



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

- APPLICANT: Dirk Poeschel, Dirk Poeschel Land Development Services
- APPLICATION NOS.: Initial Study No. 8724 and Conditional Use Permit
Application No. 3824
- DESCRIPTION: Allow a special event facility with a fine dining operation on a 2.5-acre parcel in the R-1-AH (Low Density, Single Family Residential) Zone District.
- LOCATION: The subject parcel is located on the northwest corner of E. Butler Avenue and S. Waverly Lane, approximately 300-feet east of the intersection with S. Clovis Avenue and the City of Fresno (5641 E. Butler) (474-120-35) (Sup. Dist. 5).

AESTHETICS

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

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

The project site is located in an urbanized area with primarily residential uses. There are no identified scenic vistas or scenic resources in the area. The nearest designated scenic resource is located approximately 2.50 miles northeast starting on E. Belmont Ave. and N. Temperance Ave.

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

FINDING: NO IMPACT:

The project proposes the use of limited outdoor lighting already existing on the property. No new installation of lighting is proposed as part of this project.

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: NO IMPACT

Per the 2022 Fresno County Important Farmland Map, the subject parcel is designated as Urban and Built-Up Land. The project will not convert any farmland.

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

FINDING: NO IMPACT:

The subject parcel is zoned RR (Rural Residential) Zone District and 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?

FINDING: NO IMPACT:

The project site is not located on land zoned for forest land, timberland or timberland zoned Timberland Production, and as such will not result in the loss of forest land or conversion of land for non-forest use.

- 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: NO IMPACT:

The project is not located in an area that has farmland or forest land, and it will not convert any farmland or forest land.

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

FINDING: NO IMPACT:

The project proposes the operation of a fine dining establishment. Reviewing Agencies and Departments did not express concern with the project to indicate that the project would result in conflict with an applicable Air Quality Plan or result in cumulatively considerable net increase of any criteria pollutant.

- C. Expose sensitive receptors to substantial pollutant concentrations; or
- D. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

FINDING: NO IMPACT:

Emissions resulting from the operation of the fine dining operation will not result in significant pollutant concentrations. The nearest sensitive receptor is a home on the property and neighboring homes with the closest being approximately 130-feet north of the project site.

IV. BIOLOGICAL RESOURCES

Would the project:

- A. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

FINDING: NO IMPACT:

The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) did not express concern with the project, and they didn't indicate any impacts to special-status species. Therefore, development of the project is not expected to have a substantial adverse effect through habitat modification as the site is already previously disturbed by a residence and there is no development additions proposed.

- 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?

FINDING: NO IMPACT:

No riparian habitat or other sensitive natural community was identified on the project site.

- D. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

FINDING: NO IMPACT:

The project proposes to operate a fine dining experience on a previously disturbed parcel located in an urban neighborhood. The project does not cut off movement of the site for any wildlife residents. 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:

Reviewing Agencies and Departments did not identify a local policy or ordinance adopted for the protection of a biological resource that would be in conflict with the project proposal. No Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state Habitat Conservation Plans were identified as being in conflict 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: NO IMPACT:

The project proposes to operate a fine dining experience on a previously disturbed parcel located in an urban neighborhood. No reviewing Agencies and/or 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.

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:

The project proposes to operate a fine dining experience on a previously disturbed parcel. Construction of new buildings is not proposed. The operation of the fine dining experience anticipates serving approximately 75 guests a day, 4-course meals, for four days a week out of the residence. Consumption of energy resources is expected to increase with operations and result in above average consumption rates compared to similar single-family residence. The kitchen equipment powered by either gas or electricity will be used to meet operational demands. No state or local plan for renewable energy or energy efficiency was identified during Agency and Department review.

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?

FINDING: NO IMPACT:

According to Figure 8-1 of the 2024 Fresno County General Plan Background Report and the California Department of Conservation Earthquake Hazard Zone Application (EQ Zapp), the project is not located on a known earthquake fault zone.

2. Strong seismic ground shaking?
3. Seismic-related ground failure, including liquefaction?

FINDING: NO IMPACT:

According to the Department of Conservation California Geological Survey the project is not located in an area near a known earthquake fault zone and is not susceptible to liquefaction.

4. Landslides?

FINDING: NO IMPACT:

According to the 2024 Fresno County General Plan Background Report the project area is in a low-risk area for landslides.

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

FINDING: NO IMPACT:

The project does not propose any site development or new construction. The project would not result in a loss of topsoil or soil erosion where a significant risk of loss, injury, or death would occur.

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

FINDING: NO IMPACT:

According to the 2024 Fresno County General Plan Background Report the project site is located in an area with low risk for landslides and liquefaction. There have been no known issues with subsidence in the project area. No geologic unit or unstable soil was identified on the project site. Furthermore, the site is developed with a single-family residence and accessory buildings.

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

FINDING: NO IMPACT:

According to the 2024 Fresno County General Plan Background Report the project site is not located in an area known to have expansive soils.

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

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

FINDING: NO IMPACT:

The project site has two 1,500-gallon septic tanks. A Nitrogen Loading Analysis (NLA) was submitted and reviewed on February 28, 2025. This NLA indicates that the total nitrogen in the groundwater is 7.7mg/l which is below the Environmental Protection Agency (EPA) threshold of 10.0mg/l for drinking water. This project does not propose an alternative wastewater disposal system. There were no unique paleontological resources or unique geologic features 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: NO IMPACT:

The project proposes to operate a fine dining experience on a previously disturbed parcel. Reviewing Agencies and Departments did not express concern with the project to indicate that a conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases exists as a result of the project.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

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

FINDING: NO IMPACT:

No hazardous materials are proposed for this project.

- 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:

The project does not propose the handling of hazardous materials as part of operations. The project site is located approximately 0.63 miles southwest of an existing school (Sunnyside Learning Center), and therefore there will be no hazardous emissions within one-quarter mile of a school.

- 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, the project site is not located on a listed hazardous materials site and the project would not result or create a significant hazard to the public or the environment.

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

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or public use airport. The nearest airport is the Fresno Yosemite International Airport located approximately 2.50-miles north from the proposed project site.

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

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

FINDING: NO IMPACT:

Reviewing Agencies and Departments did not identify any conflict with the project and any adopted emergency response plan or emergency evacuation plan. Additionally, no concerns were expressed that the project would result in a significant risk of loss, injury, or death involving wildland fires. Furthermore, the project site is not in a State Responsibility Area (SRA) for fire suppression and prevention.

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

FINDING: NO IMPACT:

The project proposes to operate a fine dining experience out of an existing residence in an urban neighborhood. The proposed water use is that of a typical residence. Water services are provided by the City of Fresno. The City of Fresno did not express any concern with project in relation to water usage or the violation of any water quality standards. The project would not violate water quality standards, waste discharge requirements or substantially degrade surface or ground water supply.

- 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?
 - i. Result in substantial erosion or siltation on- or off-site;
 - ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?
 - iii. 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?

FINDING: NO IMPACT:

The project proposes to operate a fine dining experience on a previously disturbed parcel located in an urban neighborhood. No ground disturbance or grading is proposed as part of this project. Reviewing agencies and departments did not express concern with the project to indicate that the project would result in runoff water contributions that would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff.

- iv. Impede or redirect flood flows?

FINDING: NO IMPACT:

The project site is not located within a flood hazard area. Applicable agencies reviewed the project site and did not have any comments regarding any requirements and asserted the project as proposed would not impede or redirect flood flows.

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

FINDING: NO IMPACT:

The project site is not located within a flood hazard area, and the project will not increase the risk of release of pollutants due to project inundation. Additionally, the project site is not located near a body of water where a tsunami or seiche risk is prevalent.

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

FINDING: NO IMPACT:

The project site receives its water from the City of Fresno. The City of Fresno did not express any concern with project in relation to water quality or groundwater management plan.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community?

FINDING: NO IMPACT:

The project proposes to operate a fine dining experience on a previously disturbed parcel located in an urban neighborhood through a land use discretionary permit. The project is not proposing to physically divide an established community or divide the existing parcel.

- 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: NO IMPACT:

There were no land use plans, policies, or regulations for the purpose of avoiding or mitigating an environmental effect identified in the Fresno County General Plan as being in conflict with the project proposal.

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:

According to the 2024 Fresno County General Plan Background Report the project site is not located on or near an identified mineral resource or mineral producing site.

XIII. NOISE

Would the project result in:

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

FINDING: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION:

The project proposes to operate a fine dining experience in an urban neighborhood. The use of a small outdoor speaker system may be used during events. According to the noise analysis conducted a mitigation measure to prevent noise pollution shall be in place.

Mitigation Measure No. 1: *Outdoor amplified sound shall not exceed a noise level of 79dB's at five (5) feet from the noise source or sources; or fifty (50) dB's at the Project site property line.*

- 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 residing or working in the project area to excessive noise levels; or

FINDING: NO IMPACT:

The project site is not located within two miles of a public airport or public use airport. The project site is not located in an airport land use plan. The nearest airport is the Fresno Yosemite International Airport located approximately 2.50-miles north of the proposed project site.

XIV. POPULATION AND HOUSING

Would the project:

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

FINDING: NO IMPACT:

The project proposes to operate a fine dining experience on a previously disturbed parcel located in an urban neighborhood. The project will not induce unplanned population growth or displace any number of people or housing. No new housing or division of land is being proposed.

XV. PUBLIC SERVICES

Would the project:

- A. Result in substantial adverse physical impacts associated with the provision of new or physically-altered governmental facilities, or the need for new or physically-altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?
 - i. Fire protection;
 - ii. Police protection;
 - iii. Schools;
 - iv. Parks; or
 - v. Other public facilities?

FINDING: NO IMPACT:

Reviewing agencies and departments did not provide concerns regarding the project or a need for additional governmental facilities or alteration to existing governmental facilities. The project proposes to operate a fine dining experience on a previously disturbed parcel located in an urban neighborhood and does not anticipate utilizing any public facilities during its operation and should not cause negative impact on the public services available.

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 proposes to operate a fine dining experience on a previously disturbed parcel located in an urban neighborhood. The project is not expected to increase the use of existing neighborhood and regional parks and does not include the construction or expansion of recreational facilities.

XVII. TRANSPORTATION

Would the project:

- A. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; or
- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to operate a fine dining experience in an urban neighborhood. The experience will be by reservation only, Wednesday's through Saturdays from 11:00AM to 2:30PM and from 5:00PM to 10:30PM. The fine dining experience proposes to host an average of 45 people during each scheduled event. Seven (7) personal celebrations with no more than 50 guests per event, and three (3) larger events to host no more than 85 people are proposed on the project site. According to the Trip Generation Analysis provided by a registered professional engineer, the project is anticipated to generate a maximum of 76 daily trips with 38 AM peak hour trips and 36 PM peak hour trips. This is under the threshold of 110 daily vehicle trips that would require further evaluation and potentially require or recommend mitigation. This Trip Generation Analysis was provided to Fresno County Transportation Planning Unit for review, and it was determined to be acceptable as presented.

- 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:

Reviewing Agencies and Departments did not express any concerns with the project design or access to indicate that potential hazards would be generated due to design features or inadequate emergency access will result from the project.

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:
- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
 - ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

FINDING: NO IMPACT

Participating California Native American Tribes were notified of the project proposal and given the opportunity to enter into consultation with the County of Fresno in addressing potential tribal cultural resources occurring on the project site. No notified California Native American Tribe expressed concern with the project and did not enter into consultation. The subject parcel has been previously disturbed. No reviewing Agency or Department provided comments to indicate that a listed or eligible historical resource is located on the project site.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

FINDING: NO IMPACT:

The project proposes to operate a fine dining experience on a previously disturbed parcel located in an urban neighborhood. Two 1,500-gallon septic tanks are on the parcel to accommodate the proposed use. Water is provided by the City of Fresno. This project will not result in the relocation or construction of utilities and service systems. Reviewing agencies and departments did not identify any significant environmental effects as a result 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 project proposes to operate a fine dining experience on parcel located in an urban neighborhood. The proposed use would utilize water supplied by the City of Fresno estimated to be approximately 16,000 gallons per month. The City of Fresno did not express any concern with the proposed water use having an adverse effect on water supplies.

- 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 the project does not necessitate a wastewater treatment provider. Two 1,500-gallon septic tanks are on the parcel to accommodate the proposed use and there is no wastewater treatment provider servicing the property.

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to operate a fine dining experience in an urban neighborhood. The project anticipates generating a maximum quantity of 2 cubic yards of solid waste per week. The facility will be serviced by Waste Management, a private waste management service provider. Reviewing agencies and departments did not provide comments to indicate that the project would result in solid waste generation in excess of State or local standards, or result in a conflict with federal, state, and local management and reduction statutes and regulation related to solid waste.

XX. WILDFIRE

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

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

FINDING: NO IMPACT:

As depicted in the 2025 Fresno County Fire Hazard Severity Zones Map, produced by the California Department of Forestry and Fire Protection, the project site is located within an unzoned Local Responsibility Area near an Incorporated City. The project site is not located in or near a state responsibility area and it is not classified as a very high fire hazard severity zone. Reviewing Agencies and Departments did not provide comments to indicate that the project would result in impairment to evacuation plans, exposure to pollutant concentrations, exacerbation of fire risk, or exposure to post-fire risks.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

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

FINDING: NO IMPACT:

The subject site has been determined to be previously disturbed and occupied with human activity. The project does not have the potential to substantially degrade the environment, substantially reduce the habitat of a wildlife species and would not cause a wildlife population to drop below self-sustaining levels.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

It has been determined that the project would result in impacts to Noise. These impacts were determined to be less than significant with the implementation of a mitigation measure that outdoor amplified sound shall not exceed a noise level of 79dB’s at five (5) feet from the noise source or sources; or fifty 50dB’s at the Project site property line. This is to prevent adverse effects on the surrounding area in regard to noise impacts. With the implementation of this mitigation measure, the project is not anticipated to result in a cumulative considerable impact and would result in a less than significant impact regarding the identified section.

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

FINDING: NO IMPACT:

The project has been determined to not result in substantial adverse effect on human beings.

CONCLUSION/SUMMARY

Based upon the Initial Study No. 8724 prepared for Conditional Use Permit Application No. 3824, staff has concluded that the project will not have a significant effect on the environment. It has been determined that there would be no impacts to Agriculture & Forestry Resources, Air Quality, Biological Resources, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, Transportation, Utilities/Service Systems, Wildfire, or Mandatory Findings of Significance.

Potential impacts related to Energy, Transportation, Utilities/Service Systems and Mandatory Findings of Significance have been determined to be less than significant.

Potential impacts related to Noise have determined to be less than significant with mitigation.

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” Street, Fresno, California.

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