINLEY AVE FRESNO CA 93722 559-524-6521
Owner (Print or Type) Address City Zip Phone

TOMMY TRAN 8409 SUNRISE WOODS WAY SACTO 95828 916-730-0647
Applicant (Print or Type) Address City Zip Phone

TOMMY TRAN 8409 SUNRISE WOODS SACTO CA 95828 916-730-0647
Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: TRANCONSTRUCTION@yahoo.com, trichtrungtin@gmail.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP 3773 (Amendment) Fee: \$ 2,284.50
Application Type / No.: to CUP 3478) Fee: \$
Application Type / No.: Pre-App. Credit Fee: \$ -247.00
PER/Initial Study No.: IS 8461 Fee: \$ 3,901.00
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 992.00
Received By: EJAZ Invoice No.: TOTAL: \$ 6,930.50

UTILITIES AVAILABLE:

WATER: Yes No

Agency:

SEWER: Yes No

Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): CUP 3478

APN # - -

Zone District: RR

APN # - -

Parcel Size: 2.5 acres

APN # - -

APN # - -



Development Services  
and  
Capital Projects  
Division

Pre-Application Review

Department of Public Works and Planning

NUMBER: 22-018096  
APPLICANT: LE SY NGUYEN TRUST  
PHONE: (559) 524-6521

PROPERTY LOCATION: 4354 W. MCKINLEY AVE  
APN(s): 312-082-14 ALCC: No  Yes #          VIOLATION NO. NO  
CNEL: No  Yes          (level) LOW WATER: No  Yes          WITHIN 1/2 MILE OF CITY: No          Yes FRESNO  
ZONE DISTRICT RR; SRA: No  Yes          HOMESITE DECLARATION REQ'D.: No  Yes           
LOT STATUS:

Zoning:  Conforms;  Legal Non-Conforming lot;  Deed Review Req'd (see Form #236)  
Merger: May be subject to merger: No  Yes          ZM#          Initiated          In process           
Map Act:  Lot of Rec. Map;  On '72 rolls;  Other permit records;  Deeds Req'd (see Form #236)

SCHOOL FEES: No  Yes          DISTRICT: CENTRAL UNIFIED PERMIT JACKET: No          Yes   
FMFCD FEE AREA:  Outside  District No.: AN FLOOD PRONE: No  Yes           
PROPOSAL AMEND CUP 3478 TO ALLOW WORKSHOP BUILDING TO BE CONSTRUCTED FOR THE EXISTING BUDDHIST TEMPLE

COMMENTS:           
ORD. SECTION(S): 820.3.B BY: ALBERT AGUILAR DATE: 12/12/22

GENERAL PLAN POLICIES: Rural Residential  
LAND USE DESIGNATION:          ( ) GPA:           
COMMUNITY PLAN: Fresno - High ( ) JAA:           
REGIONAL PLAN: Roadway ( ) CUP: \$2,284.50  
SPECIFIC PLAN:          ( ) JRA: (Amended)  
SPECIAL POLICIES:          ( ) JVA:           
SPHERE OF INFLUENCE:          ( ) JAT:           
ANNEX REFERRAL (LU-G17/MOU):          ( ) JT:         

PROCEDURES AND FEES:  
( ) MINOR VA:           
( ) HD: \$ 992  
( ) JAG COMM:           
( ) JALCC:           
( ) IS/PER\*: \$ 3,901.00  
( ) Viol. (35%):           
( ) Other:         

COMMENTS: None

Filing Fee: \$ 7,177.50  
Pre-Application Fee: \$247.00  
Total County Filing Fee: \$ 6,930.50

FILING REQUIREMENTS:

- Land Use Applications and Fees
- This Pre-Application Review form
- Copy of Deed / Legal Description
- Photographs
- Letter Verifying Deed Review
- IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.
- Site Plans - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Floor Plan & Elevations - 4 copies (folded to 8.5"x11") + 1 - 8.5"x11" reduction
- Project Description / Operational Statement (Typed)
- Statement of Variance Findings
- Statement of Intended Use (ALCC)
- Dependency Relationship Statement
- Resolution/Letter of Release from City of
- Nitrogen Loading Analysis or RWQCB supplemental treatment

OTHER FILING FEES:

- Archaeological Inventory Fee: \$75 at time of filing  
(Separate check to Southern San Joaquin Valley Info. Center)
- CA Dept. of Fish & Wildlife (CDFW): (\$50+\$2,480.25)  
(Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.)

BY: Ejaz Ahmad DATE: 12/29/22  
PHONE NUMBER: (559) 600-4204

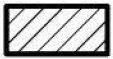
NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- COVENANT
- MAP CERTIFICATE
- PARCEL MAP
- FINAL MAP
- FMFCD FEES
- ALUC or ALCC
- SITE PLAN REVIEW
- BUILDING PLANS
- BUILDING PERMITS
- WASTE FACILITIES PERMIT
- SCHOOL FEES
- OTHER (see reverse side)

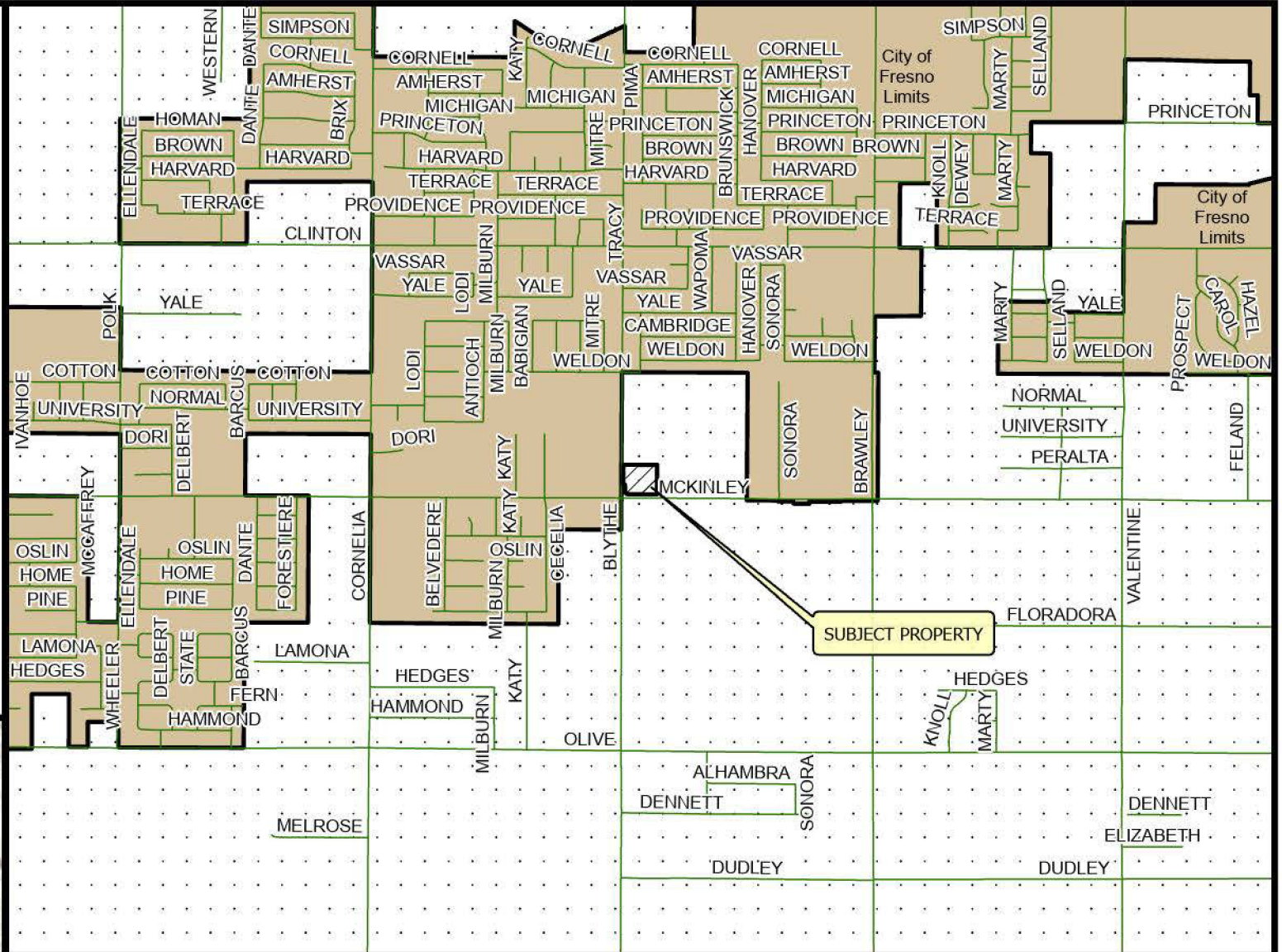
PLU # 113 Fee: \$247.00  
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

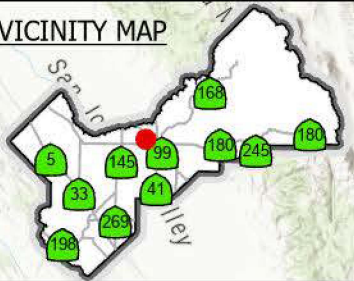
**Legend**



Subject Property



**VICINITY MAP**

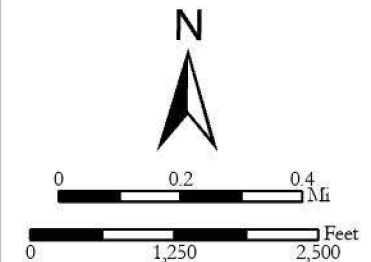


# LOCATION MAP

## CUP3773IS8461

## 2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : jocervantes  
On Date : 9/6/2023

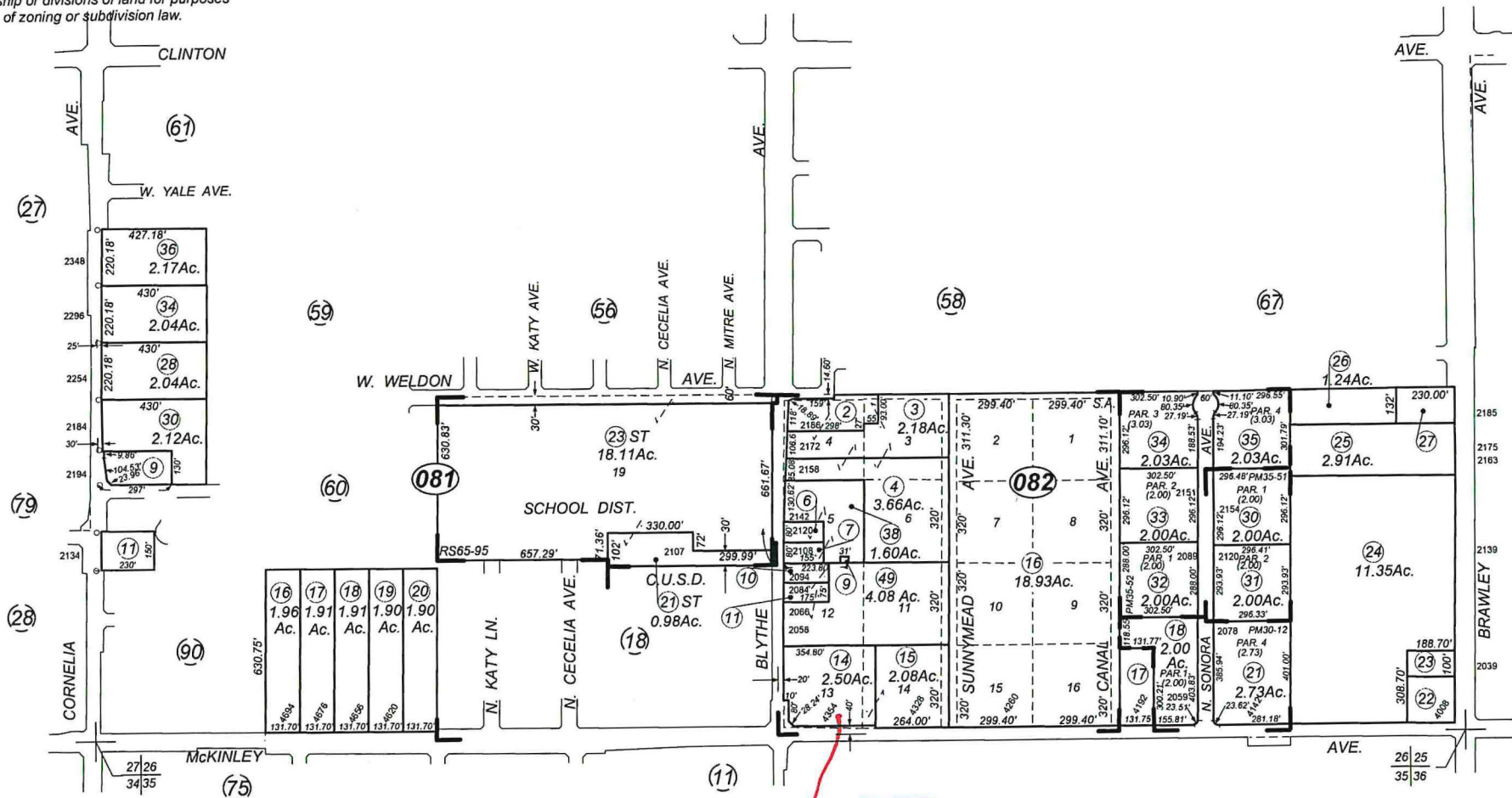


SUBDIVIDED LAND IN POR. SEC, 26, T.13 S., R.19 E., M.D.B.& M.

Tax Rate Area  
5-364 62-026  
5-658  
5-858

312-08

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



*Subj. Prop.*

Mckinley Manor - Tr. No. 1061 - Plat Bk. 14, Pg. 49  
Parcel Map No. 4103 - Bk. 30, Pg. 12  
Parcel Map No. 5007 - Bk. 35, Pg. 51  
Record of Survey - Bk. 65, Pg. 95

Parcel Map No. 5008 - Bk. 35, Pg. 52  
Sunnymead Acres - Plat Bk. 7, Pg. 39

Assessor's Map Bk.312 - Pg.08  
County of Fresno, Calif.

Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles



## **Thien An Buddhist Temple and Cultural Center of Fresno - Proposed Workshop**

### *Board of Directors*

*Mr. Sy Nguyen Le, President*

*Mr. Vuong Tran, Vice President*

*Mr. Truc Van Nguyen, Secretary*

*Ms. Kimyen T. Pham, Treasurer*

CUP 3773

### **Operational Statement**

#### Nature of Operation of Existing Temple

Thien An Buddhist Temple and Cultural Center of Fresno is a non-profit religious organization. This facility is used for worship services and religious activities such as prayer and meditation. There is a resident monk who is there daily and serves as the caretaker of the facility. There are also 12 regular followers who operate out of the facility on Saturday and Sunday mornings to practice Buddha's teachings. There may also be guests on site to participate in weekly prayer and on special annual ceremonies.

#### Nature of Operation of New Proposed Workshop

The proposed facility will serve as a workshop where members of the temple can study religion, participate in group activities, and children can learn new skills. The workshop will be an extra space for activities to practice Buddha's teachings, as well as creative activities that members of the temple can enjoy. The operation hours of this workshop are estimated to be 10 AM to 3 PM three to four days a week. Approximately 10 to 20 people will be attending these activities.

#### Logistics of the Proposed Workshop

There are no employees, just members of the temple. There is existing parking on the lot, which consists of about 30 concrete parking stalls. Items will not be sold on site. No equipment is to be used on site. No supplies or material are used or stored. The use does not create any unsightly appearance such as noise, dust, or odor. No liquid or solid waste will be produced in this new facility. There will not be water usage in this new workshop, but the current temple uses approximately 30-40 gallons of water. There will be no proposed advertising. The existing temple will remain in use as described above. The proposed building will be used as an extra space for temple related activities. No outdoor lighting or amplification system will be added. All fencing is existing, will remain in use, and no more fencing or landscaping will be added.



# County of Fresno

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

## INITIAL STUDY APPLICATION

### INSTRUCTIONS

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

OFFICE USE ONLY

IS No. 8461

Project No(s). CUP3773

Application Rec'd: \_\_\_\_\_

### GENERAL INFORMATION

- Property Owner: LE SY NGUYEN Phone/Fax 559-524-6521  
Mailing Address: 4354 MCKINLEY AVE FRESNO CA 93722  
Street City State/Zip
- Applicant: TOMMY TRAN Phone/Fax: 916-730-0647  
Mailing Address: 8409 SUNRISE WOODS WAY SACRAMENTO CA 95828  
Street City State/Zip
- Representative: TOMMY TRAN Phone/Fax: 916-730-0647  
Mailing Address: 8409 SUNRISE WOOD WAY SACR CA 95828  
City State/Zip
- Proposed Project: BUILD NEW WORK SHOP OF 2450 SQ FT AND PATIO COVER OF 1890 SQ FT.
- Project Location: 4354 MCKINLEY AVE FRESNO CA 93722
- Project Address: 4354 MCKINLEY AVE FRESNO CA 93722
- Section/Township/Range:       /      /       8. Parcel Size: \_\_\_\_\_
- Assessor's Parcel No. 312082-14 OVER.....

10. Land Conservation Contract No. (If applicable): \_\_\_\_\_

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

- |   |   |
|---|---|
| _____ LAFCo (annexation or extension of services) | _____ SJVUAPCD (Air Pollution Control District) |
| _____ CALTRANS                                    | _____ Reclamation Board                         |
| _____ Division of Aeronautics                     | _____ Department of Energy                      |
| _____ Water Quality Control Board                 | _____ Airport Land Use Commission               |
| _____ Other _____                                 |   |

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

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

13. Existing Zone District<sup>1</sup>: RR

14. Existing General Plan Land Use Designation<sup>1</sup>: Tempo use

**ENVIRONMENTAL INFORMATION**

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

\_\_\_\_\_

Describe the major vegetative cover: TRE, Flower

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

Is property in a flood-prone area? Describe:

\_\_\_\_\_

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

North: School

South: Resident

East: Resident

West: Resident

17. What land use(s) in the area may be impacted by your Project?: \_\_\_\_\_

18. What land use(s) in the area may impact your project?: \_\_\_\_\_

19. Transportation:

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

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

B. Daily traffic generation:

I. Residential - Number of Units \_\_\_\_\_  
Lot Size 76930 SQFT  
Single Family \_\_\_\_\_  
Apartments \_\_\_\_\_

II. Commercial - Number of Employees \_\_\_\_\_  
Number of Salesmen \_\_\_\_\_  
Number of Delivery Trucks \_\_\_\_\_  
Total Square Footage of Building \_\_\_\_\_

III. Describe and quantify other traffic generation activities: \_\_\_\_\_  
N/A

20. Describe any source(s) of noise from your project that may affect the surrounding area: \_\_\_\_\_  
N/A

21. Describe any source(s) of noise in the area that may affect your project: \_\_\_\_\_  
N/A

22. Describe the probable source(s) of air pollution from your project: \_\_\_\_\_  
N/A

23. Proposed source of water:  
 private well  
 community system<sup>3</sup>--name: \_\_\_\_\_ OVER.....

24. Anticipated volume of water to be used (gallons per day)<sup>2</sup>: 0.11. N

25. Proposed method of liquid waste disposal:  
 septic system/individual  
 community system<sup>3</sup>-name \_\_\_\_\_

26. Estimated volume of liquid waste (gallons per day)<sup>2</sup>: 0

27. Anticipated type(s) of liquid waste: 0

28. Anticipated type(s) of hazardous wastes<sup>2</sup>: 0

29. Anticipated volume of hazardous wastes<sup>2</sup>: 0

30. Proposed method of hazardous waste disposal<sup>2</sup>: 0

31. Anticipated type(s) of solid waste: 0

32. Anticipated amount of solid waste (tons or cubic yards per day): 0

33. Anticipated amount of waste that will be recycled (tons or cubic yards per day): 0

34. Proposed method of solid waste disposal: 0

35. Fire protection district(s) serving this area: Yes

36. Has a previous application been processed on this site? If so, list title and date: \_\_\_\_\_

37. Do you have any underground storage tanks (except septic tanks)? Yes \_\_\_\_\_ No X

38. If yes, are they currently in use? Yes \_\_\_\_\_ No \_\_\_\_\_

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

[Signature]  
SIGNATURE

8-15-2023  
DATE

<sup>1</sup>Refer to Development Services and Capital Projects Conference Checklist

<sup>2</sup>For assistance, contact Environmental Health System, (559) 600-3357

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

# NOTICE AND ACKNOWLEDGMENT

## INDEMNIFICATION AND DEFENSE

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

## STATE FISH AND WILDLIFE FEE


*State law requires that specified fees (effective January 1, 2023: \$3,839.25 for an EIR; \$2,764.00 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.*

*The following projects are exempt from the fees:*

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

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

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

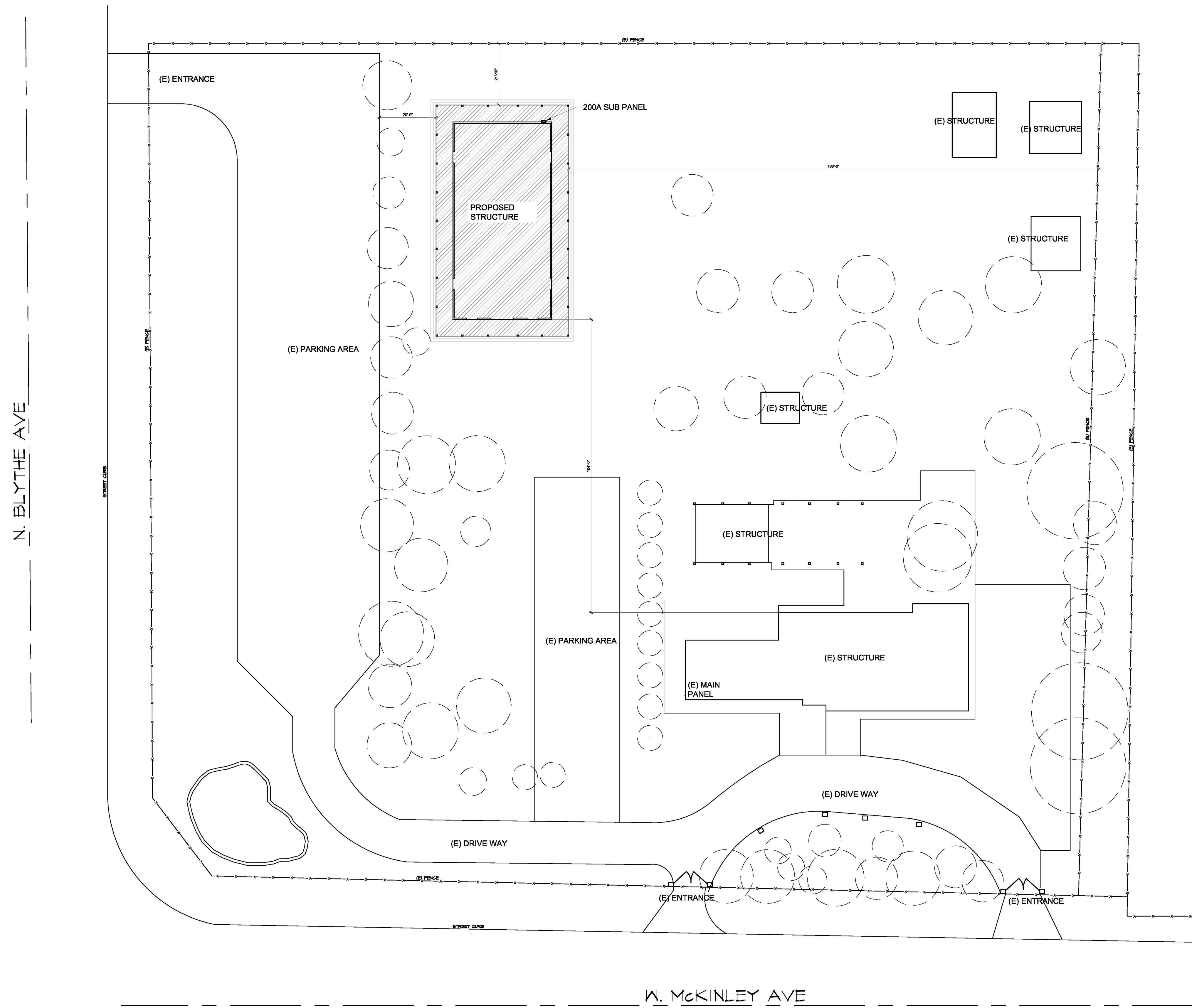
  
\_\_\_\_\_  
Applicant's Signature

8-15-2023  
Date

G:\4360Devs&PLN\PROJSEC\PROJDOCS\TEMPLATES\IS-CEQA TEMPLATES\INITIAL STUDY APP.DOTX


WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors and home owner builders shall verify and be responsible for dimensions and conditions of the project. Fineline Drafting services must be notified of any variation from the dimensions, conditions and specification appearing on this plan.

SEE page A1.2 &  
AG1 for Building  
Code requirements



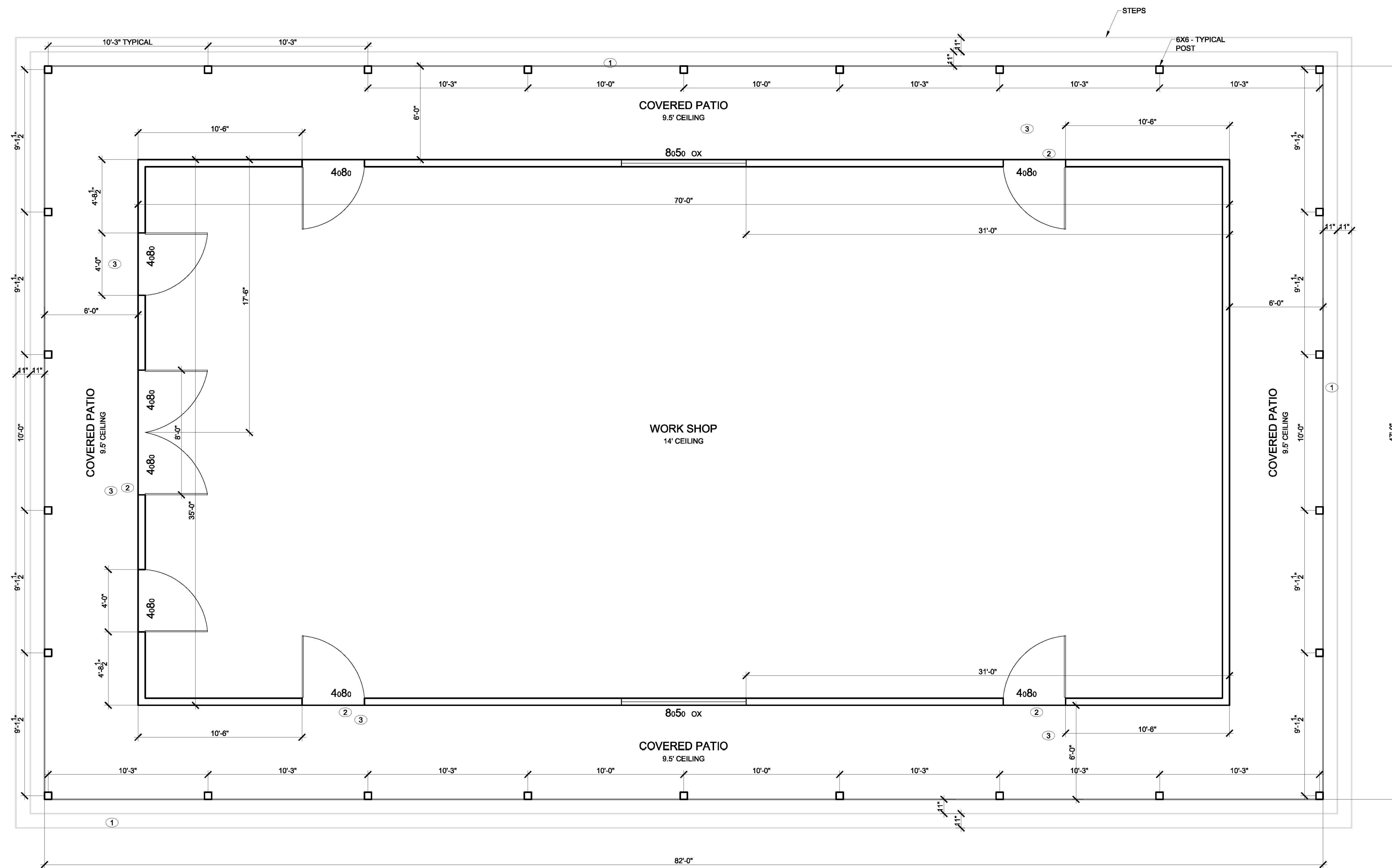
**SITE PLAN**  
SCALE 1"=20'

OWNER / CONTRACTOR NOTE:  
ALL OF THE VERIFYING PLUS /  
MINUS DIMENSIONS ON THE  
PLANS ARE TO BE DISCUSSED  
WITH THE DESIGNER OR  
ENGINEER BEFORE THE  
CONSTRUCTION BY THE  
CONTRACTOR AND OWNER.

PH (916) 332 2282 fineline300@comcast.net www.finelineDnc.com	 	<b>Fineline</b> DRAFTING INC. EST. 2008 CALIFORNIA CORPORATE SEAL C.C.P. 2423487	PROJECT NAME <b>4354 W. MCKINLEY AVE FRESNO, CA 93722</b>	CONTRACTOR <b>TOMMY TRAN LIC.</b>	PROJECT <b>22-138</b>
SHEET TITLE <b>SITE PLAN</b>					

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors and home owner builders shall verify and be responsible for dimensions and conditions of the project. Fineline Drafting services must be notified of any variation from the dimensions, conditions and specification appearing on this plan.

SEE page A1.2 & AG1 for Building Code requirements



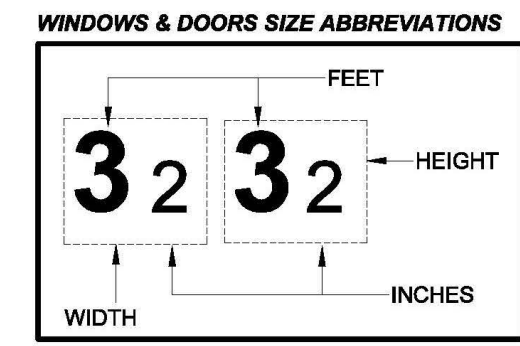
# FLOOR PLAN

SCALE 1/4" = 1'-0"

- KEY NOTES**
- 1 Rise and run of stairway are 4 inch min./ 7.75 inch max. of rise, and 11 inch (min. concrete) of run. Provide a nosing of 1" for the stairway treads less than 11 inches in depth.
  - 2 Minimum 36" deep landing outside the main exterior egress door, the landing shall not be more than 7.75" lower than the threshold for the main entrance in-swing door, (1-1/2" for out swinging)
  - 3 Landing/Patio pad shall have MAX. 2% slope away from foundation - typ.

Window Abbreviations

OX	- Hoz. Slide Window
TS	- Above Transom
FX	- Fix Window
SH	- Single Hung Type
CS	- Casement Type
AW	- Awning Type



OWNER / CONTRACTOR NOTE:

ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER.

PH (916) 332 2282  
 fineline300@comcast.net  
 www.finelineDnc.com  
**Fineline**  
 DRAFTING INC.  
 5330 Primrose Drive suite 119, Sacramento, CA 95841



SHEET TITLE  
**FLOOR PLAN**

PROJECT NAME  
 4354 W. MCKINLEY AVE  
 FRESNO, CA 93722

CONTRACTOR  
 TOMMY TRAN  
 LIC

PROJECT  
 22-138

DATE  
 05/24/2023

DESIGNER  
 DV

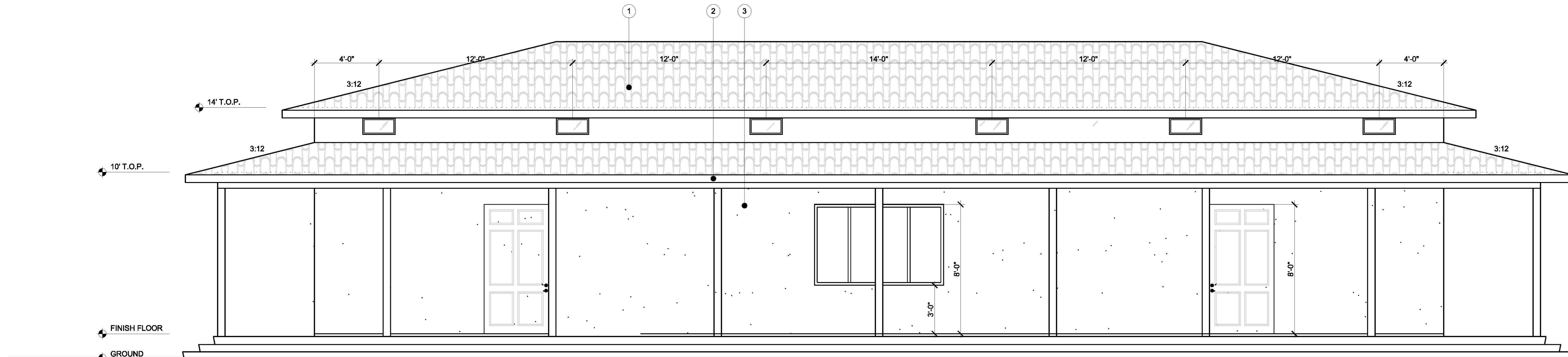
Sheet  
**A3**



WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors and home owner builders shall verify and be responsible for dimensions and conditions of the project. Fineline Drafting services must be notified of any variation from the dimensions, conditions and specification appearing on this plan.

SEE page A1.2 &  
AG1 for Building  
Code requirements

PH (916) 332 2282  
fineline300@comcast.net  
www.finelineDnc.com  
**Fineline**  
DRAFTING INC.  
5300 Pirimrose Drive suite 119, Sacramento, CA 95841



**LEFT ELEVATION**  
SCALE 1/4" = 1'-0"

**ATTIC ROOF VENTILATION CALCULATIONS**  
(PER 2019 R806.2 EXCEPTION 2)

CROSS VENTILATION REQUIRED

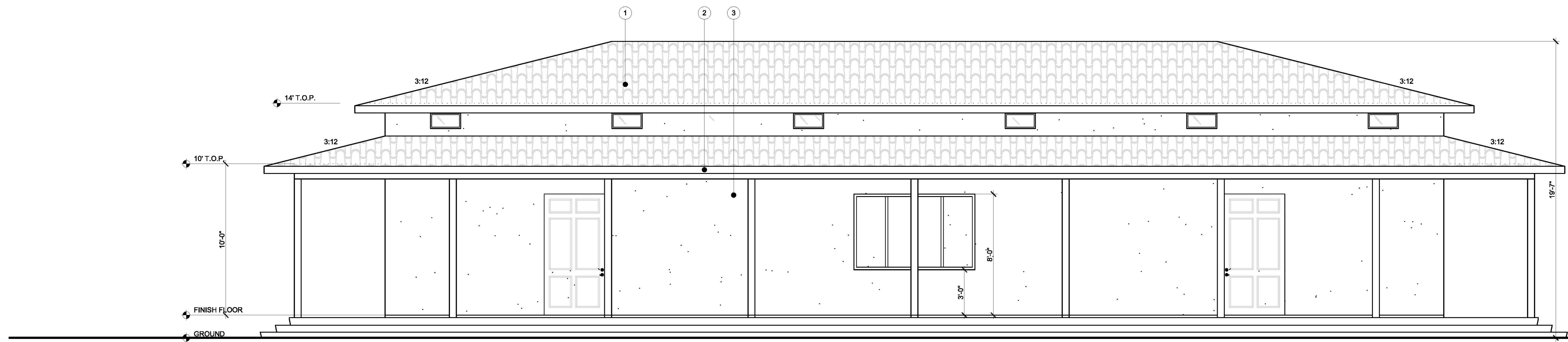
AREA VENTILATED	VENTILATION RATE	REQUIRED AREA
SQ. FT.	300	ventilated area /300 x144 = Sq. In.
3854		1850

CROSS VENTILATION REQUIRED

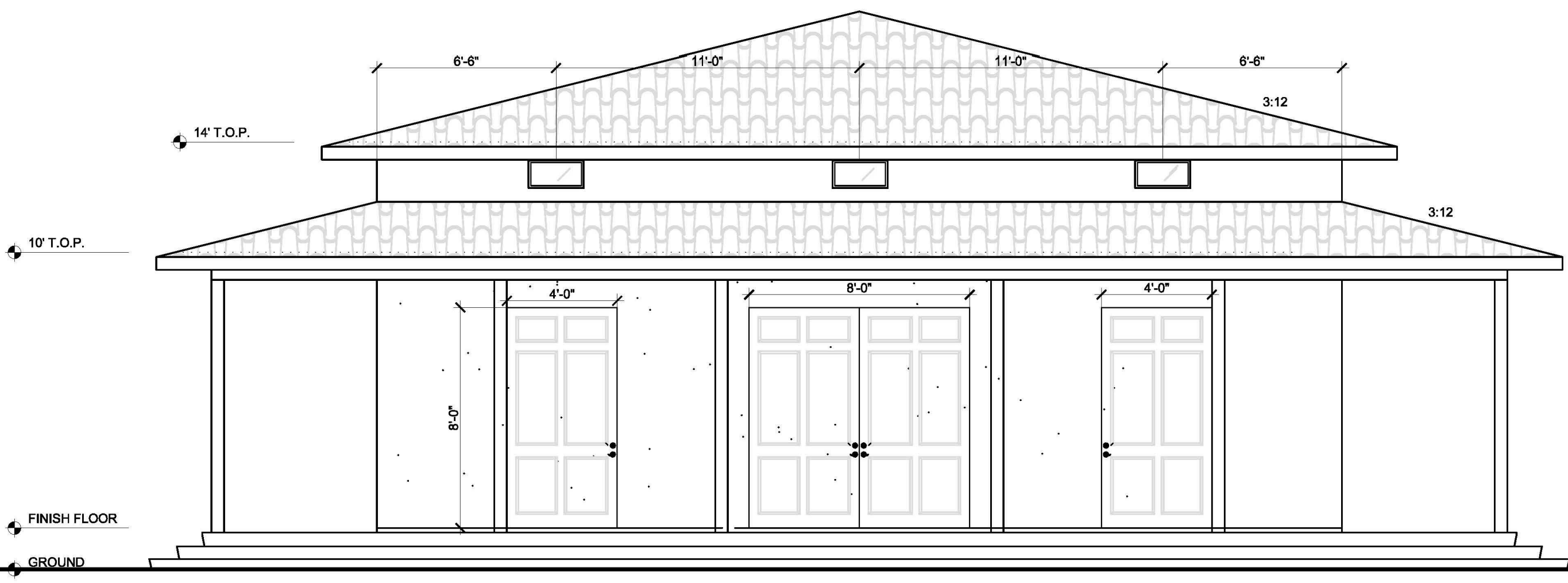
VENTILATOR TYPE	SIZE	QUANTITY	AREA/ UNIT (ratio 1/150)	DESIGNED AREA
S MODEL - roof	26"x20"	9	98	882
Eave Vent	22.5" x 3.5"	18	55	990
TOTAL				1872

NOTE  
Vent calculation is based from the Construction Metal Inc. product @ gable ends. OR O'HANGIN'S INC. on roof finishing. The replacement vents shall have the same value or better.

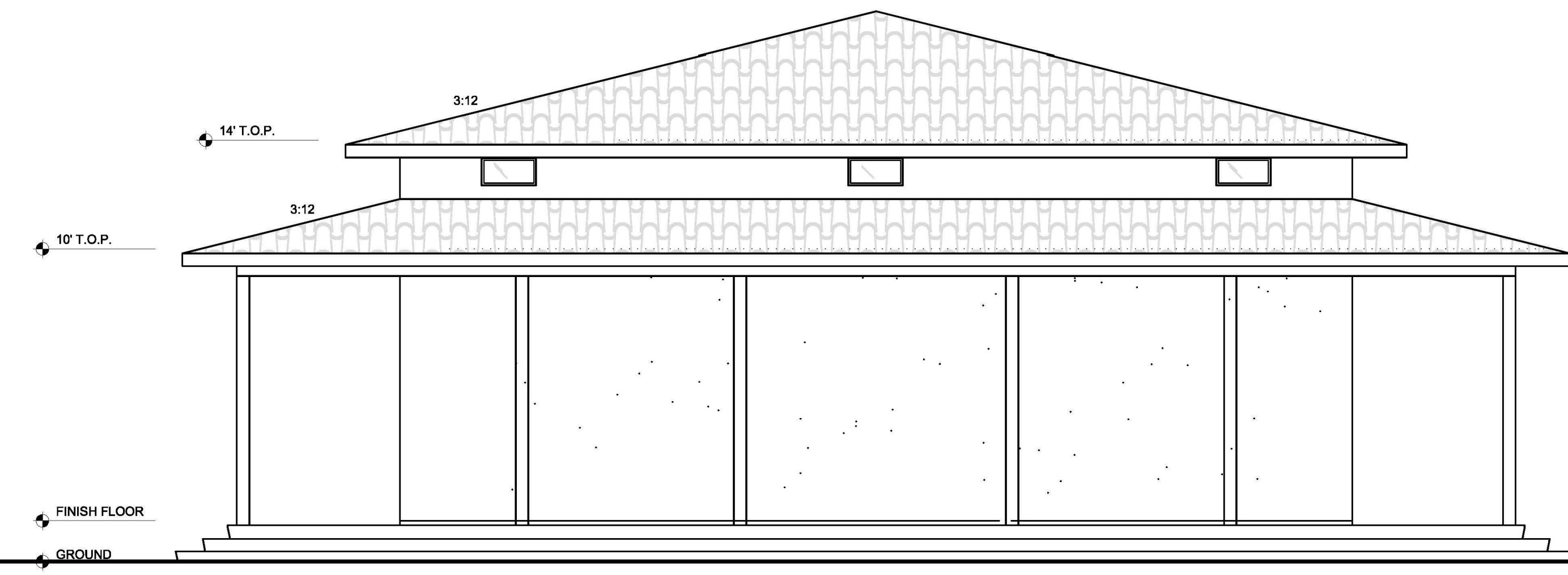


**RIGHT ELEVATION**  
SCALE 1/4" = 1'-0"

- LEGEND**
- Class A concrete tile roof over 30# felt layer. Color and style per owner selection.
  - 7" metal gutter attached directly to trusses's overhang ends.
  - 1 COAT STUCCO SYSTEM**
    - 15# Moisture layer overlay,
    - then 1" foam layer, wire mesh,
    - 1 coat base stucco 3/8" to 1/2" thick 4) finish colored layer.
    - Acrylic primer layer before the finish layer is optional.
  - has 26-gauge galvanized weep screed at foundation plate line at least 4-inches above grade or 2-inches above concrete or paving.



**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE 1/4" = 1'-0"

OWNER / CONTRACTOR NOTE:  
ALL OF THE VERIFYING PLUS / MINUS DIMENSIONS ON THE PLANS ARE TO BE DISCUSSED WITH THE DESIGNER OR ENGINEER BEFORE THE CONSTRUCTION BY THE CONTRACTOR AND OWNER.



SHEET TITLE  
**ELEVATIONS**

PROJECT NAME  
4354 W. MCKINLEY AVE  
FRESNO, CA 93722

CONTRACTOR  
TOMMY TRAN  
LIC

PROJECT  
22-138

DATE  
05/24/2023

DESIGNER  
DV

Sheet

**A5**

FRESNO County Recorder  
Paul Dictos, C.P.A.  
DOC-  
2013-0029958-00  
Acct 73-Stewart Title Bakersfield  
Tuesday, FEB 26, 2013 14:02:07  
Ttl Pd \$188.50 Rcpt # 0003846852  
KJE/R5/1-2

RECORDING REQUESTED BY:  
Stewart Title of California, Inc.

WHEN RECORDED MAIL TO:  
MAIL TAX STATEMENT TO:

Sy Nguyen Le  
4354 West McKinley Avenue  
Fresno, CA 93722

ORDER NO. 01180-26449  
ESCROW NO. 01180-26449  
APN: 312-082-14

CUP 3773

SPACE ABOVE THIS LINE FOR RECORDERS USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is: \$ 170.50 CITY TAX \$  
Monument Preservation Fee is: \$

- x computed on full value of property conveyed, or  
computed on full value less value of liens or encumbrances  
remaining at time of sale.
- x Unincorporated area: City of \_\_\_\_\_, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Federal National Mortgage Association

hereby GRANT(S) to Sy Nguyen Le, a single man

the following described real property in an unincorporated area, County of Fresno, State of California:

SEE EXHIBIT "A" ATTACHED HERETO

Date: February 04, 2013

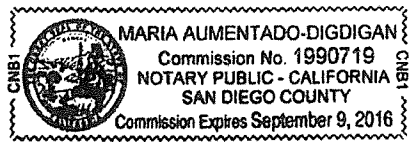
FEDERAL NATIONAL MORTGAGE ASSOCIATION BY  
STEWART TITLE COMPANY AS ATTORNEY IN FACT

Marissa Wendel, Assistant Secretary

State of California  
County of San Diego

On Feb. 4, 2013 before me Maria Aumentado-Digdigan,  
Notary Public personally appeared  
Marissa Wendel

who proved to me on the basis of satisfactory evidence to be the  
person(s), whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the  
same in his/her/their authorized capacity(ies), and that by his/her/  
their signature(s) on the instrument the person(s) or the entity upon  
behalf of which the person(s) acted, executed the instrument.  
I certify under PENALTY OF PERJURY under the laws of the State  
of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.



Signature  
Maria Aumentado-Digdigan

(seal)

MAIL TAX STATEMENT AS DIRECTED ABOVE

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Order No.: 01180-26449  
Escrow No.: 01180-26449

The land referred to herein is situated in the State of California, County of Fresno, and described as follows:

Lots 13 and 14 of Sunnymead Acres, in the County of Fresno, State of California, according to the map thereof recorded in Book 7 Page 39 of Plats, Fresno County Records.

Excepting from said Lot 14 the East 264 feet thereof.

Also excepting that portion of Lots 13 and 14 of Sunnymead Acres, according to the map thereof recorded in Book 7 Page 39 of Plats, Fresno County Records, described as follows:

Beginning at the Southwest corner of the Southeast quarter of Section 26, Township 13 South, Range 19 East, Mount Diablo Base and Meridian; thence North 0° 06' 56" East along the West boundary of said Southeast quarter, 140.00 feet; thence North 89° 55' 49" East parallel with the South boundary of said Southeast quarter, 30.00 feet; thence South 0° 06' 56" West 80 feet; thence South 44° 58' 38" East, 28.24 feet; thence North 89° 55' 49" East to a line which is parallel with 264 feet West of the East boundary of said Lot 14; thence Southerly along said line 40.00 feet to the said South boundary; thence South 89° 55' 49" West to the Point of Beginning, as conveyed to the County of Fresno by grant deed recorded May 7, 1980 in Book 7515 Page 676 of Official Records, Document No. 8045519.

APN: 312-082-14

(End of Legal Description)