



**AGENDA  
REGULAR MEETING  
CHOWCHILLA PLANNING COMMISSION MEETING**

Council Chambers, Chowchilla City Hall  
130 S. Second Street, Chowchilla, CA 93610

**January 20, 2016**

Agendas for all Planning Commission meetings are posted at least 72 hours prior to the meeting at the Civic Center, 130 S. Second St., Written communications from the public for the agenda must be received by Administrative Services no less than 7 days prior to the meeting date.

Any writing or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City Clerk's Counter. In addition, most documents will be posted on the city website at [www.cityofchowchilla.org](http://www.cityofchowchilla.org).

The City of Chowchilla complies with the Americans with Disabilities Act (ADA of 1990). The Council Chambers is accessible to the physically disabled. If you need special assistance, please call (559) 665-8615, ext. 410 at least 4 days prior to the meeting.

**CALL TO ORDER**

**ROLL CALL**

Chairman: Wayne Chapman

Vice Chair: Vander Dussen

Commissioners: Barragan, Zarucchi-Mize, Hebert, Cargill, Weidert

City staff and contract employees present at the meeting will be noted in the minutes

**OPEN SESSION – 7:00 PM**

**PLEDGE OF ALLEGIANCE:**

**CEREMONIAL / PRESENTATIONS – Section 1**

NONE

**PUBLIC ADDRESS**

This time is reserved for members of the audience to address the Planning Commission on items of interest that are not on the Agenda and that are within the subject matter jurisdiction of the Planning Commission.

It is recommended that speakers limit their comments to no more than 3 minutes each and it is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Planning Commission on items on the Agenda should notify the Chairman when that Agenda item is called.

The Planning Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda. No adverse conclusions should be drawn if the Planning Commission does not respond to public comment at this time.

Speakers are asked to please use the microphone, and provide their name and address for the record. Prior to addressing the Planning Commission, any handouts are to be provided to Planning Secretary who will distribute them to the Planning Commission and the appropriate staff.

## **STAFF REPORTS – Section 2**

### **2.1 STAFF REPORTS** Written/Oral Reports

## **CONSENT CALENDAR – Section 3**

All items listed under Consent Calendar are considered to be routine and will be enacted by one motion. For discussion of any Consent Item, it will be made a part of the Regular Agenda at the request of any member of the Planning Commission or any person in the audience.

### **3.1 Consideration of approval of Minutes from the November 18, 2015 Meeting (Hicks)**

## **PUBLIC HEARINGS – Section 4**

NONE

## **DEFERRED BUSINESS – Section 5**

NONE

## **NEW BUSINESS – Section 6**

- 6.1 Nominations for 2016 Planning Chair**
- 6.2 Nominations for 2016 Planning Vice Chair**
- 6.3 Consideration of Conditional Use Permit No. 15-0015 to allow construction of an 18,208 Sq. Ft. two story addition to the existing Cornerstone Church located at 208 Fig Tree Blvd. for religious instruction classrooms and administrative offices.**

## **ANNOUNCEMENTS – Section 7**

- ❖ Next Planning Commission Meeting is scheduled for February 17, 2016.

**ADJOURNMENT**

**PUBLIC NOTIFICATION**

I, Janene Hicks, Planning Secretary for the City of Chowchilla, declare under penalty of perjury that I posted the above Planning Commission Agenda for the meeting of January 20, 2016 at the Chowchilla Civic Center, 130 S Second Street on January 14, 2016 at 10:00 am.



\_\_\_\_\_  
Janene Hicks  
Planning Secretary



**November 18, 2015 MINUTES  
REGULAR MEETING**

**CHOWCHILLA PLANNING COMMISSION MEETING**

Council Chambers, Chowchilla City Hall  
130 S. Second Street, Chowchilla, CA 93610

**CALL TO ORDER: 7:03PM**

**ROLL CALL:**

Chairman: Wayne Chapman  
Vice Chair: Vander Dussen  
Commissioners: Barragan, Zarucchi-Mize, Cargill, Weidert

**ABSENT:** Hebert

**CITY STAFF PRESENT:** Senior Planner, Perkins; Planning Secretary, Hicks

**PLEDGE OF ALLEGIANCE:** led by Chair Chapman

**CEREMONIAL / PRESENTATIONS – Section 1**

1.1 NONE

**PUBLIC ADDRESS**

NONE

**STAFF REPORTS – Section 2**

2.1 **STAFF REPORTS**  
Written/Oral Reports - NONE

**CONSENT CALENDAR – Section 3**

3.1 **Consideration of Planning Commission Minutes from the August 28, 2014 Special Planning Commission Meeting (correction)**

Motion by Commissioner Weidert, second by Commissioner Cargill to approve minutes from the August 28, 2014 Special Meeting. Motion passed by voice vote, with Commissioner Hebert absent.

**3.2 Consideration of Planning Commission Minutes June 17, 2015 Regular Planning Commission Meeting**

Motion by Commissioner Weidert, second by Commissioner Cargill to approve minutes from the June 17, 2015 Regular Planning Commission Meeting. Motion passed by voice vote, with Commissioner Hebert absent.

**PUBLIC HEARINGS – Section 4****4.1 Consideration of Granting Variance NO. 15-0015 to The Lakes RV Resort to allow a five foot rear yard setback for an Activities Center on lot 43 of tract NO. 04-0028 with the findings listed in the resolution.**

**Speakers:** William Patrick Davis

Motion by Commissioner Weidert, second by Commissioner Cargill to approve CUP No, 15-0015 by Resolution # 2-15 to allow a five foot rear yard setback for an Activities Center on lot 43 of Tract Map No. 04-0028 with the findings in the Resolution. Motion passed by voice vote with Commissioner Hebert absent.

**DEFERRED BUSINESS – Section 5**

5.1 NONE

**NEW BUSINESS – Section 6**

6.1 NONE

**ANNOUNCEMENTS – Section 7**

❖ Next Planning Commission Meeting is scheduled for December 16, 2015

**ADJOURNMENT**

Motion by Commissioner Zarucchi-Mize, second by Commissioner Cargill to adjourn the November 18, 2015 Planning Commission Meeting. Motion passed by voice vote.

ATTEST:

\_\_\_\_\_  
Planning Secretary

\_\_\_\_\_  
Chairman



## REPORT TO THE PLANNING COMMISSION

Commission Meeting of January 20, 2016

**Agenda Section:** Public Hearing

**SUBJECT:** Conditional Use Permit/ Initial Study No. 15-0018

**Prepared By:** Richard Perkins, Senior Planner

**Applicant:** Josh Felix

**Property Owner:** Michael Scott, Cornerstone Community Church

**Location:** 208 Fig Tree Road

**Current Zoning:** R-1, Single-Family Residential District

**APN No:** 014-020-018

### **APPLICANT'S REQUEST:**

Josh Felix, representative of the Cornerstone Community Church, is seeking approval of Conditional Use Permit No. 15-0018 to allow construction of an 18,208 square foot, two story addition to an existing church for religious instruction classrooms and administrative offices.

### **HISTORY / BACKGROUND:**

On August 20, 2003, the Planning Commission approved Conditional Use Permit No. 03-17 to allow construction of a 38,500 square foot church. A mitigated negative declaration was approved for the project. On June 18, 2008, the Planning Commission approved Condition Use Permit No. 08-0015, to allow a pre-school for children ages three to five years old. On October 15, 2008, the Planning Commission approved Conditional Use Permit No. 08-0026 to allow an electronic message board at the church. On June 19, 2014, Site Plan Review Application No. 14-0008 was approved to allow a parking lot expansion and site improvements at the church. This approval added 155 parking spaces, construction of associated drive isles, with concrete walkways, landscape improvements, modifications to the play area, and a raised table top crosswalk. The current proposal is to allow an addition to the church to support current church functions and expand program space for the congregation and support staff.

### **Environmental Review Status:**

Initial Study No. 15-0018 found that there was no evidence in the record that the project would have a significant impact on the environment and a Negative Declaration has been prepared.

### **Planning Commission Findings:**

The Planning Commission, before granting a conditional use permit, must make all of the following findings, (CMC 18.81.040):

- A. The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this title to adjust said use with land and uses in the neighborhood.

The subject 20 acre parcel is subject to the provisions of the R-1 (Single-Family Residential) Zone District. Surrounding parcels range in size from 1.98 to 13.38 acres in size and are zoned for residential, professional office, and commercial uses. The majority of these parcels are developed with residential uses. As noted above, a conditional use permit was previously approved for the existing church on a five acre portion of a 20 acre parcel. The parking lot addition and related improvements were developed on a 3.6 acre portion of the subject property. The remaining 11.4 acres are undeveloped.

According to the site plan submitted by the applicant, the proposed addition will be constructed within the developed portion of the subject property, removing a landscaped area and walkway. Given these facts, the subject property is adequate in size and shape to accommodate the proposed addition.

- B. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.

Fig Tree Road is improved for the full street width and has curb and gutter. The proposed addition to the church will provide classrooms and administrative facilities to serve the current congregation. The review of the prior applications found that the streets and highways were adequate to serve the project. Given this fact and the proposed use of the addition, there should be no additional impact related to streets and highways.

- C. The proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; height of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property.

As noted above, the project consists of an addition to an existing church. According to the floor plan and elevation plan, the addition is to be incorporated into the existing structure. The height limitation in the R-1 Zone District is 30 feet. However, an exception to building height can be allowed subject to a Conditional Use Permit. The current application takes into consideration the proposed height of approximately 42 feet for the parapet wall. Given that the addition will be incorporated with the height of the existing structure, there should be no adverse impact to properties in the vicinity of the church. Since the project is proposed to serve the existing congregation, vehicular ingress, egress, and internal circulation should remain unaffected by this proposal. Also, since the existing church has been in use since 2003 and no other changes are proposed, there should be no adverse effects to surrounding properties. To be consistent with prior approvals, all conditions of approval of the prior applications shall be adhered to.

- D. That the proposed use is consistent with the objectives and policies of the Chowchilla General Plan.

The subject property is designated Medium Density Residential on the General Plan. General Plan policies allow for neighborhood amenities such as churches. Given this, the proposed project is consistent with the General Plan.

- E. That the conditions established by the Commission for the conditional use permit are deemed necessary to protect the public health, safety and general welfare.

If Conditional Use Permit Application No. 15-0018 is approved by the Commission, the conditions of approval will protect the public health, safety and general welfare.

**STAFF RECOMMENDATION:**

Staff believes the required findings can be made and recommends approval of Conditional Use Permit No. 15-0018.

**PLANNING COMMISSION ACTION:**

The Commission's action on CUP No.15-0018 for Josh Ellis, representing Cornerstone Community Church, to allow a proposed addition to an existing church will be through the adoption of a resolution.

MOVE TO ADOPT RESOLUTION NO. \_\_\_\_\_, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHOWCHILLA CALIFORNIA, GRANTING CONDITIONAL USE PERMIT NO. 15-0018 FOR AN ADDITION TO AN EXISTING CHURCH ON AN 8.06 ACRE PORTION OF A 20 ACRE PARCEL LOCATED AT THE SOUTHWEST CORNER OF ROBERTSON BLVD. AND FIG TREE ROAD IN THE R-1 (SINGLE FAMILY RESIDENTIAL) DISTRICT WITH THE FINDINGS AND CONDITIONS AS SET OUT IN THE RESOLUTION.

**OR**

MOVE TO DENY CONDITIONAL USE PERMIT NO. 15-0018 FOR AN ADDITION TO AN EXISTING CHURCH ON AN 8.6 ACRE PORTION OF A 20 ACRE PARCEL LOCATED AT THE SOUTHWEST CORNER OF ROBERTSON BLVD. AND FIG TREE ROAD WITH THE FOLLOWING FINDING(S): (specify)

**ATTACHMENTS:**

- |           |                       |
|-----------|-----------------------|
| Exhibit 1 | Resolution No.        |
| Exhibit 2 | Exhibit "A"           |
| Exhibit 3 | Vicinity Map          |
| Exhibit 4 | Site Plan             |
| Exhibit 5 | Floor Plan            |
| Exhibit 6 | Elevation Plan        |
| Exhibit 7 | Operational Statement |
| Exhibit 8 | Initial Study         |

**PLANNING COMMISSION RESOLUTION # -15**

**APPROVAL OF CONDITIONAL USE PERMIT APPLICATION/INITIAL STUDY NO. 15-0018  
REQUESTED BY JOSH FELIX FOR A CONSTRUCTION OF AN 18,208 SQUARE FOOT  
ADDITION TO AN EXISTING CHURCH**

**WHEREAS**, a Conditional Use Permit application was submitted to the City of Chowchilla by Josh Felix, representing the Cornerstone Community Church, requesting construction of an 18,208 square foot, two story addition to an existing church for religious instruction classrooms and administrative offices; and

**WHEREAS**, the subject property for the use is an 8.6 acre portion of a 20 acre parcel located at the southwest corner of Fig Tree Road and Robertson Blvd. (Avenue 26) identified as Assessor Parcel Number 014-020-018; and

**WHEREAS**, the proposed use is consistent with the Medium Density Residential land use designation in the 2040 General Plan and with the R-1, Single Family Residential Zone District classification which specifies that a church within this zone is subject to approval of a Conditional Use Permit in accordance with Chowchilla Municipal Code Section 18.12.030 (A); and

**WHEREAS**, a Public Notice of Availability of an Initial Study and Notice of Intent to Adopt a Negative Declaration was posted with the Madera County Clerk for the required 20 day period, pursuant to Section 15072 of the California Environmental Quality Act (CEQA) Guidelines; and

**WHEREAS**, the Public Hearing Notice for the proposed project was duly published in the local newspaper, mailed to surrounding property owners and posted at the Civic Center Plaza kiosk pursuant to the requirements of Section 18.84 of the Chowchilla Municipal Code.

**WHEREAS**, the Planning Commission reviewed the proposed Negative Declaration of the Initial Study and considered the information presented in the staff report and its attached documents, including public testimony and all evidence presented at the public hearing, and using its independent judgment based on the evidence presented in the record, that all of the following findings pursuant to Section 18.12.030(A) of the Zoning Ordinance can be made at this time;

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Chowchilla, using its independent judgment has determined the following:

1. Certifies the Initial Study and adopts the proposed Negative Declaration;
2. The above recitals are true and correct;
3. Based upon a complete review of the administrative record, the Planning Commission finds that all of the following findings pursuant to Section 18.12.030(A) of the Zoning Ordinance can be made at this time:
  - A. The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this title to adjust said use with land and uses in the neighborhood;

*Given that the addition to the church will be constructed within the developed area of the project site, the site is adequate in size and shape to accommodate the addition.*

- B. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

*The site is served by Fig Tree Road which is improved for the full street width and has curb and gutter. The proposed addition to the church, comprised of classrooms and administrative offices, will serve the current congregation. Prior applications of the site found that the streets and highways were adequate to serve the existing church. Given this fact and the proposed use of the addition, there should be no additional impact related to streets and highways.*

- C. The proposed use will have no adverse effect upon adjoining or other properties;

*As noted above, this proposal will add classrooms and administrative offices space to serve the current congregation. Given this and that the church has been at this location since 2003, there would be no adverse effect on adjoin or other properties.*

- D. The proposed use is consistent with the objectives and policies of the Chowchilla General Plan;

*The proposed use is consistent with the 2040 General Plan Medium Density Residential (MDR) as a conditionally permitted use.*

- E. The conditions established by staff and considered by the Commission for the Conditional Use Permit are deemed necessary to protect the public health, safety and general welfare;

*The proposed use and its operations will be subject to specific conditions of approval which will meet this finding.*

4. Approval of Conditional Use Permit Application No. 15-0018, will be subject to the Conditions of Approval identified under Exhibit "A" for this project;
5. Authorizes staff to issue a final letter of approval to the applicant.

**PASSED AND ADOPTED** by the Planning Commission of the City of Chowchilla this 20th day of January 2016 by the following vote to wit:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

APPROVED:

\_\_\_\_\_  
Wayne Chapman, Chair

ATTEST:

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Janene Hicks  
Planning Commission Secretary

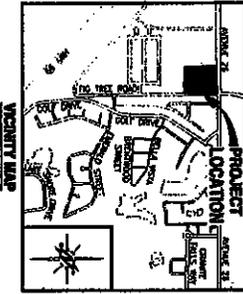
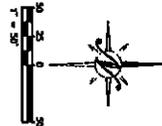
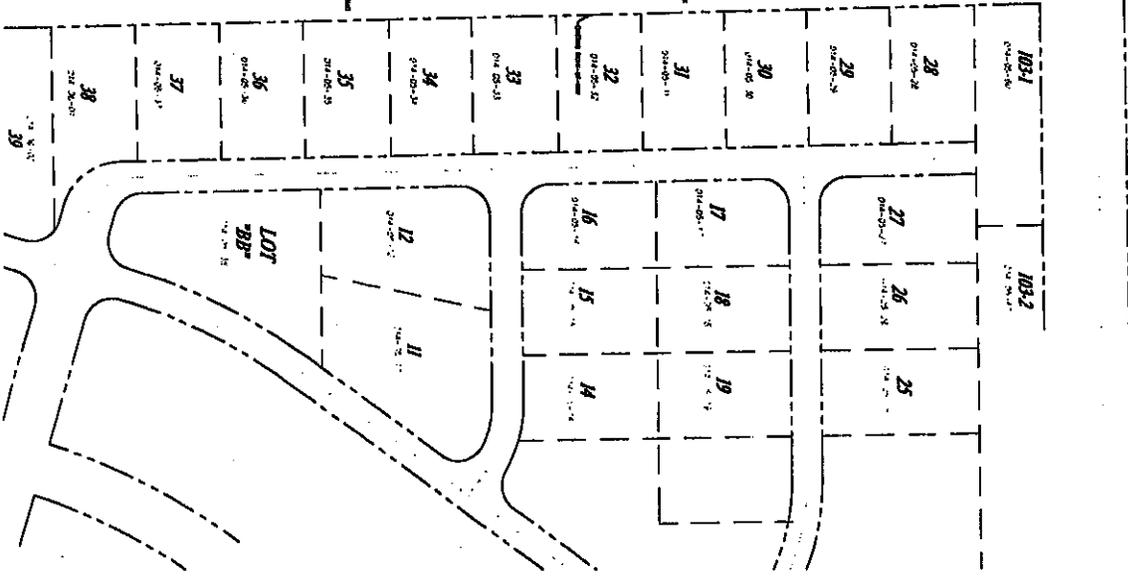
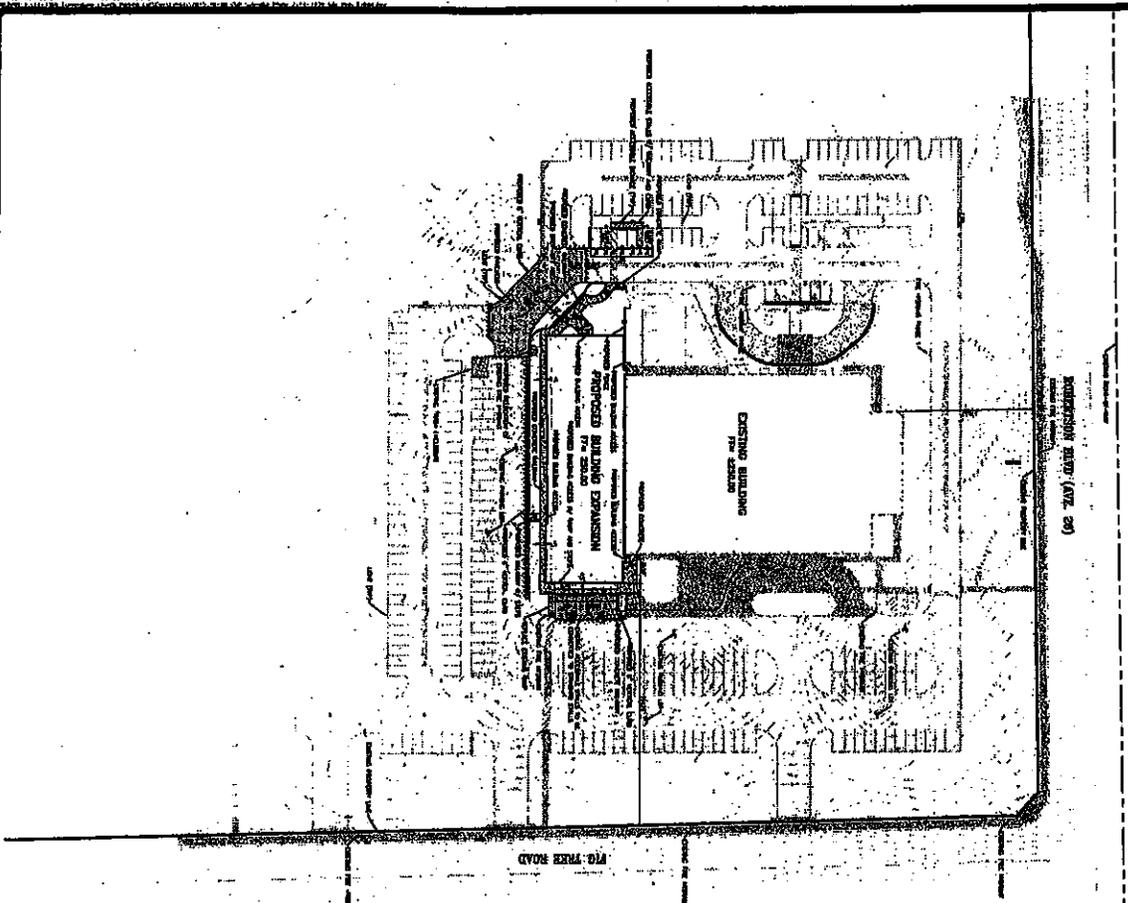
## EXHIBIT "A"

1. This project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies, those determined through the application review process and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development of the project that are essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.
2. In consideration of the approval of said project under this conditional use permit, the applicant agrees to hold harmless the City of Chowchilla and all of its departments, officers, agents, or employees free and harmless of, and from any claims or any kind of nature arising out of or by reason of said use permit, and the development of said project under this conditional use permit by any person, firm or corporation, public or private, and from the cost and expense of defending the same including attorney's fees.
3. All discretionary conditions of approval are deemed mandatory unless appealed verbally or in writing to the Chowchilla Planning Commission at the scheduled public hearing regarding Conditional Use Permit Application No. 15-0018.
4. The applicant may appeal the decision of the Planning Commission to the City Council within ten days after the date of mailing, pursuant to Chowchilla Municipal Code Chapter 18.81.060.
5. A conditional use permit shall lapse and become void one year following the date on which the conditional use permit became effective unless by conditions of the conditional use permit a lesser or greater time is prescribed, or unless, prior to the expiration, either the use is being diligently pursued in accordance with the conditional use permit, or a building permit is issued by the building official and construction is commenced and is being diligently pursued in accordance with the Conditional Use Permit, pursuant to Chowchilla Municipal Code Section 18.81.070.
6. All Conditions of Approval of previously approved Conditional Use Permit Nos. 03-17, 08-0015, and 08-0026 and Site Plan Review Application No. 14-0008 remain in full force and effect.
7. Development shall be in accordance with Site Plan, Floor Plan, Elevation Plan, and Operational Statement as approved by the Planning Commission.
8. All construction plans and details shall be submitted to the Building Official for plan check and issuance of building permits. For more information, contact the Building Official at (559) 665-8615, Ext. 407.
9. Construction hours shall be limited to normal working hours. All construction equipment shall be properly maintained and muffled to avoid nuisances to the surrounding or neighboring property owners.
  - a. Weekdays from 7:00 a.m. to 6:00 p.m.
  - b. Saturday from 8:00 a.m. to 5:00 p.m.

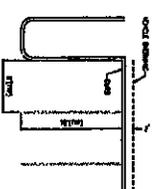
- c. Sunday and Holidays – no construction allowed unless authorization is granted by the City Administrator.
10. A Grading Permit is required for any grading proposed for the project. A Grading and Drainage Plan is required to demonstrate that the additional runoff generated by this development will not adversely impact adjacent properties. The Plan should show spot elevations and slope call outs for compliance with the Americans with Disabilities Act. For more information, contact Craig Locke, Public Works Director, at (559) 665-8615, Ext. 300.
11. If the project construction results in the disturbance of subsurface paleontological, archaeological, or historical resources as a result of excavation activities, the following provisions shall be followed:
  - a) If subsurface material is uncovered during construction, work within 30 is required to cease until a qualified archaeologist can complete a significance evaluation of the find(s). If human remains are found, the Madera County Coroner must be notified and the provisions specified in Section 15064.5 of the CEQA Guidelines shall be adhered to;
  - b) If cultural material is uncovered, the contractor shall contact the City Building Official and report the incident immediately;
  - c) The project applicant and/or land developer is responsible for informing any contractor participating on the project of these provisions in writing.
12. All on and off-site improvements shall be in accordance with the Standard Specifications and Standard Drawings of the City of Chowchilla, Public Works Department. For more information contact the Public Works Department at (559) 665-8615, Ext. 300.
13. The applicant shall contact the San Joaquin Valley Air Pollution Control District (SJVAPCD) regarding any required permits and/or approvals which may include Authority to Construct, Air Impact Assessment, Indirect Source Review, and potentially other permit. The applicant shall meet all applicable regulations and requirements including the payment of fees. Documentation of compliance with the SJVAPCD shall be submitted to the Building Department prior to the issuance of any applicable building permits.
14. Applicant shall provide fire protection systems and fire hydrants in accordance with the California Fire Code and shall meet all building and fire code requirements for occupancy classifications prior to issuance of Certificate of Occupancy. For more information regarding these requirements, contact Harry Turner, Fire Chief at (559) 665-8615, Ext. 600.



# SITE PLAN EXHIBIT FOR CORNERSTONE CHURCH PHASE 2 CHOWCHILLA, CALIFORNIA



**McGraw-Hill**  
Engineering Group, Inc.  
1221 Avenue of the Americas  
New York, New York 10020-1095  
Tel: 212-512-2000  
Fax: 212-512-2050



**TYPICAL PARKING STALL**

**NOTATION**

	PROPOSED ACCESS
	EXISTING ACCESS
	PROPOSED DRIVEWAY
	EXISTING DRIVEWAY
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED UTILITY
	EXISTING UTILITY

**PREPARED FOR**

GENERAL CONTRACTOR  
CORNERSTONE CHURCH  
CHOWCHILLA, CALIFORNIA  
1221 AVENUE OF THE AMERICAS  
NEW YORK, NEW YORK 10020-1095  
TEL: 212-512-2000  
FAX: 212-512-2050

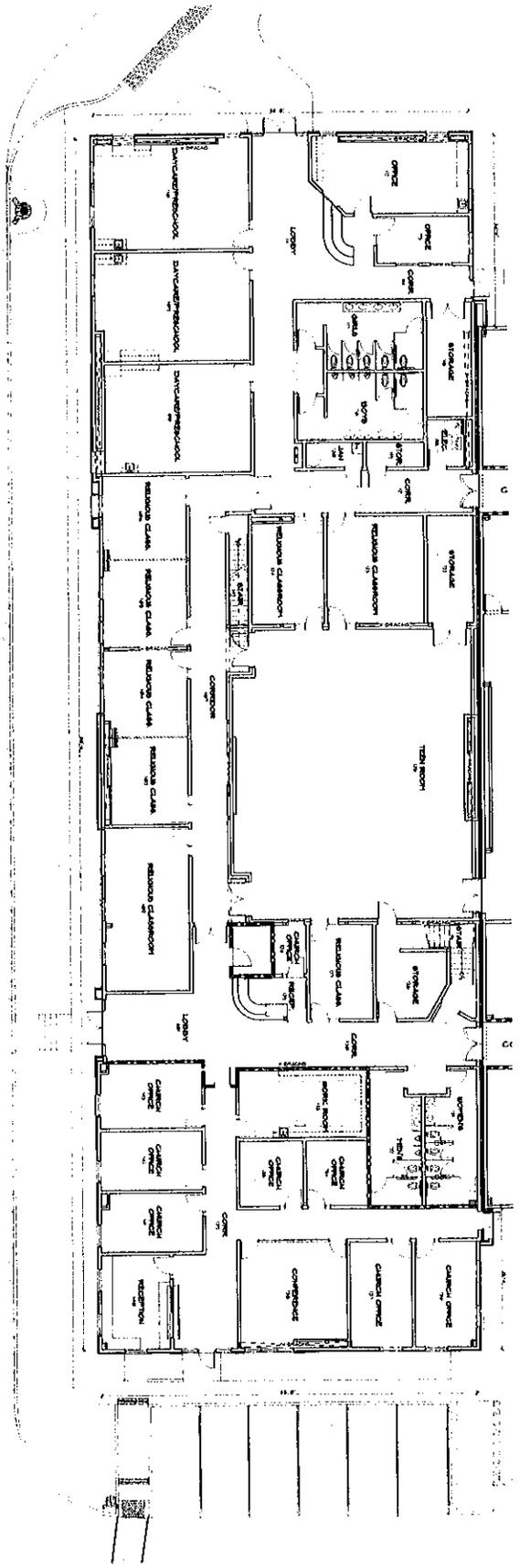
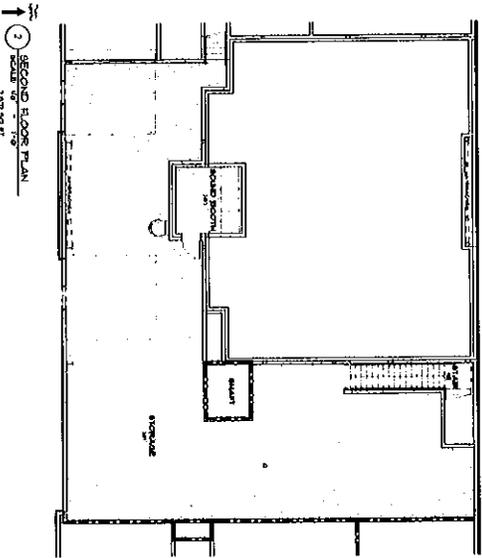
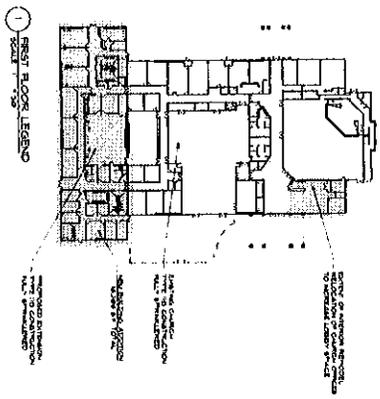
**PROJECT LOCATION**

GENERAL CONTRACTOR  
CORNERSTONE CHURCH  
CHOWCHILLA, CALIFORNIA  
1221 AVENUE OF THE AMERICAS  
NEW YORK, NEW YORK 10020-1095  
TEL: 212-512-2000  
FAX: 212-512-2050

**APPROVED LINES**

APPROVED DRIVEWAY  
APPROVED UTILITY  
APPROVED RIGHT-OF-WAY  
APPROVED EASEMENT  
APPROVED ACCESS

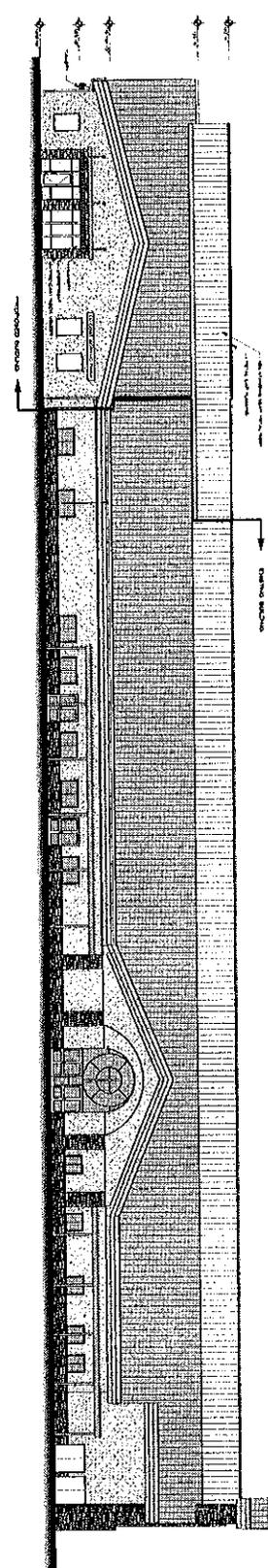
1 FIRST FLOOR PLAN  
 32,000 sq ft



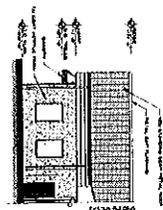
10/10/17  
**AI00**  
 FLOOR PLANS- CUP  
 SUBMITTAL

PROJECT: CORNERSTONE COMMUNITY CHURCH  
 BUILDING ADDITION  
 188 RG TREE RD  
 CHOUCHILA, CA 93149

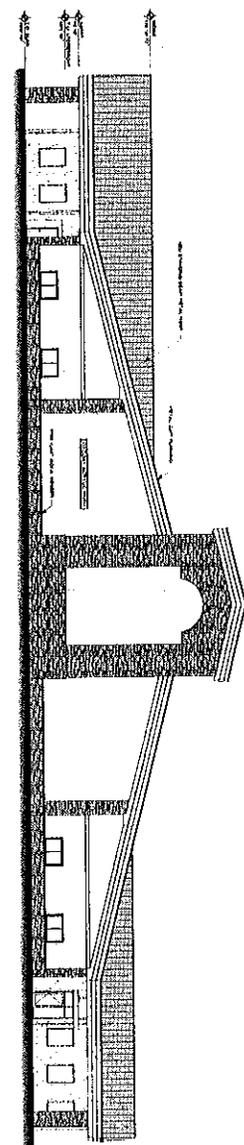
DATE: 10/10/17  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
**BGW HILBERS**



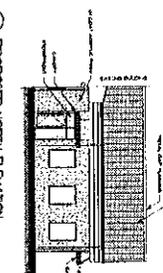
1 OVERALL EAST ELEVATION



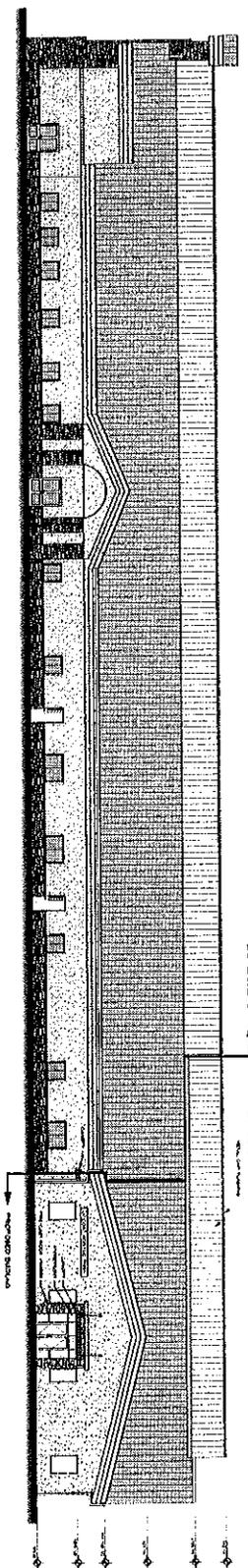
4 PROPOSED NORTH ELEVATION



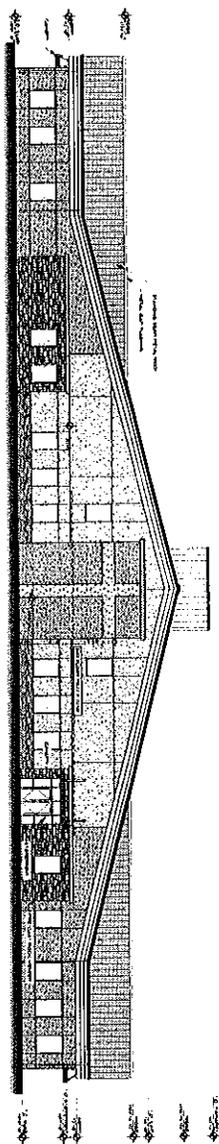
5 EXISTING NORTH ELEVATION



3 PROPOSED NORTH ELEVATION



6 OVERALL WEST ELEVATION



2 PROPOSED NORTH ELEVATION


**EXTERIOR ELEVATIONS - CUP SUBMITTAL**  
 10/24/13  
 10/24/13

**CORNERSTONE COMMUNITY CHURCH BUILDING ADDITION**  
 100 FIG. 1800 RD.  
 CHOUCHILLA, GA 31609  
 PROJECT:

**B&W HILBERS**  
 ARCHITECTS  
 1000 W. BROAD ST., SUITE 100  
 ATLANTA, GA 30309  
 TEL: 404.525.1100  
 FAX: 404.525.1101  
 WWW.BANDWHILBERS.COM

## Operational Statment

- 1. Nature of the operation:** This project will be a new building addition to the existing church building currently occupied by Cornerstone Community Church (CCC) in Chowchilla, California. The new building addition is roughly 18,208 SF spread out over two floors. The church addition is intended to provide more space to the congregation, in order to expand program space and better support current church activities. No new uses are being added to the current operation, the building addition is an expansion of the existing operations. CCC would like to move existing administration offices to the new building addition in order to provide localized accommodations for church staff members, as well as expand the existing lobby space in the existing building. Spaces in the administration area such as the "work room" and the "conference room" will support administration in various activities associated with church planning and events for the congregation and community. The work room exists as storage and organization of documents as well as housing copy machines, and printers to support church functions. The conference room allows church administration and staff to meet comfortably. In the other portions of the building, the religious classrooms provide space for children and youth to gather for religious events such as Sunday School, bible study, or other church or community outreach events. **These classrooms exist solely for the purpose of religious activities associated with CCC, they will not function as K-8 educational classrooms, nor will there be any area of the building tied to an "E" educational occupancy.** Lobbies and Reception spaces serve the various entries of the building addition to greet those entering the building at each location, providing information and guidance. The church presently has a daycare/preschool operating within the existing building. This use will continue and be consolidated in the western portion of the proposed new building.
- 2. Operational time limits:** The church will continue to function as it currently functions, and will be open year round. Hours of operation are Monday through Friday, 8am - 5pm and Sunday, 8am - 12pm. Main visitors to the church will be the congregation who attend church services every Sunday a 8am or 10am. Events are held throughout the week, such as a men's or women's breakfast for a few hours Saturday morning, or a community group gathering or church event on a week night. In addition there will be daily drop off at the daycare/preschool, at roughly 8:00 am and 3:00 pm during the week.
- 3. Number of Customers or Visitors:**  
Response:

<u>Day</u>	<u>Event</u>	<u>Maximum Number</u>	<u>Hours</u>
Sunday	Sunday School	150	8:45 - 10:00 a.m.
Sunday	Worship Service	500	10:00 - 11:30 a.m.
Sunday	Youth Group (Senior High)	75	6:00 - 8:00 p.m.
Monday	Preschool	45	8:00 a.m. - 12:00 p.m.
Tuesday	Preschool	29	8:00 a.m. - 12:00 p.m.
Tuesday	Basketball	24	6:00 - 8:00 p.m.

Wednesday	Preschool	45	8:00 a.m. - 12:00 p.m.
Wednesday	Quilters	60	9:00 - 11:00 a.m.
Wednesday	Family Night Ministries	325	5:30 - 8:00 p.m.
Thursday	Preschool	29	8:00 a.m. - 12:00 p.m.
Friday	Preschool	45	8:00 a.m. - 12:00 p.m.

**4. Number of employees:**

Response:

- Ministry Staff - 6            8:00 a.m. - 5:00 p.m. (Monday-Friday)
- Support Staff - 6            hours various/part-time
- Housekeepers - 3            8:00 a.m. - 5:00 p.m. (Monday-Friday)
- Preschool - 6                8:00 a.m.-noon (Monday-Friday)

**5. Service and delivery vehicles? Number? Type? Frequency?**

Response:

- Garbage Trucks            Monday & Thursday
- US Food                      Monday

**6. Access to the site?**

Response: Access to the site is gained via paved public surface road.

**7. Number of parking spaces for employees, customers, and service/delivery vehicles? Type of surfacing on parking area?**

Response: Number of Parking Spaces - 159 spaces, asphalt surface.

**8. Are any goods to be sold on-site? If so are these goods grown or produced on-site or at some other locations?**

Response: No goods sold on site.

**9. What equipment is used? If appropriate, provide pictures or brochure.**

Response: Question not applicable. No equipment in use beyond mechanical heating and cooling which will be screened on the roof similar to existing building.

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

Response: No stored supplies or equipment beyond typical religious and religious accessory elements.

**11. Does the use cause an unsightly appearance?**

Response: No, the use will not cause an unsightly appearance.

**12. List any solid or liquid wastes to be produced. Estimated volume of wastes. How and where is it stored? How is it hauled, and where is it disposed? How often?**

Response: Nominal amount of solid waste produced, stored in trash enclosure on site, picked up weekly and recycled or taken to dump.

**13. Estimated volume of water to be used (gallons per day) Source of water?**

Response: Estimated water usage at about 950 GPD. Water comes from a connection to the city water main.

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

Response: No additional advertising beyond what currently exists on-site.

**15. Will existing buildings be used or will new buildings be constructed? Describe type of construction material, height, color, etc. Provide floor plan and elevations, if appropriate.**

Response: Building will be steel framed structure with metal stud curtain walls, similar to existing building. Building height will match existing roof line. Finish will be primarily metal roof panels and stucco wall system. Stucco wall system will be accented by contrasting stucco colors and precast rock veneer. Building floor plans and elevations have been provided for review.

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

Response: All portions of the existing and proposed building will be used in the normal operation of the facility.

**17. Will any outdoor lighting or outdoor sound amplification system be used? Describe type of construction materials, height, color, etc. Provide Floor Plan and elevations, if appropriate.**

Response: No outdoor sound amplification will be used, beyond what is currently utilized as part of the normal usage of the site. New parking lot pole lighting will be provided to illuminate the new parking areas.

**18. Landscaping or fencing proposed? Describe type and location.**

Response: New water efficient landscaping will be placed in appropriate locations throughout the site, such as trees along medians in the parking lot, perimeter hedges, and various shrubs and plants around the site. Landscape will be used to add beauty and create a pleasing natural environment. Areas of existing landscape will remain, with damaged areas restored.

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

**20. Identify all Owners, Officers and/or Board Members for each application submitted; this may be accomplished by submitting a cover letter in addition to the information provided on the signed application forms.**

Response:

- Edgar DeJager      President
- Ed Fikse            Vice-President
- Andrew Prins      Clerk
- Jeff Troost
- Mike Hedberg
- Bob Parodi
- Dan Silva

**CITY OF CHOWCHILLA**  
130 S. Second Street, Chowchilla, California, 93610  
**Proposed Negative Declaration**

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**Finding:** The City of Chowchilla has determined that the project described below will not have a significant effect on the environment; therefore, preparation of an Environmental Impact Report is not required.

**Lead Agency:** City of Chowchilla

**Project File No's.:** Conditional Use Permit/Initial Study No. 15-0018

**Project Location:** 014-020-018

**Project Description:** Construction of an 18,208 square foot, two-story addition to an existing church for religious instruction classrooms and administrative offices.

**Environmental Assessment:** The Initial Study for this project is available for review at the City of Chowchilla, 130 S. Second Street, Chowchilla, CA 93610

**Justification for Negative Declaration:** The City of Chowchilla has completed the preparation of an Initial Study for the project described above. The Initial Study did not identify any potentially significant environmental effects that would result from the proposed development. Accordingly, approval of a Negative Declaration for the project is in compliance with State CEQA Guidelines. The City finds that the proposed activity can be adequately served by City public services including public utilities (sewer and water), police, and fire protection services. It will not have a negative aesthetic effect, will not affect any rare or endangered species of plant or animal or the habitat of such species, or interfere with the movement of any resident or migratory fish or wildlife species. It will not adversely affect water quality, contaminate public water supplies, or cause substantial flooding, erosion, or siltation. It will not have a significant effect on air quality, transportation or circulation systems, noise, light and glare, and land use. No significant cumulative impacts will occur from this project.

Contact Person: Richard Perkins, Senior Planner

Phone: (559) 665-8615 ext. 400

Date: November 25, 2015

# Initial Study

## Environmental Assessment No. 15-0018

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### **TITLE OF PROJECT/APPLICATION: CONDITIONAL USE PERMIT NO. 15-0018**

In conformance with the *California Environmental Quality Act (CEQA)*, this document has been prepared to facilitate an objective assessment of the potential environmental impacts associated with the proposed project located within the City of Chowchilla. The Initial Study has been prepared in accordance with the requirements of CEQA and the CEQA Guidelines and evaluates environmental issues related to the proposed project. The Initial Study is an informational document designed to aid decision-makers in their deliberations on the proposed development. The Chowchilla Planning Commission and City Council will consider the information contained in this document prior to making a decision to approve or deny this project.

#### **Project Description/Proposal/Background:**

This proposal is to allow construction of an 18,208 square foot, two story addition to an existing church for administrative offices and religious instruction classrooms. The subject property is subject to the provisions of the R-1 (Single Family Residential) Zone District, which requires approval of a Conditional Use Permit to allow a church. The addition to the church will be located within the developed area of the property, displacing an existing landscaped and walkway area.

On August 20, 2003, the Planning Commission approved Conditional Use Permit No. 03-17 to allow construction of a 38,500 square foot church. A mitigated negative declaration was approved for the project. On June 18, 2008, the Planning Commission approved Conditional Use Permit No. 08-0015, to allow a pre-school for children ages three to five years old. On June 19, 2014, Site Plan Review Application No. 14-0008 was approved to allow a parking lot expansion and site improvements at the church. This approval added 155 parking spaces, construction of associated drive isles, with concrete walkways, landscape improvements, modifications to the play area, and a raised table top crosswalk. The current proposal is to allow an addition to the church to support current church functions and expand program space for the congregation and support staff.

### Initial Study Checklist:

The following checklist is used to determine if the proposed project could potentially have a significant effect on the environment. Lead agency determination and evaluation of environmental impacts are further explained following the checklist.

**1 = No Impact**

**2 = Less Than Significant Impact**

**3 = Less Than Significant Impact w/Mitigation**

**4 = Potentially Significant Impact**

#### I. AESTHETICS

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?
- 1 c) Substantially degrade the existing visual character or quality of the site and its surroundings?
- 1 d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

#### II. AGRICULTURAL AND FOREST RESOURCES

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, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?
- 1 d) Result in the loss of forestland or conversion of forestland 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 nonagricultural use or conversion of forest land to non-forest use?

#### III. AIR QUALITY

Would the project:

- 1 a) Conflict with or obstruct implementation of the applicable air quality plan?
- 2 b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- 1 c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- 1 d) Expose sensitive receptors to substantial pollutant concentrations?
- 1 e) Create objectionable odors 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 Game 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 Game or U.S. Fish and Wildlife Service?
- 1 c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act 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:

- 1 a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 15064.5?
- 1 b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code Section 15064.5?
- 1 c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?
- 1 d) Disturb any human remains, including those interred outside of formal cemeteries?

#### VI. GEOLOGY AND SOILS

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - 1 i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
  - 1 ii) Strong seismic ground shaking?
  - 1 iii) Seismic-related ground failure, including liquefaction?
  - 1 iv) Landslides?
- 1 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 risks to life or property?
- 1 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?

## VII. GREENHOUSE GAS EMISSIONS

Would the project:

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

## VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- 1   a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- 1   b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- 1   c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- 1   d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5, and, as a result, would it create a significant hazard to the public or the environment?
- 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, would the project result in a safety hazard for people residing or working in the project area?
- 1   f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
- 1   g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- 1   h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

## IX. HYDROLOGY AND WATER QUALITY

Would the project:

- 1   a) Violate any water quality standards of waste discharge requirements?
- 1   b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table lever (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
- 1   c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
- 1   d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- 1   e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?
- 1   f) Otherwise substantially degrade water quality?

- 1 g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
- 1 h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?
- 1 i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- 1 j) Inundation by seiche, tsunami, or mudflow?

**X. LAND USE AND PLANNING**

Would the project:

- 1 a) Physically divide an established community?
- 1 b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
- 1 c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

**XI. 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?

**XII. NOISE**

Would the project:

- 1 a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
- 1 b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- 1 c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- 1 d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 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, would the project expose people residing or working in the project area to excessive noise levels?
- 1 f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

**XIII. POPULATION AND HOUSING**

Would the project:

- 1 a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?
- 1 c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

#### XIV. PUBLIC SERVICES

Would the project:

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

- 1 i) Fire protection?  
1 ii) Police protection?  
1 iii) Schools?  
1 iv) Parks?  
1 v) Other public facilities?

#### XV. RECREATION

Would the project:

- 1 a) Would the project 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) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

#### XVI. TRANSPORTATION / TRAFFIC

Would the project:

- 1 a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass-transit?  
1 b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards established by the county congestion management agency for designated roads or highways?  
1 c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  
1 d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?  
1 e) Result in inadequate emergency access?  
1 f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

#### XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- 1 a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  
1 b) Require construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

- 1 c) Require construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- 1 d) Have sufficient water supplies available to service the project from existing entitlements and resources, or are new or expanded entitlements needed?
- 1 e) 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 f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- 1 g) Comply with federal, state, and local statutes and regulations related to solid waste?

#### XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- 1 a) Does the project have the potential to 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, 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?
- 1 b) Does the project 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 project, the effects of other current project, and the effects of probable future project)?
- 1 c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

## Determination

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and 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 have been made by or agreed to by the project proponent for inclusion into the project conditions of approval. A NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- 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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

Signature: \_\_\_\_\_

Name/Title

Date:

## Documents Attached

This Initial Study is referenced by the following documents available for public review at the City of Chowchilla Civic Center Plaza Offices.

- *Conditional Use Permit No. 15-0018*
- *Initial Study No. 15-0018*

## EVALUATION OF ENVIRONMENTAL IMPACTS

### I. AESTHETICS

- a. **Would the project have a substantial adverse effect on a scenic vista?**

**FINDING - No Impact:** There are no scenic vistas in the vicinity of the improvement that would be affected.

- b. **Would the project substantially damage scenic resources, including trees, rock outcroppings, and historic buildings within a state scenic highway?**

**FINDING - No Impact:** The project site does not contain scenic resources including trees, rock outcroppings, or historic buildings.

- c. **Would the project substantially degrade the existing visual character or quality of the site and its surroundings?**

**FINDING - No Impact:** The project is limited to an addition to an existing church and will be constructed to match the current building in form and material.

- d. **Create a new source of substantial light or glare that would adversely affect day or nighttime views?**

**FINDING - No Impact:** The addition to the church is to serve the existing congregation and no changes to the current operational limits of the church are proposed. As such, no increase in light or glare should be realized as a result of the project.

### II. AGRICULTURE AND FOREST 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 provided in Forest Protocols adopted by the California Air Resources Board.

- a. **Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the Farmland Mapping and Monitoring Program Maps of the California Resources Agency, to non-agricultural use?**

**FINDING - No Impact:** The project site has been developed with a church since 2003. The proposed addition will be within the existing developed area of the site.

- b. **Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

**FINDING - No Impact:** The subject property is subject to the provisions of the R-1 (Single Family Residential) Zone District and not subject to a Williamson Act Contract.

- c. **Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?**

**FINDING - No Impact:** See above finding.

- d. **Would the project result in the loss of forest land or conversion of forest land to non-forest use?**

**FINDING - No Impact:** See above finding.

- e. **Would the project involve other changes in the existing environment that could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?**

**FINDING - No Impact:** See above finding.

### III. AIR QUALITY

The United States Environmental Protection Agency (US-EPA) designates the San Joaquin Valley Air Basin as non-attainment for ozone and fine particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>). However, the San Joaquin Valley Air Pollution Control District (Air District) is currently designated attainment for PM<sub>10</sub> for National Ambient Air Quality Standards (NAAQS) related to ozone and particulate matter at the Federal level and non-attainment at the State level.

Projects under consideration would be subject to the air quality goals and policies of the Chowchilla General Plan as applicable, and are referred to the Air District for review, comments and recommendations. Recommended mitigation measures provided by the Air District are typically incorporated into the projects conditions of approval.

- a. **Would the project conflict with or obstruct implementation of the applicable air quality plan?**

**FINDING - No Impact:** The proposed addition to the church project will not conflict with or obstruct implementation of the applicable air quality plans of the Air District.

- b. **Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?**

**FINDING – Less than Significant Impact:** Normal site grading and construction will generate emissions from construction vehicles and building activities. Construction equipment emissions can be reduced by using equipment that has catalytic converters and by preventing trucks from extensive idling. A variety of construction related sources generate PM<sub>10</sub> emissions. These sources include truck trips on unpaved roads and parking areas, dirt storage piles, grading activities, and demolition. The developer will mitigate impacts by following recommendations for dust control provided by the Air District.

- c. **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment (including releasing emissions that exceed quantitative thresholds for ozone precursors)?**

**FINDING - No Impact:** The project is limited to an addition to an existing church to serve the congregation. As such, there should be additional air quality impacts as no additional vehicle traffic generation should result from the project.

- d. **Would the project expose sensitive receptors to substantial pollutants?**

**FINDING - No Impact:** The proposed project will not expose sensitive receptors to substantial pollutant concentrations.

- e. **Would the project create objectionable odors affecting a substantial number of people?**

**FINDING - No Impact:** The proposed project will not create any new/permanent objectionable odors.

#### **IV. BIOLOGICAL RESOURCES**

- a. **Would the project have a substantial adverse effect, either directly or through habitat modification, on any candidate, sensitive, or special status species identified in local or regional plans or regulations, or by the Department of Fish and Game or U.S. Fish and Wildlife Service?**

**FINDING - No Impact:** The site is developed with an existing church and the addition will be located within the developed portion of the site.

- b. **Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans or regulations or by the Department of Fish and Game or US Fish and Wildlife Service?**

**FINDING - No Impact:** See above finding.

- c. **Would the project have a substantial adverse effect on protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?**

**FINDING - No Impact:** See above finding.

- d. **Would the project 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:** See above finding.

- e. **Would the project conflict with any local policies or ordinances protecting biological resources, such as tree preservation?**

**FINDING - No Impact:** See above finding.

- f. **Would the project conflict with an approved local, regional or state habitat conservation plan?**

**FINDING - No Impact:** There are no adopted Habitat Conservation Plans in the Chowchilla area.

## V. CULTURAL RESOURCES

- a. **Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?**

**FINDING - No Impact:** There are no known historical resources located on the project site. The proposed projects shall comply with the requirements of CEQA that regulate archaeological and historical resources (Public Resources Code Section 21083.2 and 21084.1), and all local, state and federal regulations that regulate archaeological and historical resources, if during the course of development archeological or human remains are encountered.

- b. **Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?**

**FINDING - No Impact:** Although there are no known archaeological resources located in the study area, the proposed project could result in disturbance of subsurface archaeological resources during excavation and/or grading. If this occurs, the developer will comply with the requirements of CEQA that regulate archaeological and historical resources (Public Resources Code Section 21083.2 and 21084.1), and all local, state and federal regulations that regulate archaeological and historical resources, if during the course of development archeological or human remains are encountered.

- c. **Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**FINDING - No Impact:** Although there are no known paleontological resources located in the study area, the proposed project does not have the potential to directly or indirectly destroy a paleontological resource. If any cultural or paleontological materials are uncovered during project activities, work in the area shall halt until professional cultural resources evaluation and/or data recovery excavation can be planned and implemented.

- d. **Would the project disturb any human remains, including those interred outside of formal cemeteries?**

**FINDING - No Impact:** The proposed addition will be constructed on a already developed portion of the subject property.

## VI. GEOLOGY AND SOILS

- a. **Would the project expose people or structures to potential substantial adverse effects involving:**

- 1) **Rupture of a known earthquake fault?**

**FINDING - No Impact:** Due to the geology of the project area and its distance from active faults, the potential for seismic impacts is considered negligible. Potential seismic hazards will be addressed through compliance with the 2013 California Building Standards Codes enforced by the City of Chowchilla to

ensure the safe construction of all structures and facilities in the city.

**ii) Strong seismic ground shaking?**

**FINDING - No Impact:** The most likely source of potential ground shaking is attributed to the San Andreas Fault and the Owens Valley fault systems. Taking into account the distance of the project site to these faults, the potential for ground motion is negligible.

**iii) Seismic-related ground failure, including liquefaction?**

**FINDING - No Impact:** Soil types are coarse and not particularly conducive to liquefaction in the project area. In addition, the maximum ground surface accelerations attributed to this area are too low to produce the shock necessary to initiate liquefaction.

**iv) Landslides?**

**FINDING - No Impact:** The project will not result in or expose people to potential impacts from landslides or mudflows.

**b. Would the project result in substantial soil erosion or the loss of topsoil?**

**FINDING - No Impact:** Absorption rates, drainage patterns, and the rate and amount of surface runoff will not change with the proposed project. Standard required construction practices and compliance with City ordinances and regulations, the 2013 California Building Standards Codes, and adherence to professional engineering designs approved by the City of Chowchilla will mitigate any potential soil erosion impacts from the project.

**c. Would the project result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

**FINDING - No Impact:** The project site is not located on unstable soils.

**d. Would the project be located on expansive soil creating substantial risks to life or property?**

**FINDING - No Impact:** The project site is not located on expansive soils.

**e. Would the project 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 Chowchilla Wastewater Treatment Plant will serve the development.

**VII. GREENHOUSE GAS EMISSIONS**

**a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

**FINDING - No Impact:** The project is limited to an addition to the church within the developed area of the site that will serve the existing congregation.

- b. **Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?**

**FINDING - No Impact:** See above finding.

### VIII. HAZARDS AND HAZARDOUS MATERIALS

- a. **Would the project create a significant hazard through the routine transport, use, or disposal of hazardous materials?**

**FINDING - No Impact:** The limited scope of the project would not create impacts related to hazardous materials.

- b. **Would the project create a significant hazard through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

**FINDING - No Impact:** See above finding.

- c. **Would the project emit hazardous emissions or handle hazardous materials within 1/4 mile of an existing or proposed school?**

**FINDING - No Impact:** See above finding.

- d. **Would the project be located on a hazardous materials site as compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**FINDING - No Impact:** The project site is not included in the Madera County Environmental Health Department list of hazardous materials sites.

- e. **Would a project located within an airport land use plan or, absent such a plan, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?**

**FINDING - No Impact:** The project site is not subject to the Madera County Airport Land Use Compatibility Plan for the Chowchilla Municipal Airport.

- f. **Would a project located within the vicinity of a private airstrip result in a safety hazard for people residing or working in the project area?**

**FINDING - No Impact:** The project site is not located within the vicinity of a private airstrip.

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

**FINDING - No Impact:** Based on the City of Chowchilla General Plan, the project site will not impede any designated primary or secondary emergency evacuation routes.

- h. **Expose people or structures to wildland fires?**

**FINDING - No Impact:** Project site is not located within wildland areas.

## IX. HYDROLOGY AND WATER QUALITY

### a. Would the project violate water quality standards or waste discharge requirements?

**FINDING - No Impact:** The proposed development will comply with all City of Chowchilla codes, ordinances and standards to assure proper grading and drainage. Storm water will be drained into an approved storm water retention/ponding system. Compliance with all local, state, and federal regulations will prevent violation of water quality standards or waste discharge requirements.

### b. Would the project deplete groundwater supplies or interfere with groundwater recharge (e.g., production in pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?

**FINDING - No Impact:** The proposed project will be served by the City of Chowchilla public water system.

### c. Would the project substantially alter existing drainage patterns in a manner which would result in substantial erosion or siltation on or off-site?

**FINDING - No Impact:** Standard required construction practices and compliance with state and federal regulations, City ordinances and regulations, the 2013 California Building Standards Codes, and adherence to professional engineering design approved by the City of Chowchilla will reduce or eliminate impacts from the project.

### d. Would the project substantially alter existing drainage patterns or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off-site?

**FINDING - No Impact:** The proposed project will not result in an altered drainage pattern as surface runoff will be directed into the City of Chowchilla storm water system. The project will not increase run-off that would result in flooding on or off-site.

### e. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

**FINDING - No Impact:** The project will not create or contribute run-off water that would exceed the capacity of the existing storm water drainage system or provide substantial additional sources of polluted run-off.

### f. Would the project otherwise substantially degrade water quality?

**FINDING - No Impact:** The project will not otherwise degrade water quality through storm runoff or wastewater generation.

### g. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard map?

**FINDING - No Impact:** The project site is located within Zone X, areas determined to be outside the 0.2% annual chance floodplain as identified in the FIRM Flood Insurance Rate Map, Panel 0601700450(B). Standard required construction practices and compliance with state and federal

regulations, City of Chowchilla codes, ordinances and regulations, the current California Building Standards Codes, and adherence to professional engineering design approved by the City of Chowchilla will eliminate any potential flood impacts to the project.

- h. Would the project place structures within a 100-year flood hazard area that would impede or redirect flood flows?**

**FINDING - No Impact:** See above finding.

- ii. Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**

**FINDING - No Impact:** See above finding.

- j. Would the project be at risk for inundation by seiche, tsunami, or mudflow?**

**FINDING - No Impact:** The project has no potential for seiche, tsunami, or mudflow.

## **X. LAND USE AND PLANNING**

- a. Would the project physically divide an established community?**

**FINDING - No Impact:** The project is an addition to an existing church within the developed area of the site.

- b. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including the general plan, specific plan, or zoning ordinance) adopted to avoid or mitigate an environmental effect?**

**FINDING - No Impact:** The project is an addition to an existing church, previously approved by Conditional Use Permit No. 03-17. As such, there would be no conflict with adopted plans or policies.

- c. Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?**

**FINDING - No Impact:** There are no adopted habitat conservation plans in the Chowchilla area.

## **XI. MINERAL RESOURCES**

- a. Would the project result in the loss of availability of a mineral resource that would be of value to the region and the state?**

**FINDING - No Impact:** There are no mineral resources known to exist on or near the project site.

- b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?**

**FINDING - No Impact:** The project site is not delineated on the general plan or specific plan as a locally important mineral resource recovery site.

## **XII. NOISE**

- a. **Would the project result in exposure of persons to or generation of noise in excess of standards established in the general plan or noise ordinance, or applicable standards of other agencies?**

**FINDING – Less Than Significant Impact:** The Noise Element of the General Plan

- b. **Would the project result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?**

**FINDING – Less Than Significant Impact:** Although noise will be generated during grading and construction, development of the project will not result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

- c. **Would the project result in a substantial permanent increase in ambient noise above levels existing without the project?**

**FINDING – No Impact:** The project is an addition to an existing use, therefore does not have the potential to create new noise levels.

- d. **Would the project result in a substantial temporary increase in ambient noise levels above levels existing without the project?**

**FINDING - No Impact:** The project will bring about temporary increases in noise during grading and construction. It is not anticipated that these new noise levels will result in a substantial temporary increase in ambient noise levels in the project vicinity above levels existing without the project.

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

**FINDING - No Impact:** The project site is not located within an airport land use plan.

- f. **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**

**FINDING - No Impact:** The project site is not located within the vicinity of a private airstrip.

### **XIII. POPULATION AND HOUSING**

- a. **Would the project induce substantial population growth either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?**

**FINDING - No Impact:** The project is an addition to an existing church to serve the current congregation. As such, there would be no inducement for residential/commercial development either directly or indirectly.

- b. **Would the project displace substantial existing housing necessitating construction of replacement housing elsewhere?**

**FINDING - No Impact:** The project will not displace existing housing.

- c. **Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

**FINDING - No Impact:** The project will not displace people.

#### XIV. PUBLIC SERVICES

- a. **Would the project result in substantial adverse physical impacts associated with the provision of new or altered public services, the construction of which could cause significant environmental impacts, in order to maintain acceptable service, response times or other performance objectives for any of the following services:**

- i) **Fire protection?**

**FINDING - No Impact:** Fire protection services to the project site is currently provided by the City of Chowchilla Fire Department and no impacts to fire services is anticipated.

- ii) **Police protection?**

**FINDING - No Impact:** Police protection services are currently provided by the Chowchilla Police Department and no impacts to police services is anticipated.

- iii) **Schools?**

**FINDING - No Impact:** The proposal is an addition to an existing church to serve the current congregation. No impacts to schools would result from the project.

- iv) **Parks?**

**FINDING - No Impact:** The proposal is an addition to an existing church to serve the current congregation. No impacts to parks would result from the project.

- v) **Other public facilities?**

**FINDING - No Impact:** The project will not have additional impacts on other public facilities.

#### XV. RECREATION

- a. **Would the project increase use of existing parks or other recreational facilities such that substantial physical deterioration of the facility would occur?**

**FINDING - No Impact:** See Public Services finding under Parks.

- b. **Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?**

**FINDING - No Impact:** No recreational facilities will be impacted the project.

## XV. TRANSPORTATION/TRAFFIC

- a. **Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass-transit?**

**FINDING - No Impact:** The project is an addition to a church that will serve the existing congregation; therefore there would be no additional traffic trips to impact the circulation system or elements thereof.

- b. **Would the project conflict with an applicable congestion management program, including, but not limited to, level of service standards established by the county congestion management agency for designated roads or highways?**

**FINDING - No Impact:** See above finding.

- c. **Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**

**FINDING - No Impact:** The project will not effect air traffic.

- d. **Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

**FINDING - Less than Significant Impact:** The current street sytem in the project area is designed to accommodate safe residential traffic movements

- e. **Result in inadequate emergency access?**

**FINDING - No Impact:** The project is an addition to an existing church which not impact emergency access.

- f. **Would the project conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?**

**FINDING - No Impact:** The project will not conflict with programs supporting alternative transportation.

## XVII. UTILITIES AND SERVICE SYSTEMS

- a. **Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**

**FINDING - No Impact:** The project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.

- b. **Would the project require construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**FINDING - No Impact:** The City of Chowchilla has adequate wastewater treatment facility capacity to accommodate the project.

- c. **Would the project require construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

**FINDING - No Impact:** See above finding.

- d. **Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?**

**FINDING - No Impact:** The City has sufficient groundwater resources to serve the proposed development.

- e. **Would the project result in a determination by the wastewater treatment provider that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**

**FINDING - No Impact:** The City has sufficient capacity to serve the proposed development.

- f. **Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

**FINDING - No Impact:** The City of Chowchilla has an agreement with a waste haul company for the removal of solid waste to the Madera County Landfill and can accommodate the project solid waste.

- g. **Would the project comply with federal, state, and local statutes and regulations related to solid waste.**

**FINDING - No Impact:** The project will comply with federal, state, and local statutes and regulations related to solid waste.

#### **XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

1. **Does the project have the potential to 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

**FINDING - No Impact:** The proposal is an addition to an existing church within the developed area of the project site.

2. **Does the project have impacts that are individually limited, but cumulatively considerable?**

**FINDING - No Impact:** The project is limited to an addition to an existing church to serve the current congregation.

3. **Does the project have environmental effects, which will cause substantial adverse effects**

on human beings, either directly or indirectly?

**FINDING** - No Impact: See above finding.