



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Samuel Cobian Gomez

APPLICATION NOS.: Initial Study No. 8553 and Unclassified Conditional Use Permit No. 3784

DESCRIPTION: Allow an outdoor events venue on a 1.8-acre portion of a 9.98-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located on the Northwest corner of south Buttonwillow Avenue and east American Avenue, approximately 2.87-miles north of the nearest city limits of the City of Reedley. (APN: 333-290-15) (4931 S. Buttonwillow Ave.) (Sup. Dist. 4).

I. AESTHETICS

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

- A. Have a substantial adverse effect on a scenic vista; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject site is currently developed with a 3,000 square foot single family residence, and a 1,376 square foot building. The remainder of the property is vacant with a creek (Wahtoke Creek) crossing through it. The surrounding land uses consist of mostly agriculture and single-family residences. The nearest residence is approximately 125 feet east of the subject property. No known scenic vistas or scenic resources exist on or in the immediate vicinity of the property and South Buttonwillow Avenue which fronts the property is not designated as a scenic highway in the County General Plan. In considering the project will be following development standards of the underlying zone district and that no scenic vista would be negatively impacted by the project, a less than significant impact can be seen.

- B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

FINDING: NO IMPACT:

The subject parcel is located on the east side of Buttonwillow Avenue and is not designated as a scenic road. As such, the project is not expected to have a significant impact on a scenic vista or scenic resource within a state scenic highway.

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

FINDING: NO IMPACT:

No degradation of existing visual character or quality of public views of the site and its surroundings. Per Figure OS-2 of the Fresno County General Plan, the proposed use is characteristic of the existing use and structures, and therefore, will not degrade the existing visual character or quality of site and surroundings.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Applicant's Operational Statement, all project lighting will be hooded and will be directed away from surrounding properties. Additionally, the project shall be subject to Section 834.4.025.B(1)(a). of the Zoning Ordinance, which provides partly that any new exterior lighting must be directed downward and shielded so that all direct light and glare is confined within the boundaries of the subject parcel, thereby minimizing off-site glare; and, exterior lighting shall be installed so that lights do not blink, flash, or be of unusually high intensity or brightness; and lighting fixtures shall be of an appropriate height, intensity, and scale to the structures and uses they are serving.

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the 2022 Fresno County Important Farmland Map, the subject property has portions designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance and Rural Residential land. The area of the parcel that is to be converted for the outdoor events venue is within the Rural Residential land portion and structures already developed. The proposed parking lot is within a portion of the Prime Farmland and unique Farmland; however, the area is small in size and there is no agricultural activity occurring on the 9.98-acre property.

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

FINDING: NO IMPACT:

The subject parcel is zoned for agricultural use, however, there is no agricultural activity currently occurring on the property. Furthermore, the project will utilize existing structures for their operation. The subject parcel is not subject to a Williamson Act Contract.

- C. Conflict with existing zoning for forest land, timberland, or timberland zoned Timberland Production; or
- D. Result in the loss of forest land or conversion of forest land to non-forest use; or

FINDING: NO IMPACT:

The subject parcel is not zoned for forest land or timberland, and therefore will not result in the loss of forest land or the conversion of forest land or farmland to incompatible uses.

- E. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project will be placed on an existing disturbed site. Given its limited scope, and that the subject parcel being below ten acres, this proposed project is not expected to significantly affect farmland nor forest.

III. AIR QUALITY

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The San Joaquin Valley Air Pollution Control District (Air District) in its Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI) indicates that projects which do not exceed the Air District's regional criterial pollutant emissions quantitative thresholds would not conflict with or obstruct the applicable air quality plan.

- B. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

An Air Quality and Greenhouse Analysis report was prepared for the project by JK Consulting Group, LLC dated May 19, 2025.

The analysis states the quantification of criteria pollutant emissions for CEQA purposes is not required based upon the SJVAPCD's Small Project Analysis Levels (SPAL) guidance. The characteristics of the Project do not meet or exceed the size or Average Daily One-Way trips (except HHDT) or Average Daily One-Way HHDT Trips identified by the SPAL guidance. The Project includes an event center that will be utilized primarily for weddings, receptions, birthdays, reunions, and company parties with approximately 10 to 15 events per year and approximately 50 to 100 guests per event. There will be no more than one event per day. The Project will include 80 parking spaces to be located on a 1.14-acre portion of the Project site. The Project is estimated to generate approximately 160 trips per day considering the traffic analysis prepared for the Project. As a result, the Project is excluded from quantifying criteria pollutant emissions for CEQA purposes.

As such, the Air Quality Analysis concluded that regional emissions would not exceed the applicable regional criterial pollutant emissions quantitative thresholds, therefore regional emissions from project construction and operations would be less than significant.

- C. Expose sensitive receptors to substantial pollutant concentrations; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed facility is not anticipated to generate substantial pollutant concentrations in the vicinity. The Air District's guidance provides that projects which exceed the 100 pounds per day screening level of any criteria pollutant after implementation of all enforceable mitigation measures, would require additional analysis to determine if the preparation of an ambient air quality analysis is needed. The project was found not to exceed any Air District screening thresholds for localized criterial pollutants, therefore the project's impact on localized criteria pollutant concentrations from operation would be less than significant and would not result in the generation of substantial pollutant concentrations in the vicinity of the project.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Air Quality Plans (AQPs) are plans for reaching attainment of air quality standards. The assumptions, inputs, and control measures are analyzed to determine if the Air Basin can reach attainment for the ambient air quality standards. The proposed project site is located within the jurisdictional boundaries of the SJVAPCD. To show attainment of the standards, the SJVAPCD analyzes the growth projections in the Valley, contributing factors in air pollutant emissions and formations, and existing and adopted emissions controls. The SJVAPCD then formulates a control strategy to reach attainment that includes both State and SJVAPCD regulations and other local programs and measures. The CEQA Guidelines indicate that a significant impact would occur if the project would conflict with or obstruct implementation of the applicable air quality plan. The GAMAQI indicates that projects that do not exceed SJVAPCD regional criteria pollutant emissions quantitative thresholds would not conflict with or obstruct the applicable AQP.

Regional emissions from the proposed project would not exceed SJVAPCD's regional criteria pollutant emissions quantitative thresholds. Therefore, the proposed project would not be considered in conflict with or obstruct implementation of the applicable air quality plan.

Given its limited scope, this proposed project is not expected to conflict with or obstruct implementation of the applicable Air Quality Plan or violate any air quality standard or result in a cumulatively considerable net increase in any criteria pollutant for which the project region is designated a non-attainment area, under ambient air-quality standard.

IV. BIOLOGICAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project is not adverse effect, either directly or through habitat modifications, on any species as the proposed project is within a developed area, and therefore will have a less than significant impact on habitat.

The subject property is located within a state protected wetland. According to the National Wetlands Inventory mapper web application, the project site is not expected to have substantial adverse effect on any riparian habitat or other sensitive natural community. Furthermore, the California Department of Fish and Wildlife commented on this project with no concerns. Therefore, impacts resulting in disturbing these habitats can be mitigated to less than significant.

- 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; or

FINDING: NO IMPACT:

The proposed project is not likely to affect nor interfere substantially with the movement of any native resident or migratory fish or wildlife species. The project does not cut off movement of the site for any wildlife resident. No migratory wildlife corridor or native wildlife nursery site was identified on the project site.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- F. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan?

FINDING: NO IMPACT:

This project does not conflict with any local policies or ordinances protecting biological resources. No Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state Habitat Conservation Plans were identified as conflicting with the project proposal.

V. CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED:

No reviewing Agencies and Departments express concern with the project to indicate that a cultural or historical resource is present on the site and would be affected by the project proposal. However, a mitigation measure will be implemented in the event that a cultural resource is identified during ground-disturbing activities related to project development.

Additional mitigation measures including proper procedure for identification of cultural resources should they be identified during project construction and the requirement of an archeological monitor being present during ground-disturbing activity will further ensure that the project would result in a less than significant impact. Further discussion can be found in Section XVIII. Tribal Cultural Resources.

* **Mitigation Measure(s)**

1. See Section XVIII. Tribal Cultural Resources

VI. ENERGY

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is situated on a site previously disturbed and occupied with existing rural residential and vacant land, which will remain. The scope of the project is minimal (less than 2-acres of a 9.95-acre parcel), as such, it is not anticipated to have a significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation.

Energy resource consumption is expected to occur during project construction and operation. The proposed development is subject to current building code standards which would consider state and local energy efficiency standards and renewable energy goals. The project would result in a less than significant impact.

VII. GEOLOGY AND SOILS

Would the project:

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

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

2. Strong seismic ground shaking?

FINDING: NO IMPACT:

Per the California Department of Conservation's Earthquake Hazard Zone Web Application, the project is not located within or near an Earthquake Fault Zone or known earthquake fault.

According to Figure 9-5 of the Fresno County General Plan Background Report, the project site is located on land that has a 0-20% chance of reaching peak horizontal ground acceleration assuming a probabilistic seismic hazard with 10% probability in 50 years. In consideration of Figure 9-5, the project site has a low chance of reaching peak horizontal ground acceleration and would have a low chance of being subject to strong seismic ground shaking.

3. Seismic-related ground failure, including liquefaction?

4. Landslides?

FINDING: NO IMPACT:

As depicted in Figure 9-6 of the Fresno County General Plan Background Report, the project site is not located within an area with landslide hazard or subsidence hazard. In addition, as noted above, the project site is not expected to be subject to strong seismic shaking which if prolonged would result in liquefaction of the site.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

If future development is proposed the project would be subject to local and state standards. Development of the site would be further reviewed and permitted and would ensure that the development would not result in substantial soil erosion where increased risk would occur.

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

FINDING: NO IMPACT:

No geologic unit or unstable soil has been identified on the project site.

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

FINDING: NO IMPACT:

According to Figure 7-1 of the Fresno County General Plan Background Report, the project site is not located on soils exhibiting moderately high to high expansion potential.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project will utilize two existing septic tanks on the subject property. The Fresno County Environmental Health Department reviewed the proposed project and determined prior to operations, the project should be subject to assurance that the existing water system has the capacity and quality to serve this project as well concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water.

The State Water Resources Control Board, Division of Drinking Water has stated since the proposed project will not have 25 or more people for at least 60 days out of the year, the project does not meet the definition of a new public water system (PWS) and will not require a permit from the Division of Drinking Water at this time. However, if the proposed project exceeds the following thresholds: it either has 15 service connections or it serves 25 or more people for at least 60 days or more in a year, then it will meet the definition of a new public water system (PWS) and will require additional review and comments from the Division of Drinking Water. These comments will be placed as project conditions and notes.

- 4) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

FINDING: NO IMPACT:

No unique paleontological resource or unique geologic feature was identified on the project site.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- A. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or

- B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Air Quality and Greenhouse Gas Analysis, conducted by JK Consulting Group dated May 19, 2025, Fresno County and the SJVAPCD have not adopted numerical thresholds for GHG emissions. In the absence of an adopted numeric GHG emissions threshold, the Project's GHG impact determination will be based on the extent to which the Project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions. This approach is consistent with the State CEQA Guidelines Section 15064.4, and SJVAPCD's recommendation that if a project is consistent with an approved GHG emission reduction plan, it can be presumed that the project will not have significant GHG emission impacts. This project analysis was assessed for its consistency with CARB's adopted 2022 Scoping Plan.

The Project would comply with existing State regulations adopted to achieve the overall GHG emissions reduction goals identified in Executive Order B-30-15, SB 32, AB 197, and AB 1279 and would be consistent with applicable plans and programs designed to reduce GHG emissions.

The analysis states existing GHG emission thresholds developed by other lead agencies, the CARB, California Air Pollution Control Officers Association, Sacramento Metropolitan Air Quality Management District, and South Coast Air Quality Management District were based on consistency with meeting AB 32 goals and provide some perspective on the GHG emissions generated by the Project. The yearly GHG emissions generated by the Project was determined by the CalEEMod model. The projected operational GHG emissions generated by the Project reflect between 0.20% and 2.21% of the various thresholds identified by The CARB, California Air Pollution Control Officers Association, Sacramento Metropolitan Air Quality Management District, and South Coast Air Quality Management District. As a result, the Project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, mitigation is not warranted since there is a less than significant impact from Project operational emissions. As such, the Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Therefore, mitigation is not warranted since there is a less than significant impact from Project operational emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- A. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or

- B. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

FINDING: NO IMPACT:

The project is not located on a hazardous materials site, nor would it create a significant hazard to the public or the environment. No concerns were expressed by the Fresno County Department of Public Health, Environmental Health Division regarding Hazards and Hazardous Materials.

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

FINDING: NO IMPACT:

There are no existing schools within a one-quarter mile of the project site nor any indication of any designated sites for a school within the Specific Plan area. For reference, the closest school, Great Western Elementary School, is located 0.87-miles southwest of the project site.

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

FINDING: NO IMPACT:

According to the NEPAassist database, there are no listed hazardous materials sites located on the project site, nor in proximity of the subject site.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Per the Fresno County Airport Land Use Compatibility Plan Update adopted by the Airport Land Use Commission (ALUC) on December 3, 2018, the nearest public airport, Reedley Municipal Airport, is located 0.87-miles west of the project site.

The ALUC has reviewed the proposed project and notes that within this zone, the maximum non-residential intensity is 300 persons per acre, with 10% required open land. Prohibited uses include all outdoor stadiums and similar uses with very high intensity as well as all hazards to flight such as: Physical (e.g., tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development, such as golf courses and certain types of crops, as outlined in FAA's

Advisory Circular 150/5200-33B, Hazardous Wildlife Attractants on or Near Airports, that may cause the attraction of birds to increase is also prohibited.

As the referenced site appears to be within the Traffic Pattern Zone - Zone 6 of Reedley Municipal Airport. It would need to come before the Airport Land Use Commission (ALUC) for a finding of consistency with the Airport Land Use Compatibility Plan.

The proposed project went before the ALUC at their June 2nd 2025 meeting. The ALUC conditionally approved a Finding of Consistency to the Airport Land Use Compatibility Plan (ALUCP) for this project. With compliance of the ALUC's conditions, the proposed use would be less than significant.

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

FINDING: NO IMPACT:

The project does not include any characteristics (e.g., permanent road closures) that would physically impair or otherwise interfere with emergency response or evacuation in the project vicinity. As such, the project will not impair the implementation of, or physically interfere with, the implementation of an adopted Emergency Response Plan or Emergency Evacuation Plan.

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

FINDING: NO IMPACT:

The project is not located within the SRA (State Responsibility Area) boundary. The proposed development will be subject to Fresno County Fire Protection District fire safety standards.

X. HYDROLOGY AND WATER QUALITY

Would the project:

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

FINDING: NO IMPACT:

This proposal will utilize an on-site domestic water well, and was routed to the California Regional Water Quality Control Board (RWQCB), who did not express any concerns related to the project. Based on the information provided, the proposed project will not have 25 or more people for at least 60 days out of the year, hence, the project does not meet the definition of a new public water system (PWS) and will not require a permit from the Division of Drinking Water at this time. However, at any time the proposed

project exceeds the following thresholds: it either has 15 service connections or it serves 25 or more people for at least 60 days or more in a year, then it will meet the definition of a new public water system (PWS) and will require additional review and comments from the Division of Drinking Water. These requirements will be included as project notes.

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

FINDING: NO IMPACT:

Based on the applicant's operational statement, it is estimated that the outdoor events venue will use between 60-70 gallons of water per event maximum. There is an existing restroom facility and two septic systems. The water would be provided by an existing 25 gallons-per-minute water well with 1 storage tank of 220 gallons located on the property. The proposed project will not violate any water quality standards during construction, nor will it generate any waste discharge that would otherwise degrade surface water quality or violate quality standards or waste discharge requirements. The project will not affect groundwater supplies or recharge as no use of groundwater is proposed.

- C. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on or off site?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not expected to alter any existing drainage pattern of the site or area, including through the alteration of the course of a stream or river.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

Any site grading and drainage associated with the project will adhere to the Grading and Drainage Sections of the County Ordinance Code.

According to the Development Engineering Section of the Fresno County Department of Public Works and Planning, the project shall require: 1) an engineered grading and drainage plan to show how the additional storm water runoff generated by the proposed

development will be handled without adversely impacting adjacent properties; 2) filing of a Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) with State Water Resources Control Board (SWRCB) before the commencement of any construction activities disturbing 1.0 acre or more of area; and 3) providing copies of completed NOI and SWPPP to Development Engineering prior to any grading work. These requirements will be included as Project Notes.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to FEMA FIRM Panel 2200H, eastern portion of the area of the subject property is within Flood Zone A, subject to flooding from the 100-year storm. Any proposed development within the Special Flood Hazard Area shall conform to provisions established in Fresno County Ordinance Code Title 15, Chapter 15.48 Flood Hazard Areas. Any proposed structure and associated electrical equipment/electrical system components (e.g., service panels, meters, switches, outlets, electrical wiring, walk-in equipment cabinets, generators, bottom of the lowest edge of the solar array, pool-associated motors and water heater, receptacles, junction boxes, inverter, transformers, etc.) in the Special Flood Hazard Area must comply with the FEMA flood elevation requirements. All electrical wiring below the flood elevation shall be in a watertight conduit or approved direct burial cable. Grading import is not allowed within the flood zone. Any dirt material used for grading must be obtained within the designated flood area as to not cause an impact to the determined area of flooding. FEMA Elevation Certificate shall be required for every structure proposed to be constructed within the Special Flood Hazard Area. If the proposed building/structure is near the Special Flood Hazard Area, a certified Map of Survey/Map of Flood Hazard Area (MOS), stamped and signed by a Professional Land Surveyor delineating the distances from proposed structure(s) to the flood zone boundary and at least two property lines may be required. The MOS must show spot elevations within the perimeter of the proposed structure and within the flood zones to ensure that the proposed structure will be above the BFE (Base Flood Elevation) and/or outside the Flood Zone. With these provisions in place, the project is not anticipated to expose persons to flood or inundation hazards.

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

FINDING: NO IMPACT:

The subject proposal would not conflict with any Water Quality Control Plan or sustainable groundwater management plan. The subject application does not include provisions for the use of water on site, and no such use is anticipated. Project runoff will be retained on site or disposed of per County standards.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community; or

FINDING: NO IMPACT:

The project will not physically divide an established community. The nearest community, the City of Reedley is located approximately 2.8-miles south of the project site.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is not in conflict with the Fresno County General Plan with an approved Unclassified Conditional Use Permit has been approved from the ALUC for compatibility of the Airport Land Use Compatibility Plan with conditions. As such, this project will not conflict with any land use plan, policy, or regulation of any agency with jurisdiction over the project.

XII. MINERAL RESOURCES

Would the project:

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

FINDING: NO IMPACT:

Per Figure 7-8 of the Fresno County General Plan Background Report, the project site is not located within a mineral-producing area of the County.

XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION MEASURES:

An acoustical analysis was conducted by WJV Acoustics on May 13, 2024. As part of the analysis, noise measurements were taken at the site during a typical event at which amplified music was played. It was determined that project-related noise levels exceeded the County's noise standards at each of the closest residential land uses, and additional measures are required to ensure compliance with the noise standards. To comply with the Fresno County noise standards, noise levels will need to be reduced at the source. Additionally, noise attenuation measures could also be incorporated into project design. Per the acoustical analysis, the project applicant indicated that they will incorporate a sound barrier, consisting of stacked hay bales, between the speaker system and the residential land uses south and east of the project site. The hay bales should be stacked as to break line of sight between the speakers and the residential land uses. To maximize effectiveness, the barrier should be placed as close to the speakers as is feasible and practical. Monitoring compliance with the noise ordinance will require that reference noise monitoring locations be established and that event staff use a sound level meter to verify compliance with the County's standards. As such, the WJVA recommends the applicant establish a noise control plan. The noise control plan shall comply with the requirements listed under mitigation measures below.

- The Fresno County Department of Public Health, Environmental Health Division has reviewed the project proposal and the acoustical analysis and did not express any further concerns with regards to noise. They have noted the analysis provided indicates the proposed project with adequate mitigation measures will meet Fresno County Noise Ordinance standards with all amplified speech and music conclusion at 10:00 PM. However, if complaints are received from adjacent noise sensitive receivers and confirmed by Department of Public Health, Environmental Health Division staff. The operators shall be required to provide additional mitigation measures to meet the requirements of the Fresno County Noise Ordinance. Failure to comply with the Fresno County Noise Ordinance could result in revocation of Health Permit to Operate.

The following mitigation measures shall apply:

Mitigation Measure(s)

1. To comply with Fresno County noise standards, the applicant must incorporate a sound barrier to reduce noise at the source, consisting of stacked hay bales between the speaker system and the residential land uses south and east of the project site. The hay bales should be stacked as to break line of sight between the speakers and the residential land uses. To maximize effectiveness, the barrier should be placed as close to the speakers as is feasible and practical. Any outdoor sound amplification system shall be oriented to face toward the south/southwest and face inward and away from abutting property.
2. Noise levels must be monitored during on-site events using amplified speech and music. Noise levels monitored during on-site events will be at the established three monitoring sites listed in the analysis and should not exceed the noise levels standards and must be reduced until compliance is met. Additionally, the noise monitoring program will comply with the following requirements:

- a) Instrumentation: Events 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 (Lmax) 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.
 - b) Training: Events 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.
 - c) Reference Noise Monitoring Site: Appropriate reference noise monitoring sites must be identified for conducting noise monitoring during events utilizing amplified speech and music. The sites must be easily identified and must be accessible during project events. WJVA recommends utilizing the three (3) sites, as shows on Figure 6, in the directions of the closest receptors. In order to comply with Fresno County daytime noise level standards, noise levels measured at these three monitoring sites should not exceed the noise levels thresholds.
 - d) Noise Monitoring Schedule from amplified outdoor activities should be monitored at the reference sites 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 noise levels threshold, the amplification system must be turned down until compliance with the threshold reference standards are achieved at the reference sites.
 - e) Sound Amplification Systems: Event staff must have control over the use and volume of any sound amplification systems to be used during outdoor events. This means that the events staff must have the ability to adjust amplification settings at any time prior to and during activities utilizing amplified speech and music.
 - f) Monitoring noise during events will be done at minimum four times per event and no more than 30-minute increments. The record of the monitoring shall include the time, date, sound meter decimal levels and printed name and signature of person performing the measurements. The owner will maintain, in perpetuity, written records of all events noise monitoring and readings. This information is to be made available to the County at request.
- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public

use airport, would the project expose people be residing or working in the project area to excessive noise levels; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The nearest public airport is Reedley Municipal Airport, which is located 0.87-miles west of the project site. As such, the project was routed to the Fresno Council of Governments (Fresno COG) and notes that project site is within the Traffic Patter Zone-Zone 6 of Reedley Municipal Airport.

Within that zone, the maximum non-residential intensity is 300 persons per acre, with 10% required open land. Prohibited uses include all outdoor stadiums and similar uses with very high intensity as well as all hazards to flight such as:Physical (e.g.,tall objects), visual, and electronic forms of interference with the safety of aircraft operations. Land use development, such as golf courses and certain types of crops, as outlined in FAA's Advisory Circular 150/5200-33B, Hazardous Wildlife Attractants on or Near Airports, that may cause the attraction of birds to increase is also prohibited.

The proposed project went before the ALUC at their June 2nd 2025 meeting. The ALUC conditionally approved a Finding of Consistency to the Airport Land Use Compatibility Plan (ALUCP) for this project. With compliance of the ALUC's conditions, the proposed use would be less than significant.

XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

No housing is proposed to be added or displaced with this application nor will the project significantly increase population growth in the area. The project will not displace housing or necessitate the construction of housing elsewhere.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental

impacts, to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities. The project was reviewed by the Fresno County Fire Protection District (CalFire) which did not express any concerns with the project. The proposed facility will be required to comply with the California Code of Regulations Title 24 – Fire Code, Building Code and be in substantial conformance with County-approved site plans by the Fire District prior to issuance of building permits by the County.

XVI. RECREATION

Would the project:

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

FINDING: NO IMPACT:

The project would not result in the need for new or expanded recreational facilities.

XVI. TRANSPORTATION

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The Transportation Planning Unit of the Fresno County Department of Public Works and Planning reviewed the proposal and proposed scoping letter dated August 12, 2024 from

Peters Engineering Group and states based on the number of events yearly and anticipated trip generation supplied in the operational statement and scoping letter the county concurs with the scope proposed by Peters Engineering Group as the ADTs fall under the county threshold. As such according to the Data provided to the County Transportation Planning Unit, no further traffic analyses or counts are required. As the anticipated daily traffic generated, is expected to be minimal, and will not conflict nor be inconsistent with CEQA Guidelines section 15064.3, subdivision (b), the project would result in a less than significant impact.

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

FINDING: NO IMPACT:

This proposal will not impair the implementation of, or physically interfere with an adopted emergency response plan.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION
INCORPORATED:

The project site is in an area determined to be moderately sensitive to archeological resources. Pursuant to Assembly Bill (AB) 52, project information was routed to the Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wah Tribal Government, Table Mountain Rancheria and Santa Rosa Rancheria Tachi Yokut Tribe offering them an opportunity to consult under Public Resources Code (PRC) Section 21080.3(b) with

a 30-day window to formally respond to the County letter. No further inquiries were presented to County Staff.

However, in the unlikely event that cultural resources are identified on the property, the Mitigation Measure included will reduce impact to tribal cultural resources to less than significant.

* **Mitigation Measure(s)**

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

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: NO IMPACT:

The project does not propose relocating nor constructing new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. Reviewing Agencies and Departments did not identify any significant environmental effects because of the project.

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

FINDING: NO IMPACT:

The proposed project will utilize two existing septic tanks on the subject property. It is estimated that 60-70 gallons per event will be used maximum on site and will utilize the on-site domestic 25 gallons per min water well with 1 storage tank of 220 gallons .

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

FINDING: NO IMPACT:

The project does not propose the development of a wastewater treatment system and would not have employees onsite where wastewater generation would occur. Therefore, the project does not necessitate a wastewater treatment provider.

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

FINDING: NO IMPACT:

The project will not require wastewater treatment and does not anticipate on generating solid waste exceeding State or local standards.

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

The project is not located within the State Responsibility Area (SRA). The project will not impair any emergency response/evacuation plan, exacerbate wildfire risks due to slope, prevailing winds, and other factors to require installation or maintenance of associated infrastructure, or create risks related to downstream flooding due to drainage changes or landslides.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

- A. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is located within an area of wetlands (Wakote Creek). However, reviewing agencies including California Department of Fish and Wildlife did not express concerns regarding the project, as discussed in Section IV of this report.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

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

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project was analyzed for potential impacts, and appropriate project-specific Mitigation Measures have been developed to reduce project impacts to less than significant levels. The project is required to comply with applicable County policies and ordinances. The incremental contribution by the proposed project to overall development in the area is less than significant.

The project will adhere to the permitting requirements and rules and regulations set forth by the Fresno County Grading and Drainage Ordinance, the San Joaquin Air Pollution Control District, and the California Code of Regulations Fire Code. No cumulatively considerable impacts relating to Agricultural, and Forestry Resources, Air Quality, or Transportation were identified in the project analysis. Impacts identified for Aesthetics, Biological Resources, Cultural Resources, and Energy will be addressed with the Mitigation Measures discussed above in Section I, Section IV, Section V and Section VI.

CONCLUSION/SUMMARY

Based upon Initial Study No. 8553 prepared for Unclassified Conditional Use Permit No. 3784, staff has concluded that the project will not have a significant effect on the environment.

It has been determined that there would be no impacts to agricultural and forestry resources, biological resources, mineral resources, population and housing, and recreation.

Potential impacts related to aesthetics, agricultural and forestry resources cultural resources and tribal cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, air quality land use and planning, greenhouse gas emissions, public services, transportation, and utilities and service systems have been determined to be less than significant.

Impacts related to tribal cultural resources and noise have been determined to be less than significant with adherence to the proposed Mitigation Measures.

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

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