CITY OF FRESNO
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Filed with the
FRESNO COUNTY CLERK
2220 Tulare Street, Fresno, CA 93721

ENVIRONMENTAL ASSESSMENT FOR CONDITIONAL USE PERMIT APPLICATION NO. P22-03569 AND PLAN AMENDMENT REZONE APPLICATION NO. P22-02694

APPLICANT:

Maria Spera
Dirk Poeschel Land Development Services, Inc.
923 Van Ness Avenue, Suite #200
Fresno, CA 93721

PROJECT LOCATION:

1880 East Copper Avenue; located on north side of East Copper Avenue, between North Maple and North Cedar Avenues in the City and County of Fresno, California (See Exhibit A - Vicinity Map)

APN: 579-220-70S

Site Latitude: 36º53'45.953" N & Site Longitude: 119º44'59.424" W Mount Diablo Base & Meridian, Township T.12S, Range R. 20E, Section 11

The applicant proposes to develop a 3,500 square foot automated car wash located near (approximately 525 ft. to the west of) the northwest corner of East Copper and North Maple Avenues (Figure 1). The project site is within the Woodward Park Community Plan and includes a General Plan Amendment (GPA) from Commercial Community (CC) to Commercial General (CG). A Rezone from CC to the CG zone district will also be required to allow an automated automobile car wash. The rezone to CG would be limited to one proposed use of an automated car wash. No other uses are proposed.

Primary ingress and egress to the site will be from East Copper Avenue on the south with access available from the east via a shared access driveway with the existing commercial shopping center. The existing curb and gutter along East Copper Avenue would be removed to construct a street-type approach in accordance with Public Works standard P-76.

The car wash will have a tunnel with two driveway aisles and a 16-stall vacuuming area which will be located to the east of the car wash tunnel. One driveway aisle will be 9 ft. 3 in. and the other will be 9 ft. There will also be two pay stations located on the northern portion of the site. Total proposed building area including the car wash tunnel office, bathroom and storage is 3,500 sq. ft. There will also be 2,813 sq. ft. of canopy over the vacuum area and car wash tunnel entrance. The project site will be buffered by landscaping areas on the north, south and west of the property which will serve to mitigate noise and light generated by operation of the car wash (Figure 2 and Figures 3a - 3d). A landscaping strip will also be provided to the east of the car wash tunnel. An 8-ft. masonry sound barrier wall is proposed along the north and west property lines of the project site.

Several existing utility easements will remain including an 11 ft. easement on the north of the property, a 30 ft. easement on the west of the property, and a 77 ft. PG&E easement on the south of the property. The highest point on the parapet of the car wash is 21 ft. and the canopy will be a height of 15 ft.

The project would produce wastewater from the car wash process. However, the project integrates a recycling and filtering system that would remove and settle solids, greases, and other material into an underground reclamation tank for recycling and reuse. The project conserves water by recycling water.

The project also includes two bathrooms, each with one toilet and sink, a 300 sq. ft. office and equipment room. Existing water, sewer, storm drains, and electricity are located within East Copper Avenue to the south as well as to the west and north. A water fire suppression line is located within the proposed driveway on the east (refer to Figure 2).

Construction of the project would result in site preparation activities including minor grading, paving and trenching to install utilities as well as pouring concrete, laying pavement, erecting the car wash structure and teller booths, installing landscaping and lighting, etc.

The City of Fresno has prepared an Initial Study of the above-described project and proposes to adopt a Mitigated Negative Declaration.

Pursuant to the California Public Resources Code (PRC) §§ 21093 and 21094 and California Environmental Quality Act (CEQA) Guidelines §§ 15070 to 15075, and 15150, this project has been evaluated with respect to each item on the attached Appendix G/Initial Study Checklist to determine whether this project may cause any significant effect on the environment. The Planning and Development Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available.

The completed Appendix G/Initial Study Checklist, and its associated narrative reflect applicable comments of responsible and trustee agencies and research and analyses conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the project application and its related environmental assessment, responses to requests for comment, checklist, Initial Study narrative, and any attachments thereto, combine to form a record indicating that an Initial Study has been completed in compliance with the State CEQA Guidelines. Based upon the evaluation guided by the Appendix G/Initial Study Checklist, it was determined that there are no project specific foreseeable impacts which require project level mitigation measures.

The Initial Study has concluded that the proposed project will not result in any adverse effects, which fall within the "Mandatory Findings of Significance" contained in § 15065 of the State CEQA Guidelines. The finding is, therefore, that the proposed project will not have a significant adverse effect on the environment. Public notice has been provided as prescribed by § 15072 of the CEQA Guidelines and by § 21092 of the PRC Code (CEQA provisions).

Additional information on the proposed project, including the proposed environmental finding of a Mitigated Negative Declaration and the Initial Study may be obtained from the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor, Room 3043, Fresno, California 93721 3604. Please contact Erik Young, Supervising Planner at (559) 621-8009 or via email at Erik.Young@fresno.gov for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must

be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on October 13, 2022. Please direct comments to Steven Lieng, Planner II, City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to Erik.Young@fresno.gov.

INITIAL STUDY PREPARED BY:

Erik Young, Supervising Planner

DATE: September 2, 2025

Attachments:

Exhibit A – Project Location Map

SUBMITTED BY:



Erik Young, Supervising Planner

CITY OF FRESNO

PLANNING AND DEVELOPMENT DEPARTMENT

Exhibit A – Project Location Map



Legend

Subject Property