



County of Fresno

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

DATE: October 14, 2022

TO: Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, 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/James Anders, Senior Planners
Development Services and Capital Projects, Site Plan Review, Attn: Gabriel Samano
Development Services and Capital Projects, Building & Safety/Plan Check, CASp, Attn: Dan Mather
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: Wendy Nakagawa/Nadia Lopez
Design Division, Transportation Planning, Attn: Augustine Ramirez/Hector Luna
Water and Natural Resources Division, Attn: Augustine Ramirez/Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Deep Sidhu/Kevin Tsuda
Sheriff's Office, Attn: Captain Mark Padilla, Captain Greg Gularte, Captain Ryan Hushaw, Lt. Brent Stalker, Lt. Ron Hayes, Lt. Robert Salazar, Lt. Kathy Curtice
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
CALTRANS, Attn: Dave Padilla/Nicholas Isla
CA Department of Fish and Wildlife, Attn: 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 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. 8286, Unclassified Conditional Use Permit Application
No. 3751

APPLICANT: CV Alliance, LLC

DUE DATE: October 28, 2022

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow an event center with related improvements for weddings, receptions, birthdays, anniversaries, and company parties on a 16.75-acre parcel in the RR (Rural Residential) Zone District. The subject parcel is located on the north side of Shields Avenue, approximately 642 feet east of N. Bryan Avenue and 1,322 feet west of the City of Fresno (APN 152-160-20).

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 **October 28, 2022**. 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:

CUP 3751

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

DESCRIPTION OF PROPOSED USE OR REQUEST:

Allow for the operation of an event center on property located at 6338 W. Shields Ave.

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

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

LOCATION OF PROPERTY: North _____ side of W. Shields Ave.

between N. Hayes _____ and N. Bryan Avenues _____

Street address: 6338 W. Shields Ave.

APN: 512-160-20 Parcel size: 16.75 +/- Section(s)-Twp/Rg: S 21 - T 13 S/R 19 E

ADDITIONAL APN(s): _____

I, Maria Sp. (for D.P.) (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.

CV Alliance, LLC	6338 W. Shields Ave.	Fresno	93723	559-917-0209
Owner (Print or Type)	Address	City	Zip	Phone
CV Alliance, LLC	6338 W. Shields Ave.	Fresno	93723	559-917-0209
Applicant (Print or Type)	Address	City	Zip	Phone
Dirk Poeschel Land Development Services Inc.	923 Van Ness Ave., St. 200	Fresno	93721	559-445-0374
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL: maria@dplds.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: CUP(U) 3751 Fee: \$ 9,123.⁰⁰

Application Type / No.: Pre-App. Credit Fee: \$ -247.⁰⁰

Application Type / No.: Fee: \$

Application Type / No.: Fee: \$

PER/Initial Study No.: IS 8286 Fee: \$ 5,151.⁰⁰

Ag Department Review: Fee: \$

Health Department Review: Fee: \$ 992.⁰⁰

Received By: EJAZ Invoice No.: TOTAL: \$ 15,019.⁰⁰

UTILITIES AVAILABLE:

WATER: Yes ☒ / No ☐

Agency: Private Well

SEWER: Yes ☒ / No ☐

Agency: Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s): _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____

APN # _____ - _____ - _____

Zone District: _____

Parcel Size: _____



County of Fresno

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

AGENT AUTHORIZATION

AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.

Dirk Poeschel
Agent Name (Print or Type)
923 Van Ness Ave., Suite 200
Mailing Address
559-445-0374
Phone Number
512-160-20
Project APN

Dirk Poeschel Land Development Services, Inc.
Company Name (Print or Type)
Fresno, CA 93721
City / State / Zip Code
dirk@dplds.com
Email Address
6338 W. Shields Ave.
Project Street Address

☐ A list consisting of ____ additional properties is attached (include the APN for each property).

Project Description (Print or Type):

Request for approval of an Unclassified Conditional Use Permit to allow an event center
on a 16.75 acre parcel located within the RR (Rural Residential) Zone District.

The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to the designated agent and retains full responsibility for any and all actions this agent makes on behalf of the owner.


Owner Signature

8-16-2022
Date

Mike Samra - Alliance 559-917-0209 msamra00@yahoo.com
Owner Name (Print or Type) Phone Number Email Address

** If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.*

G:\4360Devs&Pln\FORMS\F410 Agent Authorization 8-14-19.doc

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



Development Services
and
Capital Projects
Division

Pre-Application Review
Department of Public Works and Planning

NUMBER: 22-010128
APPLICANT: MARIA LOUISE FLORES
PHONE: _____

PROPERTY LOCATION: 6338 W. SHIELDS AVE
APN(s): 512-160-20 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 PERMITS; () Deeds Req'd (see Form #236)
SCHOOL FEES: No ☒ Yes DISTRICT: CENTRAL UNIFIED PERMIT JACKET: No Yes ☒
FMFCD FEE AREA: () Outside (☒) District No.: CH FLOOD PRONE: No ☒ Yes
PROPOSAL UNCLASSIFIED CONDITIONAL USE PERMIT TO ALLOW AN EVENT CENTER WITHIN THE RR ZONE DISTRICT.
COMMENTS:
ORD. SECTION(S): 820 / 853.B.12 BY: ALBERT AGUILAR DATE: JUNE 13, 2022

GENERAL PLAN POLICIES: PROCEDURES AND FEES:
LAND USE DESIGNATION: Rural Residential JGPA: () MINOR VA: ()
COMMUNITY PLAN: () JAA: (☒) HD: \$ 992.00
REGIONAL PLAN: () CUP: (☒) : \$ 9,123.00 () JAG COMM: ()
SPECIFIC PLAN: () JRA: () ALCC: ()
SPECIAL POLICIES: () JVA: (☒) IS/PER*: \$ 5,151.00
SPHERE OF INFLUENCE: City of Fresno () JAT: () Viol. (35%): ()
ANNEX REFERRAL (LU-G17/MOU): () JT: () Other: ()
Filing Fee: \$ 15,266
Pre-Application Fee: - \$247.00
Total County Filing Fee: \$ 15,019.00
COMMENTS:

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 Fresno
- () Nitrogen Loading Analysis or RWQCB supplemental treatment

BY: Albert Aguilar DATE: July 21, 2022
PHONE NUMBER: (559) _____

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

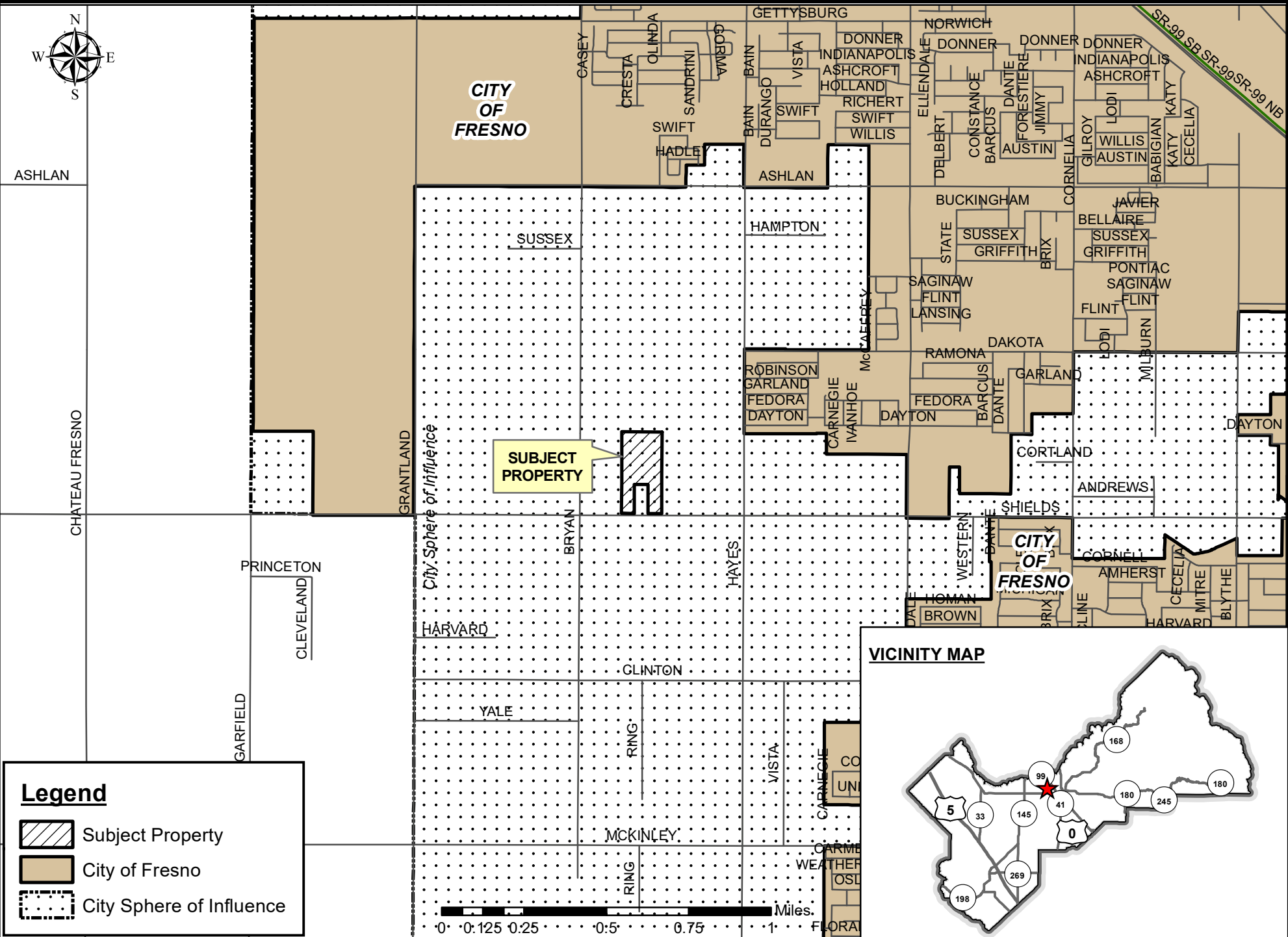
- () COVENANT
- () MAP CERTIFICATE
- () PARCEL MAP
- () FINAL MAP
- (☒) FMFCD FEES
- () ALUC or ALCC
- (☒) SITE PLAN REVIEW
- (☒) BUILDING PLANS
- (☒) BUILDING PERMITS
- () WASTE FACILITIES PERMIT
- (☒) SCHOOL FEES
- () OTHER (see reverse side)

PLU # 113 Fee: **\$247.00**

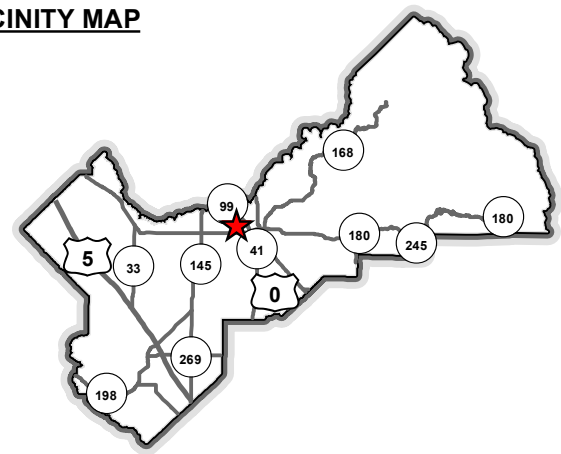
Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

OVER.....

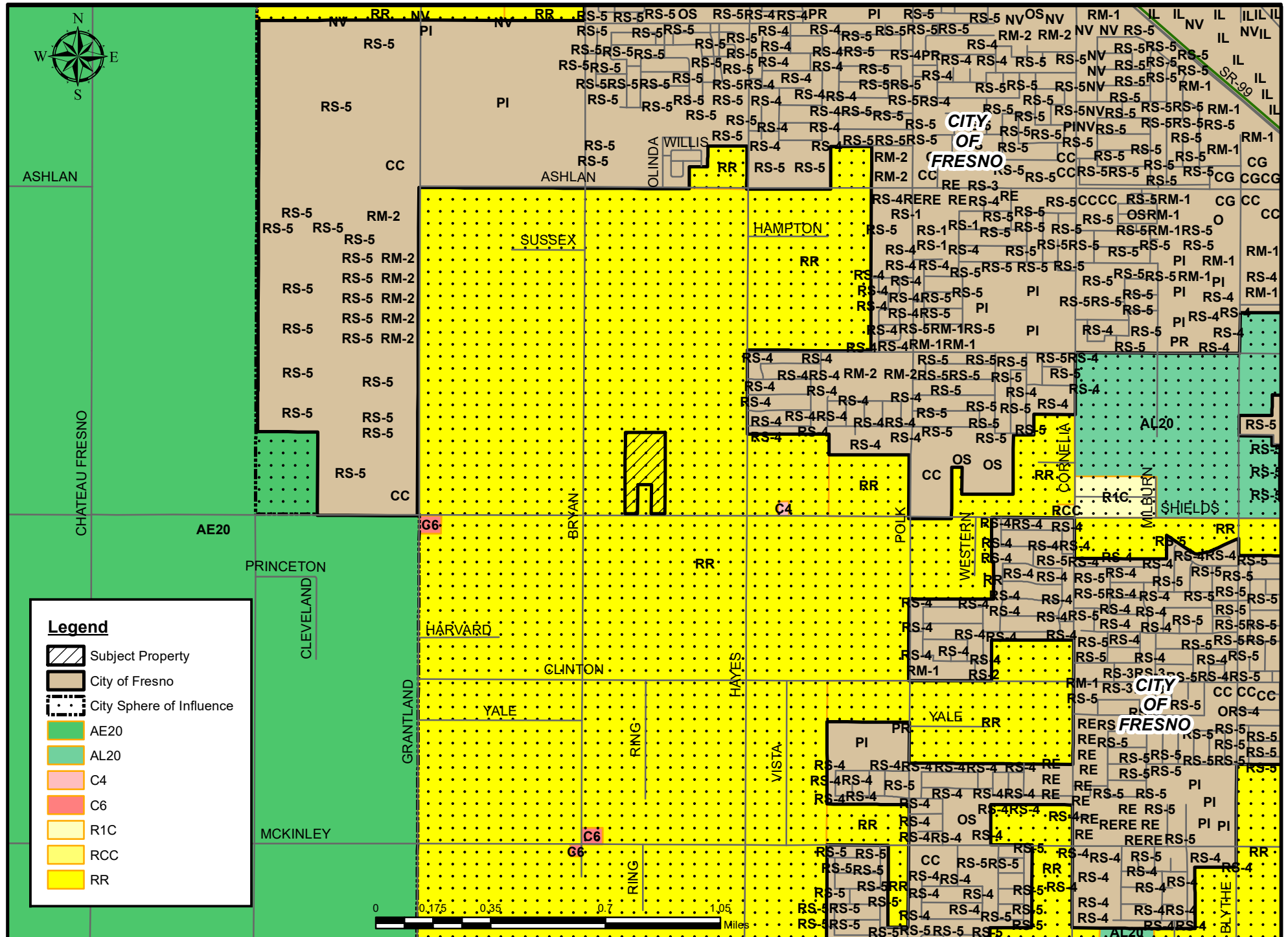
LOCATION MAP



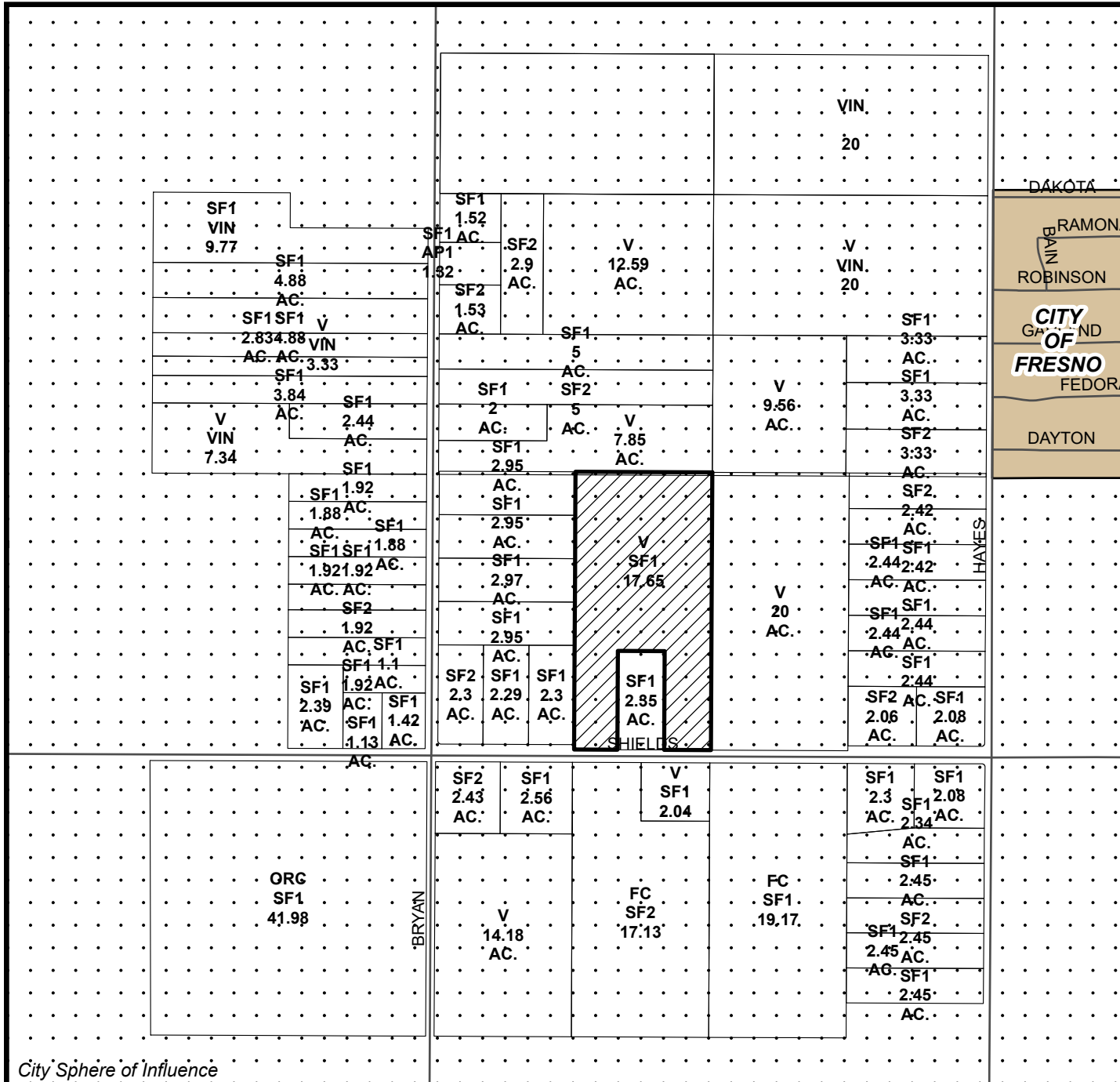
VICINITY MAP



EXISTING ZONING MAP



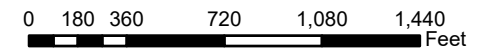
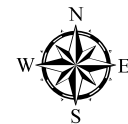
EXISTING LAND USE MAP



LEGEND	
AP1 -	APARTMENT
FC -	FIELD CROP
ORC -	ORCHARD
SF# -	SINGLE FAMILY RESIDENCE
V -	VACANT
VIN -	VINEYARD

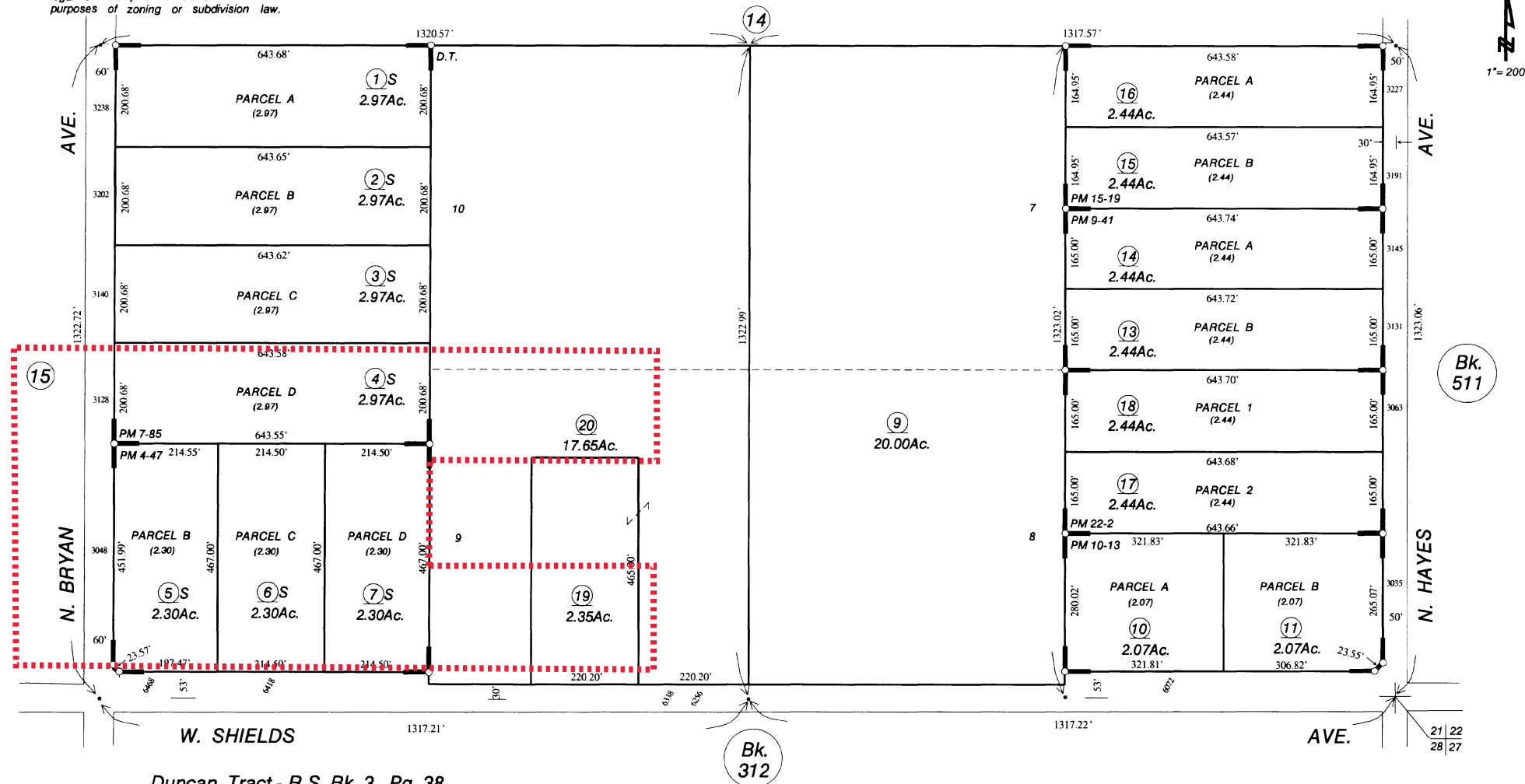
LEGEND:

- Subject Property
- City of Fresno
- City Sphere of Influence



Department of Public Works and Planning
Development Services Division

--- 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.



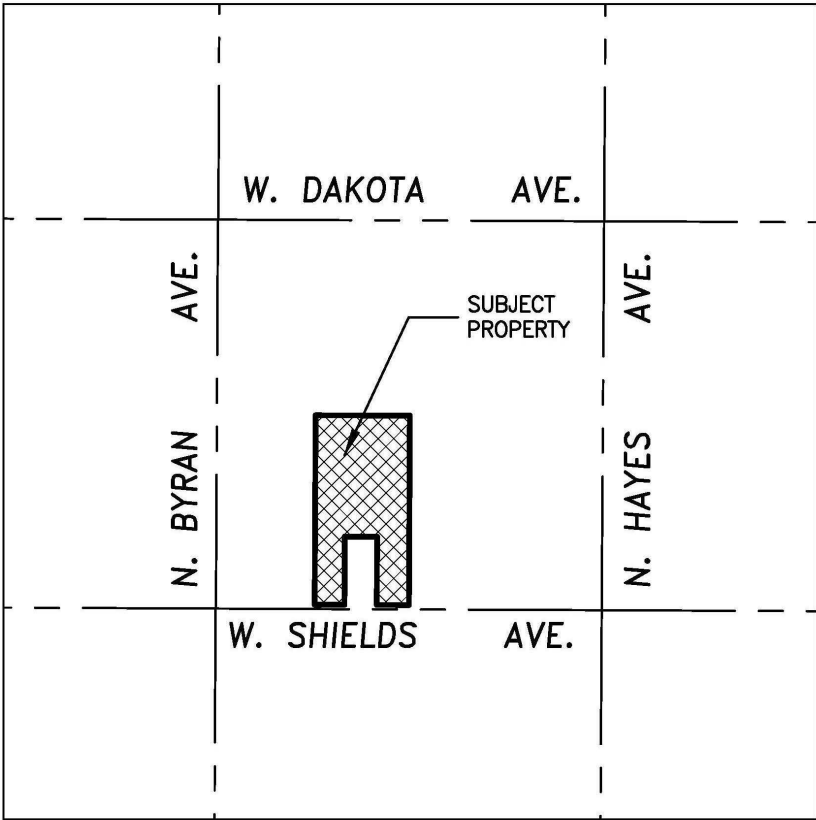
Duncan Tract - R.S. Bk. 3, Pg. 38
Parcel Map No. 965 - Bk. 4, Pg. 47
Parcel Map No. 1468 - Bk. 7, Pg. 85
Parcel Map No. 1738 - Bk. 9, Pg. 41
Parcel Map No. 1795 - Bk. 10, Pg. 13
Parcel Map No. 2278 - Bk. 15, Pg. 19
Parcel Map No. 3206 - Bk. 22, Pg. 2

Assessor's Map Bk. 512 - Pg. 16
County of Fresno, Calif.

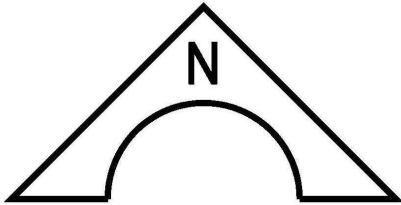
NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

SITE PLAN
CUP No. _____

BEING A PORTION OF THE SOUTHEAST 1/4 OF
SECTION 21, T. 13 S., R. 19 E., M.D.B.M.
IN THE COUNTY OF FRESNO,
STATE OF CALIFORNIA



VICINITY MAP



LEGEND:

- SECTION LINE.
- RIGHT OF WAY.
- (E) PROPERTY LINE.
- (E) EXISTING
- (P) PROPOSED
- (E) STRUCTURES
- (E) CONCRETE SURFACE
- (E) ASPHALT SURFACE
- (E) SYNTHETIC SURFACE
- (E) GRAVEL SURFACE
- (E) LAWN/TURF SURFACE
- (E) DOMESTIC WELL
- (E) AGRICULTURAL WELL
- (E) SEPTIC

ASSESSOR'S PARCEL No:

512-160-20

PROJECT SITE ADDRESS

6338 W. SHIELDS AVE.
FRESNO, CA 93723-9217

PROPERTY OWNER CONTACT INFO:

MIKE SAMRA, PH: 559-917-0209, EMAIL: Msamra00@yahoo.com

EXISTING PLANNED USE DESIGNATION:

RURAL RESIDENTIAL

EXISTING AND PROPOSED ZONE DIST:

RR RURAL RESIDENTIAL

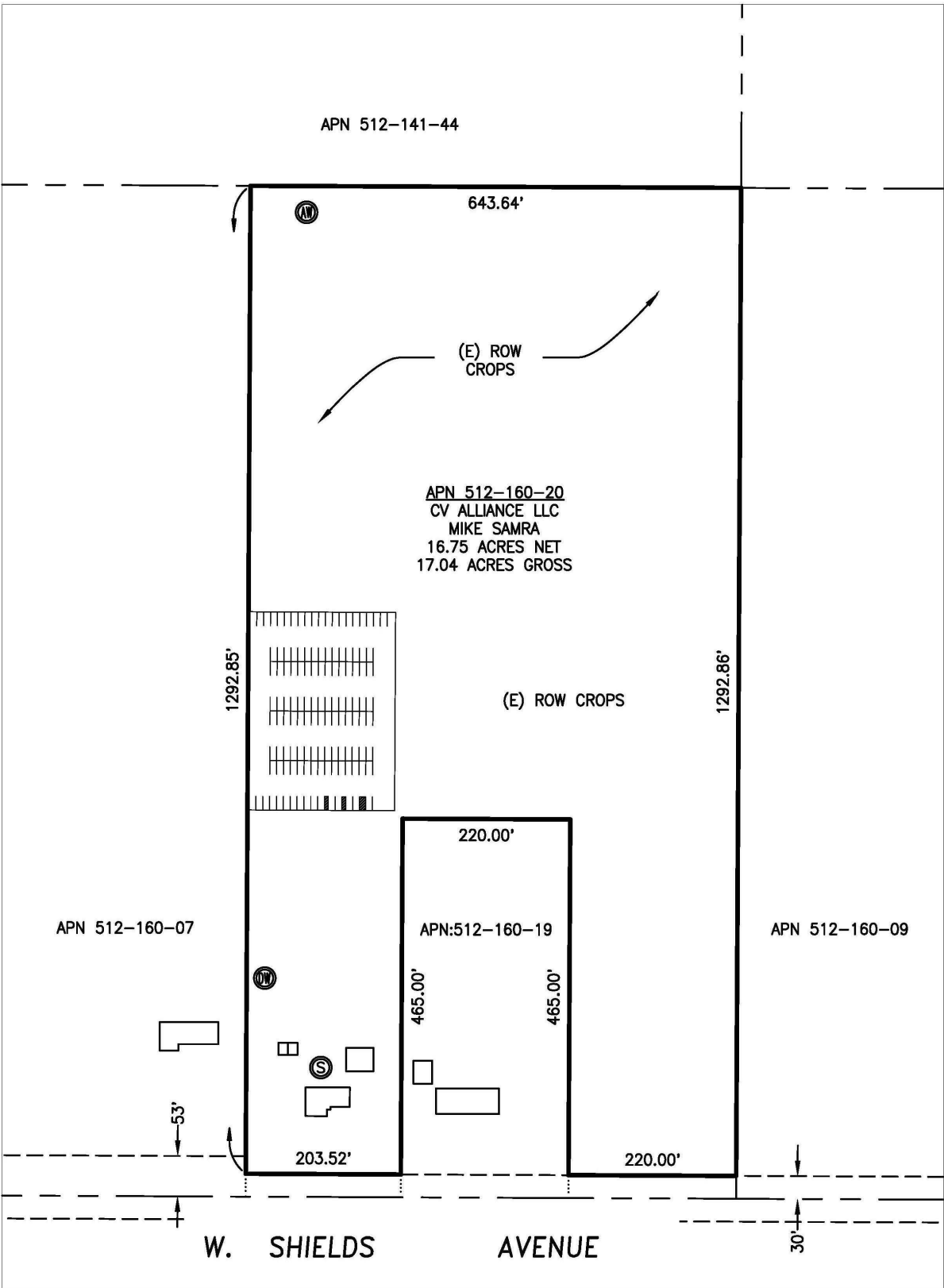
PROJECT INFORMATION

NAME: SAMRA SITE PLAN-FRESNO CLIENT: MIKE SAMRA
TWP, RNG, SEC: 13, 19, 21, MDB&M COUNTY OF: FRESNO STATE OF: CALIFORNIA

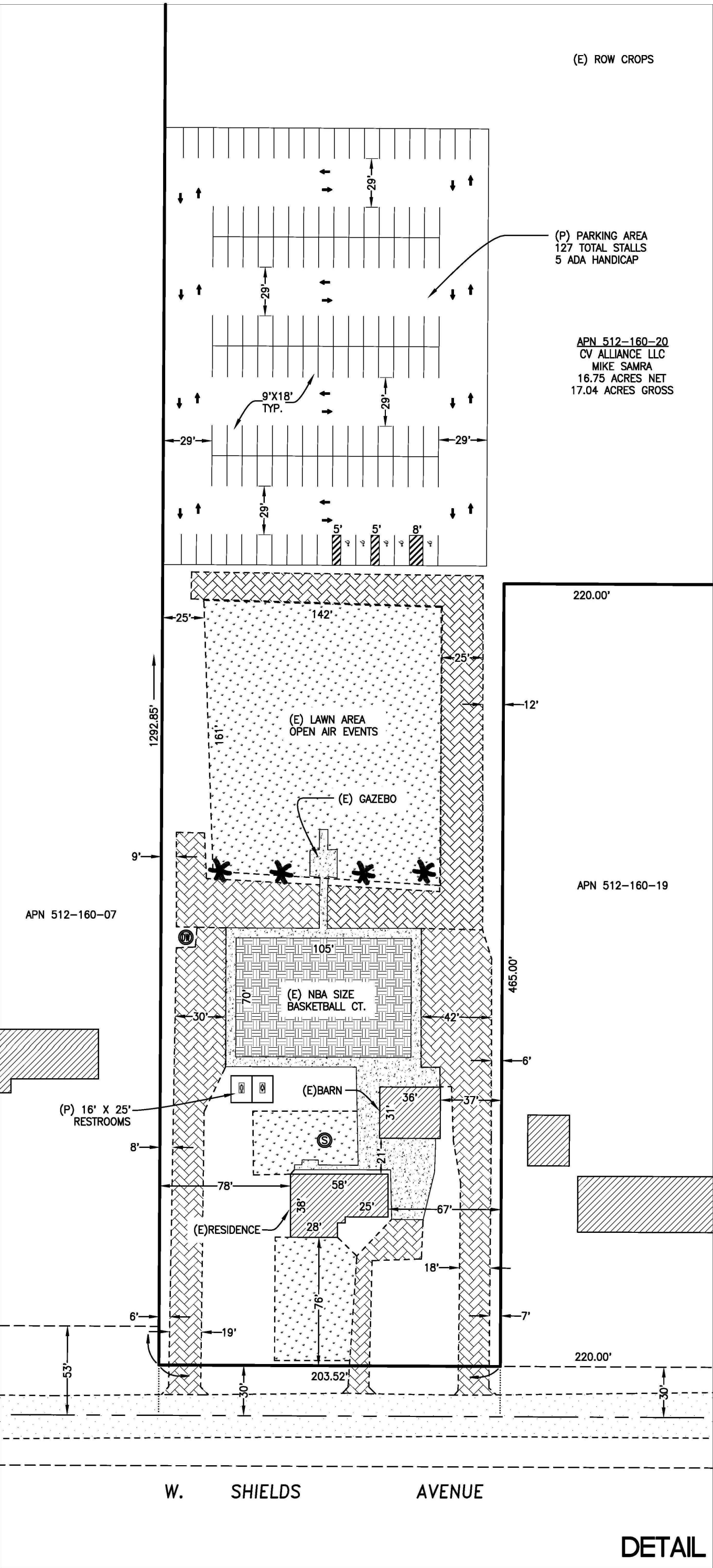
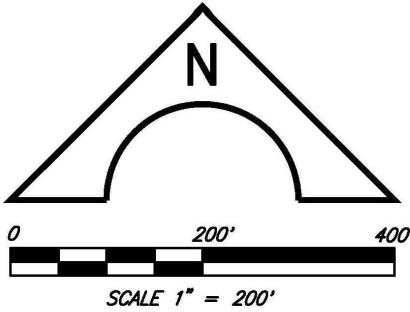


ESP SURVEYING
2598 N. MIAMI AVE.
FRESNO, CA
Tel. 559.442.0883
Fax 559.442.0884
www.espls.com

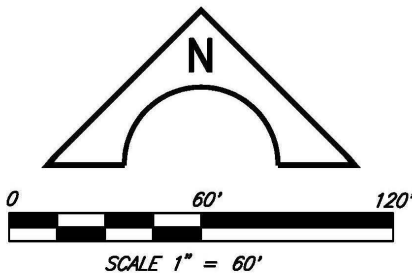
DATE OF SURVEY	5/19/2022
ESP JOB No.	22039
DRAWN BY	6335
DRAWN DATE	7/04/2022
REV 1	10/3/2022



OVERALL PARCEL



DETAIL



**Event Center
Unclassified Conditional Use Permit
Operational Statement**

October 11, 2022

Property Owner:

CV Alliance, LLC
6338 W. Shields Ave.
Fresno, CA 93723

CUP 381
IS 8286

Applicant:

CV Alliance, LLC
c/o Mr. Mike Samra
6338 W. Shields Ave.
Fresno, CA 93723

RECEIVED
COUNTY OF FRESNO

OCT 11 2022

DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Representative:

Dirk Poeschel Land Development Services, Inc.
c/o Ms. Maria Spera
923 Van Ness Ave., Suite 200
Fresno, CA 93721

Project Site:

6338 W. Shields Ave.
Fresno, CA 93723

APN: 512-160-20

Zoning: R-R (Rural Residential)

Land Use Designation: Rural Residential

Area: 16.75 +/- acres

REQUEST:

To allow for the operation of an event center on property located at 6338 W. Shields Ave.
in the County of Fresno.

1. NATURE OF THE OPERATION/BACKGROUND

The subject property is 16.75 +/- acres and is designated Rural Residential in the Fresno County General Plan and is zoned R-R (Rural Residential). The subject property is located just outside of the Fresno city limits. The subject property is developed with a 1,500 +/- sq. ft. single-family residence and a 1,116 +/- sq. ft. barn.

The event center will be rented out for weddings, receptions, birthdays, anniversaries, company parties, etc. Most of the events will be catered by private companies. The event center will be available for use year-round. The peak season for use of the event center will be from May through September. Events will be outdoors during spring and summer and thus the facility will not be used as often during the fall and winter months.

2. TIME LIMITS

The event center will be available for use from 10:00AM to 10:00PM. There will be no more than one event per day.

3. NUMBER OF CUSTOMERS OR VISITORS

Events will be limited to no more than 200 guests per event. The primary use of the event center will be on weekends, May through September. It is estimated that 60 events each year, 3 on weekends and 2 on weekdays, will be held at the event center.

4. NUMBER OF EMPLOYEES

There will be one (1) full time employee, respectively titled as Event Manager, who will be present at each event, beginning to end. Additional event staff will be provided by the applicant. The applicant will provide a minimum of two (2) staff members per event.

Caterers will supply food and beverages during events. The catering companies will provide staff as needed to serve guests. The catering company number of employees will range from 5-20. The number of employees will be proportional to the size of the event.

Security guard(s) will be retained as required by County standards.

5. SERVICE DELIVERY VEHICLES

Delivery vehicles will visit the site the day before and on the day of the event. It is estimated 3 delivery vehicles per event will frequently visit the site. The vehicles will deliver food, beverages, flowers, and other supplies necessary to cater the events. There will be no goods or products sold on-site.

6. ACCESS TO THE SITE

There are two existing driveway approaches from W. Shields Ave. which is designated as an *Arterial* street in the Circulation Element of the Fresno County General Plan. Access to the site will be from the existing driveway located to the east of the existing residence and illustrated on the project site plan. A second access is also shown on the site plan which is located on the west side of the property. This access will be used for overflow. The highest trip generation periods for the proposed project will be on the weekends.

7. NUMBER OF PARKING SPACES

As illustrated on the site plan, there will be a designated area for visitor parking. The parking area will be located to the north of the outdoor lawn area. The parking area will be 1.00 +/- acres in size and will provide a total of 127 parking stalls, including ADA parking. Parking calculations are provided per Fresno County standards.

8. GOODS OR SERVICES SOLD ON SITE

No goods or services will be sold on site. There may be raffles/auctions when groups rent the facility and desire to fund raise during events.

9. EQUIPMENT

Typical yard maintenance equipment will be used. All other site maintenance will be performed by contractors called to the site.

10. SUPPLIES AND MATERIALS

No special supplies or materials are required for the project. Any specialty supplies or materials will be brought to the site by contractors/suppliers or caterers.

11. DOES THE USE CAUSE AN UNSIGHTLY APPEARANCE?

No. The front entrance is gated, and landscaping exists throughout the property. The driveways are surfaced with decomposed granite. The site is and will continue to be well kept and will be an improvement to the surrounding area. For reference purposes, please see attached images 1 & 2 which illustrate a representation of the unsightly larger properties that are neglected within the area.

Noise

An outdoor sound amplification system will be provided as necessary for events. The area surrounding the project site is predominately agricultural and rural residential land uses. The closest off-site residential land uses are approximately 200 feet to the west and east and approximately 350 feet to the south. See *Figure 1* of Acoustical Analysis prepared for the project for more details.

The sound amplification system will be directed away from surrounding residences which are located to the east and west of the subject site. Various noise mitigation measures have been developed by acoustical consultants, WJV Acoustics Consultants, Inc. A noise control plan will be established to mitigate any noise disturbance and to keep the proposed use compliant with Fresno County noise standards. The noise plan will consist of the following:

1. Instrumentation: Monitoring of instrumentation that will be conducted by event center staff. Monitoring will be done by using a sound level meter, provided by the applicant, that meets the American National Standards Institute to confirm compliance with the Fresno County noise ordinance.
2. Training: Event center staff will be trained to conduct noise monitoring during the events using the noise monitoring equipment.
3. Reference Noise Monitoring Sites: The applicant will use the reference noise monitoring sites indicated in *Figure 1* of the Acoustical Analysis prepared for the project to conduct appropriate noise monitoring during events. The applicant will maintain a record of noise monitoring for compliance purposes.
4. Noise Monitoring Schedule: The applicant will monitor amplified outdoor activity immediately after amplification system is put into operation and periodically thereafter. If it is determined that noise levels exceed the appropriate noise levels, then modifications to the amplification system will be made until noise levels are compliant to Fresno County noise standards.
5. Sound Amplification System: Event center staff will have control over the use and volume of the sound amplification system provided by the event center during an event. Staff will have the ability to adjust amplification settings at any time prior to and during activities utilizing amplified speech and music to assure compliance with the Fresno County noise ordinance.

The applicant will instruct event center staff to incorporate the Noise Control Plan included in the Acoustical Analysis prepared for this project by WJV Acoustics Consultants, Inc. to ensure compliance with the applicable Fresno County daytime, 7:00AM to 10:00PM noise level standards. Additionally, no amplified speech or music will occur during the nighttime hours, 10:00PM to 7:00AM. All amplified speech and music will conclude by 10:00PM. All events will be subject to monitoring by the staff of the facility to ensure that noise levels are not exceeded.

Glare

Parking lot and event lighting utilize hooded light fixtures. All lighting will be directed to not annoy nearby property owners. On-site lighting is installed in zones so only those areas in use will be lighted.

Dust

There will be no dust or odors associated with the event center. The event area is landscaped. The site roadways are paved in decomposed granite.

12. LIQUID OR SOLID WASTES TO BE PRODUCED

Waste Disposal

The applicant is proposing a 400 +/- sq. ft. restroom facility to accommodate event center attendees. The proposed restroom will be located approximate to the southwest corner of the existing basketball courts. Please see site plan for more details.

There is one existing 1,000-gallon septic tank and leach field serving the existing residence. The proposed restroom facility will be provided consistent with Fresno County standards.

Solid Waste Disposal

The facility is currently, and will continue to be, served by a private waste hauler. Solid waste containers will be located on the property for pick up by the waste hauler. Recyclable materials will be separated for pick up.

The quantity of solid waste generated by the facility will be determined by the number and size of events that occur in a week. However, it is anticipated that the maximum quantity will not exceed 5 cubic yards a week.

13. ESTIMATED VOLUME OF WATER TO BE USED

There is a 50 gallon per minute water well with 1 storage tank of 2,500 gallons each located on the west side of the property and shown on the attached site plan. The well provides water for domestic use, as well as for landscaping. The well is adequate to meet the needs of the proposed use.

14. PROPOSED ADVERTISING

One sign at the entrance of the park is proposed. The sign will be approximately 4' X 6'. The applicant will place traffic control signage on W. Shields Avenue at the time of the event. Proposed signage will be per Fresno County sign standards.

15. WILL EXISTING BUILDINGS BE USED?

The existing 1,116 +/- sq. ft. barn will be used for storage purposes only. The existing 1,500 sq.ft. single-family residence will be used as living quarters for the ground's keeper of the proposed events center.

Proposed Building

The applicant will construct a 400 +/- sq. ft. restroom facility to accommodate the event center.

16. WHICH BUILDINGS OR WHAT PORTION OF BUILDINGS WILL BE USED?

There is an existing 16' x 16' pergola located on the lawn area which will be used for events. There is an existing NBA sized basketball court located to the south of the lawn area which will be used for recreation during the events. There is an existing 1,116 +/- sq. ft. barn which will be used for storage only. Additionally, the existing 1,500 sq. ft. single-family residence will be used as living quarters for the ground's keeper of the proposed events center.

17. OUTDOOR LIGHTING PROPOSED

Due to the site's size, location and topography, the use will not have any significant impacts on the surrounding properties. There will be a limited number of outdoor lighting fixtures as required to hold events during the evening hours. Lighting is hooded to direct lighting on-site and away from adjacent properties. The site lighting is a combination of low voltage and standard voltage lighting. All lighting will be directed to not annoy nearby property owners. On-site lighting will be set up in zones so only those areas in use will be lighted as needed.

18. LANDSCAPING OR FENCING

All existing landscaping will remain. The property is chain link fenced on all property lines.

19. ANY OTHER INFORMATION THAT WILL PROVIDE A CLEAR UNDERSTANDING OF THE PROJECT

Consistency with County Policies

ED-B.9 Cultural and Recreational Amenities

"The County shall support the efforts to enhance the cultural and recreational amenities available in the county in order to maintain the desired livability/quality of life for its residents as well as to attract business entrepreneurs from other metropolitan areas in California and throughout the nation and the world."

20. IDENTIFY PROJECT OWNERS

Mr. Gurmit Samra & Mr. Paul Brar
6338 W. Shields Ave.
Fresno, CA 93723



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. 8286

Project No(s). CVP 3751

Application Rec'd.: _____

GENERAL INFORMATION

1. **Property Owner :** CV Alliance **Phone/Fax** 559-917-0209
Mailing Address: 567 W. Shaw Ave., Suite A-1 Fresno CA/93704
Street City State/Zip
2. **Applicant :** CV Alliance - Mike Samra **Phone/Fax:** 559-917-0209
Mailing Address: 567 W. Shaw Ave., Suite A-1 Fresno CA/93704
Street City State/Zip
3. **Representative:** Dirk Poeschel Land Development Services, Inc. **Phone/Fax:** 559-445-0374
Mailing Address: 923 Van Ness Ave., Suite 200 Fresno CA/93721
Street City State/Zip
4. **Proposed Project:** A request to allow an event center on a 16.75-acre parcel located within the RR
(Rural Residential, two-acre minimum parcel size) Zone District.
5. **Project Location:** The subject parcel is located on the north side of W. Shield Ave. approximately
629 feet east of N. Bryan Ave.
6. **Project Address:** 6338 W. Shields Ave. Fresno, CA 93722
7. **Section/Township/Range:** 21 / 13 / 19 8. **Parcel Size:** 16.75 +/- Ac.
9. **Assessor's Parcel No.** 512-160-20 **OVER.....**

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

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

<u> </u> LAFCo (annexation or extension of services)	<u> </u> SJVUAPCD (Air Pollution Control District)
<u> </u> CALTRANS	<u> </u> Reclamation Board
<u> </u> Division of Aeronautics	<u> </u> Department of Energy
<u> </u> Water Quality Control Board	<u> </u> Airport Land Use Commission
<u> </u> Other <u> </u>	

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 X No

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

13. Existing Zone District¹: RR (Rural Residential)

14. Existing General Plan Land Use Designation¹: Rural Residential

ENVIRONMENTAL INFORMATION

15. Present land use: Existing home with accessory structure(s).
Describe existing physical improvements including buildings, water (wells) and sewage facilities, roads, and lighting. Include a site plan or map showing these improvements:
Please see Operational Statement for more details.

Describe the major vegetative cover: Natural vegetation.

Any perennial or intermittent water courses? If so, show on map: None.

Is property in a flood-prone area? Describe:

No.

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

North: Vacant lot/Residential

South: Residential

East: Vacant lot/Residential

West: Residential

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

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

19. Transportation:

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

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

B. Daily traffic generation:

<i>I. Residential - Number of Units</i>	N/A
<i>Lot Size</i>	
<i>Single Family</i>	
<i>Apartments</i>	

II. Commercial - Number of Employees	<u>N/A</u>
Number of Salesmen	<u> </u>
Number of Delivery Trucks	<u> </u>
Total Square Footage of Building	<u> </u>

III. Describe and quantify other traffic generation activities: _____

Please see Operational Statement for more details.

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

Please see Operational Statement for more details.

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

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

23. Proposed source of water:

(X) *private well*

() community system³--name: _____ OVER.....

24. *Anticipated volume of water to be used (gallons per day)*²: Typical residential water usage.
25. *Proposed method of liquid waste disposal:*
(X) *septic system/individual*
() *community system*³-name _____
26. *Estimated volume of liquid waste (gallons per day)*²: Typical residential liquid waste.
27. *Anticipated type(s) of liquid waste:* Typical.
28. *Anticipated type(s) of hazardous wastes*²: N/A
29. *Anticipated volume of hazardous wastes*²: N/A
30. *Proposed method of hazardous waste disposal*²: N/A
31. *Anticipated type(s) of solid waste:* Typical residential solid waste
32. *Anticipated amount of solid waste (tons or cubic yards per day):* Significantly less than 1 cubic yard per day.
33. *Anticipated amount of waste that will be recycled (tons or cubic yards per day):* Per State standards.
34. *Proposed method of solid waste disposal:* Private hauler.
35. *Fire protection district(s) serving this area:* North Central Fire Protection District
36. *Has a previous application been processed on this site? If so, list title and date:* _____
Pre-Application Review No. 22-010128
37. *Do you have any underground storage tanks (except septic tanks)?* Yes _____ No X
38. *If yes, are they currently in use?* Yes _____ No X

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

Dink Paetz

SIGNATURE

8/16/22

DATE

¹Refer to Development Services and Capital Projects Conference Checklist

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

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

NOTICE AND ACKNOWLEDGMENT

INDEMNIFICATION AND DEFENSE

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

STATE FISH AND WILDLIFE FEE

State law requires that specified fees (effective January 1, 2021: \$3,445.25 for an EIR; \$2,480.25 for a Mitigated/Negative Declaration) be paid to the California Department of Fish and Wildlife (CDFW) for projects which must be reviewed for potential adverse effect on wildlife resources. The County is required to collect the fees on behalf of CDFW. A \$50.00 handling fee will also be charged, as provided for in the legislation, to defray a portion of the County's costs for collecting the fees.

The following projects are exempt from the fees:

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

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

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



Applicant's Signature



Date

PHOTO 1



Existing Barn Facing Southwest

PHOTO 2



Driveway 1 Facing South

PHOTO 3



Existing Barn, Basketball Court, and Residence Facing Southeast

PHOTO 4



Existing Barn and Residence Facing Southeast

PHOTO 5



Driveway 2 Facing Southwest

PHOTO 6



Existing Basketball Court Facing Northeast

ACOUSTICAL ANALYSIS

**SHIELDS AVENUE HIP
FRESNO COUNTY, CALIFORNIA**

WJVA Project No. 22-22

PREPARED FOR

**PAUL BRAR & MIKE SAMRA
6388 W. SHIELDS AVENUE
FRESNO, CA 93723**

PREPARED BY

**WJV ACOUSTICS, INC.
VISALIA, CALIFORNIA**



wjv acoustics

APRIL 12, 2022

INTRODUCTION

The applicant proposes to operate private events at an outdoor event facility located in Fresno County. The subject property is 17.65 +/- acres and is designated Rural Residential in the Fresno County General Plan and is zoned R-R (c). The subject property is located just outside of the city limits in North West Fresno. The subject property is developed with a 1,476 square-foot single-family residence, and a 3,000 square foot shop.

The private park will be rented out for weddings, receptions, birthdays, anniversaries, company parties, etc. Most of the events will be catered by private companies. The park will be available for use year-round. The peak season for use of the park will be from May through September. Most of the events will be outdoors during spring and summer and thus the facility will not be used as often during the fall and winter months.

The outside facilities will be available for use from 10:00 a.m. to 11:30 p.m. Indoor venues are available from 8:00 am to midnight. Typically, there will be no more than one event per day, although the facility could accommodate two events per day, if needed. Amplified music and speech would conclude by 10:00 p.m.

Events will be limited to no more than 200 guests per event. The primary use of the facility will be on weekends, May through September. It is estimated that 60 events each year, 3 on weekends and 2 on weekdays, will be held at the park. The applicant staff will operate the park.

It is estimated 3 delivery vehicles per day will frequently visit the site. The vehicles will deliver food, beverages, flowers, and other supplies necessary to cater the events. There will be no goods or products sold on-site.

Access to the site will be from the existing driveway illustrated on the project site plan. There is an existing driveway approach from Shields Avenue. The highest trip generation periods for the proposed project will be on the weekends when the traffic on Shields Avenue is lower than during the week. A second access is also shown on the attached site plan. This access will be used for overflow and is on the East side of the property.

An outdoor sound amplification system will be provided as necessary for the events. The area in which the sound amplification system will be located is adjacent to the observation tower and is shown on the attached site plan.

Fresno County has required an acoustical analysis to determine if noise generated by the proposed activities will comply with applicable Fresno County noise standards. This acoustical analysis, prepared by WJV Acoustics Inc. (WJVA), is based on the site plan provided by the project applicant, facility operations data provided by the project applicant and noise level data obtained by WJVA at the project site and at other similar facilities.

Appendix A provides definitions of the acoustical terminology used in this report. Unless otherwise stated, all sound levels reported in this analysis are A-weighted sound pressure levels in decibels (dB). A-weighting de-emphasizes the very low and very high frequencies of sound in a manner similar to the human ear. Most community noise standards utilize A-weighted sound levels, as they correlate well with public reaction to noise. Appendix B provides typical A-weighted sound levels for common noise sources.

CRITERIA FOR ACCEPTABLE NOISE EXPOSURE

Chapter 8.40 of the Fresno County Ordinance Code (noise ordinance) applies to noise sources that are not pre-empted from local control by existing state or federal regulations. Pre-empted noise sources include traffic on public roadways, railroad operations and aircraft in flight.

The noise ordinance addresses the statistical distribution of noise over time and allows for progressively shorter periods of exposure to levels of increasing loudness. Table I summarizes the exterior noise level standards of the ordinance. The standards are to be adjusted by -5 dB if the noise source of concern consists primarily of speech or music. The ordinance is to be applied during any one-hour time period of the day or night and the standards are 5 dB more restrictive during the nighttime hours of 10:00 p.m. to 7:00 a.m. The standards of the noise ordinance may be adjusted upward (made less restrictive) if existing ambient noise levels without the source of concern already exceed the noise ordinance standards.

TABLE I EXTERIOR NOISE LEVEL STANDARDS, DBA FRESNO COUNTY NOISE ORDINANCE			
Category	Cumulative # Min/Hr. (L_n) ¹	Daytime (7 am-10 pm)	Nighttime (10 pm-7 am)
1	30 (L_{50})	50(45) ²	45(40) ²
2	15 (L_{25})	55(50) ²	50(45) ²
3	5 ($L_{8.3}$)	60(55) ²	55(50) ²
4	1 ($L_{1.7}$)	65(60) ²	60(55) ²
5	0 (L_{max})	70(65) ²	65(60) ²

¹In layman's terms, the noise level standards shown may not be exceeded for more than the specified number of minutes within any one-hour time period. The L_n value shown in parenthesis indicates the percent of the time during an hour that a particular noise level may not be exceeded. For example, the L_{50} represents 50% of the hour, or 30 minutes.

²Adjusted standard for a noise source consisting primarily of speech or music.

Source: Fresno County Ordinance Code

EXISTING NOISE ENVIRONMENT

The project site is located at 6338 W. Shields Avenue, in Fresno County. The area surrounding the project site is predominately agricultural and rural residential land uses. The closest off-site residential land uses (sensitive receivers) are approximately 200 feet to the west and the east and approximately 350 feet to the south. The project site plan is provided as Figure 1. The project vicinity is provided as Figure 2.

WJVA staff conducted background (ambient) noise level measurements near the project site on March 31, 2022. The measurement sites were located in the direction and vicinity of the closest off-site residential land uses (as shown on Figure 2), to determine existing (without project) noise levels. The noise measurement sites are indicated on Figure 2. Noise monitoring equipment utilized for the measurements consisted of Larson-Davis Laboratories Model LDL-820 sound level analyzers equipped with a B&K Type 4176 1/2" microphones. The equipment complies with the specifications of the American National Standards Institute (ANSI) for Type I (Precision) sound level meters. The meters were calibrated in the field prior to use with a B&K Type 4230 acoustic calibrator to ensure the accuracy of the measurements. The microphones were located on a tripod at 5 feet above the ground. Ambient noise levels were measured simultaneously over a thirty-minute interval at three (3) locations.

Table II summarizes the ambient noise measurement results. Noise sources contributing to the ambient noise levels included agricultural activities, distant traffic and occasional aircraft overflights. The noise level data summarized by Table II are representative of afternoon conditions in the project area.

TABLE II SUMMARY OF AMBIENT NOISE LEVEL MEASUREMENTS 6338 SHIELDS AVENUE HIP, FRESNO COUNTY MARCH 31, 2022					
Location	A-weighted Decibels, dBA				
	L _{max}	L ₁₇	L ₅₀	L ₂₅	L ₅₀
R-1	65	61	59	55	51
R-2	63	57	55	52	50
R-3	70	67	65	61	57

Source: WJV Acoustics, Inc.

PROJECT-RELATED NOISE LEVELS

Amplified Speech and Music

The project applicant proposes to operate private outdoor events with the inclusion of amplified speech and music. The applicant has stated that a maximum of approximately 200 guests would attend on-site events. According to the applicant, outdoor amplified speech and music would typically occur within the area indicated “NBA Size Basketball Court” (where a tent structure would be provided) or the area shown as “Proposed Gazebo” on Figure 1.

During the hours of 7:00 a.m. to 10:00 p.m., the County’s Category 1 (L₅₀) standard is 45 dBA when the source consists of speech or music. During the nighttime hours of 10:00 p.m. to 7:00 a.m., the County’s Category 1 (L₅₀) standard for speech or music is 40 dBA. Category 1 is the most restrictive category of the noise ordinance with regard to the proposed project, and may be used to determine project compliance. As noted in Table I, the standards of the ordinance are 5 dB more restrictive for noise sources consisting of speech or music than they are for other noise sources.

On March 31, 2022 WJVA staff measured noise levels at the project site while music was being amplified through a speaker system supplied by a DJ. According to the DJ, amplified noise levels during the simulated event were comparable to that which would be experienced during a wedding or banquet event. The sound system was located in one of the locations where the applicant proposes to locate the sound system during outdoor events utilizing amplified speech and music; in the area labeled “NBA Size Basketball Court” on Figure 1.

WJVA staff conducted noise measurements at the same three (3) locations described above, in the direction and vicinity of the closest nearby off-site residential land uses, while amplified music was being played within the project site. Measurements were taken simultaneously, for 20 minutes at each location. Table III describes the results of the noise measurements in terms of the County’s applicable standards, taking into account the standard rate of attenuation of noise with increased distance from a point source (-6 dB/doubling of distance). Also provided in Table III are the applicable standards in parenthesis, for each statistical metric as well as the existing measured ambient noise levels in parentheses, for each measurement site for each applicable standard.

Reference to Table III indicates Fresno County noise level standards were exceeded at sites R-1 and R-2, even with the adjustment of the standards to take into account existing ambient noise levels. Noise levels exceed the Fresno County standards by up to 7 dB, at both sites R-1 and R-2. Therefore, mitigation and a noise control plan will be required for project compliance with applicable Fresno County noise level standards, during times where amplified music and speech is occurring.

TABLE III SUMMARY OF PROJECT-RELATED NOISE LEVELS 6338 SHIELDS AVENUE HIP, FRESNO COUNTY MARCH 31, 2022						
Location	A-weighted Decibels, dBA					Complies?
	L _{max} (65)	L _{1,7} (60)	L _{5,3} (55)	L ₂₅ (50)	L ₅₀ (45)	
R-1	64 (65)	63 (61)	62 (59)	61 (55)	60 (55)	No
R-2	62 (63)	61 (57)	60 (55)	59 (52)	58 (52)	No
R-3	59 (70)	58 (67)	56 (65)	53 (61)	52 (61)	Yes

Source: WJV Acoustics, Inc.

Parking Lot Vehicle Movements:

Noise due to vehicle movements and traffic in parking lots is typically limited by low speeds and is not usually considered to be significant. Human activity in parking lots that can produce noise includes voices, stereo systems and the opening and closing of car doors and trunk lids. Such activities can occur at any time. The noise levels associated with these activities cannot be precisely defined due to variables such as the number of parking movements, time of day and other factors. It is typical for a passing car in a parking lot to produce a maximum noise level of 60 to 65 dB at a distance of 50 feet, which is comparable to the level of a raised voice. For this project, the closest proposed vehicle movement area would be located approximately 80 feet from the closest existing off-site residential land use, resulting in vehicle movement noise levels of approximately 56 to 61 dB at the closest residential land use. Such levels are below the County's daytime and nighttime maximum (L_{max}) noise level standards. Vehicle movement noise would not be expected to exceed the standards of the County's noise ordinance.

Noise Control Plan:

As described above, noise levels measured during the on-site reference noise measurement period indicated that noise levels associated with amplified music could potentially exceed City of Fresno exterior noise level standards, when noise levels are set excessively high. As noise levels may vary slightly from day to day, as a result of various individuals operating the sound system or different musicians playing at the facility, it will be required to establish a noise control plan. A description of the suggested noise control plan is provided below.

Noise Monitoring Requirements:

The noise monitoring program is intended to be coordinated by project staff, on an ongoing basis, during events utilizing amplified speech and music at the project site. The noise monitoring program should comply with the following requirements:

1. **Instrumentation:** Project staff shall obtain a sound level meter that meets the requirements of the American National Standards Institute for Type 1 or Type 2 sound level meters (ANSI S1.4-1971). The sound level meter must be capable of measuring A-weighted sound levels at “slow” meter response and recording the maximum sound level (L_{max}) during noise sample periods. An appropriate acoustic calibrator shall also be obtained for use in field-checking the accuracy of the noise monitoring system. The sound level meter, microphone and calibrator shall be certified by the manufacturer or an accredited laboratory that they are in compliance with applicable standards at the time of purchase.
2. **Training:** Project staff that will be conducting noise monitoring during outdoor events with amplified speech and music (and any back-up staff) must receive “hands-on” training in the proper use of the noise monitoring equipment from a qualified acoustical consultant.
3. **Reference Noise Monitoring Site:** An appropriate reference noise monitoring site must be identified for conducting noise monitoring during events utilizing amplified speech and music. The site must be easily identified and must be accessible during project events. WJVA recommends utilizing the two sites, as shown on Figure 3, along the western and eastern residential property lines. In order to comply with Fresno County daytime noise level standards, maximum measured noise levels measured at these property lines should not exceed 64 dB at the R-1 property line and 62 dB at the R-2 property line (as shown on Figure 3) in order to comply with Fresno County noise level standards.
4. **Noise Monitoring Schedule:** Noise levels from amplified outdoor activities should be monitored at the reference site immediately after the amplification system is put into operation and periodically thereafter (if volume adjustments are made). If it is determined during any of the measurements that the maximum sound levels produced by the amplification system are exceeding or approaching the determined L_{max} noise levels (provided above and on Figure 3), the amplification system must be turned down until compliance with the L_{max} reference standards are achieved at the reference sites.
5. **Sound Amplification Systems:** Project staff must have control over the use and volume of any sound amplification systems to be used during outdoor events. This means that the project staff must have the ability to adjust amplification settings at any time prior to and during activities utilizing amplified speech and music.

CONCLUSIONS AND RECOMMENDATIONS

Project staff must incorporate the above-described Noise Control Plan to ensure compliance with the applicable County of Fresno daytime (7:00 a.m. to 10:00 p.m.) noise level standards. Additionally, no amplified speech or music should occur during the nighttime hours (10:00 p.m. to 7:00 a.m.). All amplified speech and music should conclude by 10:00 p.m.

Project staff should verify sound levels at both the east and west property lines, as described above. If maximum noise levels are measured to be higher than those provided on Figure 3, noise levels must be reduced until compliance is met.

The foregoing conclusions and recommendations are based upon the best information known to WJV Acoustics, Inc. (WJVA) at the time the study was prepared concerning the proposed site plan, proposed activities and the noise levels that could be produced by amplified sound systems at the project site. Any significant changes to the information used for this analysis will require a reevaluation of the findings of this report. Additionally, any significant future changes in noise regulations or other factors beyond WJVA's control may result in long-term noise results different from those described by this analysis.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Walter J. Van Groningen', with a stylized flourish at the end.

Walter J. Van Groningen
President

WJV:wjv

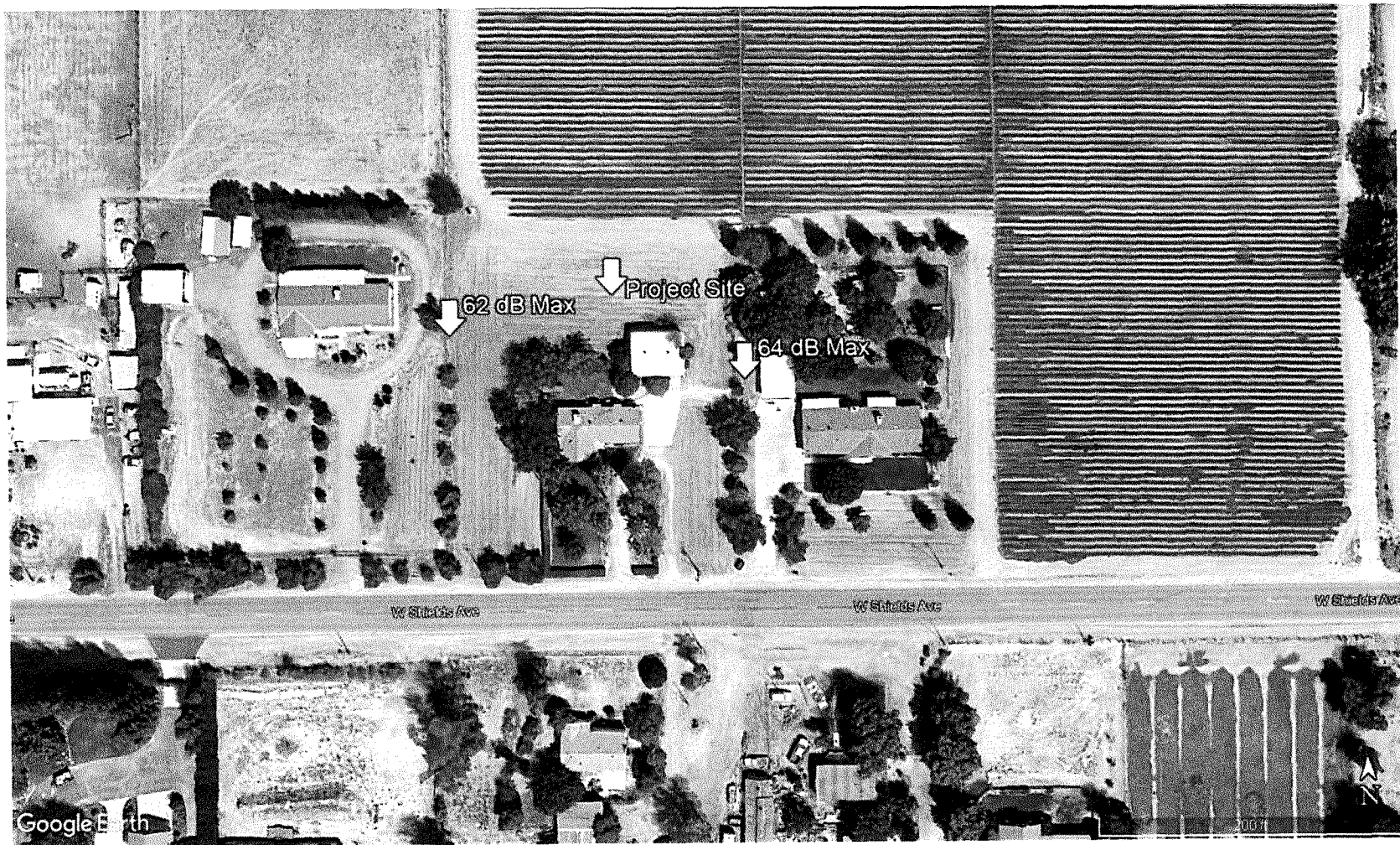
FIGURE 1: PROJECT SITE PLAN



FIGURE 2: PROJECT VICINITY, NOISE MONITORING SITES AND EVENT AREA LOCATION



FIGURE 3: MAXIMUM ALLOWABLE NOISE LEVELS AT PROPERTY LINE



APPENDIX A

ACOUSTICAL TERMINOLOGY

AMBIENT NOISE LEVEL:	The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.
CNEL:	Community Noise Equivalent Level. The average equivalent sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.
DECIBEL, dB:	A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
DNL/L_{dn}:	Day/Night Average Sound Level. The average equivalent sound level during a 24-hour day, obtained after addition of ten decibels to sound levels in the night after 10:00 p.m. and before 7:00 a.m.
L_{eq}:	Equivalent Sound Level. The sound level containing the same total energy as a time varying signal over a given sample period. L _{eq} is typically computed over 1, 8 and 24-hour sample periods.
NOTE:	The CNEL and DNL represent daily levels of noise exposure averaged on an annual basis, while L _{eq} represents the average noise exposure for a shorter time period, typically one hour.
L_{max}:	The maximum noise level recorded during a noise event.
L_n:	The sound level exceeded "n" percent of the time during a sample interval (L ₉₀ , L ₅₀ , L ₁₀ , etc.). For example, L ₁₀ equals the level exceeded 10 percent of the time.

A-2

ACOUSTICAL TERMINOLOGY

**NOISE EXPOSURE
CONTOURS:**

Lines drawn about a noise source indicating constant levels of noise exposure. CNEL and DNL contours are frequently utilized to describe community exposure to noise.

**NOISE LEVEL
REDUCTION (NLR):**

The noise reduction between indoor and outdoor environments or between two rooms that is the numerical difference, in decibels, of the average sound pressure levels in those areas or rooms. A measurement of Noise level reduction combines the effect of the transmission loss performance of the structure plus the effect of acoustic absorption present in the receiving room.

SEL or SENEL:

Sound Exposure Level or Single Event Noise Exposure Level. The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the time-integrated A-weighted squared sound pressure for a stated time interval or event, based on a reference pressure of 20 micropascals and a reference duration of one second.

SOUND LEVEL:

The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.

**SOUND TRANSMISSION
CLASS (STC):**

The single-number rating of sound transmission loss for a construction element (window, door, etc.) over a frequency range where speech intelligibility largely occurs.

APPENDIX B EXAMPLES OF SOUND LEVELS

NOISE SOURCE	SOUND LEVEL	SUBJECTIVE DESCRIPTION
AMPLIFIED ROCK 'N ROLL ▶	120 dB	DEAFENING
JET TAKEOFF @ 200 FT ▶		
	100 dB	VERY LOUD
BUSY URBAN STREET ▶		
	80 dB	LOUD
FREEWAY TRAFFIC @ 50 FT ▶		
	60 dB	MODERATE
CONVERSATION @ 6 FT ▶		
TYPICAL OFFICE INTERIOR ▶		FAINT
SOFT RADIO MUSIC ▶	40 dB	VERY FAINT
RESIDENTIAL INTERIOR ▶		
WHISPER @ 6 FT ▶	20 dB	
HUMAN BREATHING ▶		
	0 dB	