



County of Fresno

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

EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Row Crop, LLC

APPLICATION NOS.: Initial Study No. 8872 and Temporary Use Permit No. 0002

DESCRIPTION: Allow a one-time special event (outdoor concert) in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District. The special event setup is scheduled from May 11th to May 14th with the concert taking place on Friday May 15, 2026, between the hours of 2:00 PM and 11:00 PM. The dismantling of the event will occur from May 16th to May 22nd.

LOCATION: The subject parcels are located on the west side of N. Highland Avenue between Tollhouse Road (SR 168) and E. Nees Avenue, and southerly adjacent to the city limits of the City of Clovis. (APNs:[558-050-27,3S,22,23,24,25,28] [558-042-01,02][558-060-05,13,22,29,34] [558-032-06, 14,15]) (Sup. Dist. 5).

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

FINDING: NO IMPACT:

No scenic vistas, or scenic resources including topographical features, trees, rock outcroppings or historical buildings were identified in the analysis; additionally, the project site is not located along a scenic highway. Additionally, the proposed project is temporary in nature and does not propose any development that would cause impacts to scenic resources.

- 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 proposed project is for a one-time special event that once the special event is finished will be dismantled and removed. The dismantling of the project combined with its limited operation will result in no impact to the existing visual character or quality of public views of the site. Visual impacts would be temporary with the concert stage and party lights only occurring for a limited period of time.

- 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:

The project proposes 40 hooded construction type light towers every 400 feet and stage lighting. Stage lighting will consist of eight Global Trusses with a combination of Acme Pixel Line (LED Bars), Monet (LED) follow-me fixtures, stage washes, and K9 LED Light bars. An all-LED lighting rig with a light/throwing range of 15' to 100' of light distance.

The proposed special event is limited to one day, May 15, 2026, and will run from 2:00 PM to 11:00 PM with attendees of the special event exiting by 1:00 am. While the proposed special event would have a new light source and glare, that light would be directed via the hooding so as to not directly shine onto adjacent properties or public roadways per the Fresno County Zoning Ordinance. There is no future development that would create a new source of light or glare.

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

FINDING: NO IMPACT:

The subject parcels are located within the AE-20 (Exclusive Agriculture) Zone District. According to the Fresno County Important Farmlands Map, the subject property is designated as Farmland of Local Importance, which indicates land that is either currently producing or has the capability of production; but does not meet the criteria for Prime farmland, farmland of Statewide Importance or Unique farmland.

In Fresno County, Local Importance includes all farmable lands that do not meet the definitions of Prime, Statewide or Unique, and land that is or has been used for irrigated pasture, dryland farming, confined livestock, dairy, poultry facilities, aqua culture and grazing land, thus the project will not convert Prime or Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; there is no impact with agricultural use.

The subject parcels are not enrolled in contract under the Williamson Act.

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

FINDING: NO IMPACT:

The subject property does not contain forestland or timberland, and is not zoned for forest land, or Timberland production, thus the project will not conflict with such zoning or result in the loss of or conversion of forest land.

- F. 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 will not convert any Farmland as it entails a one-time special event that does not change the current use of the land, which is either left fallow, or used for livestock grazing. The property will be returned to its prior state after conclusion of the special event (concert).

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposal was submitted to the San Joaquin Valley Air Pollution Control District for review. The agency did not express any concerns about the temporary concert event nor did it identify any relevant Air Quality Plan that the event would be subject to.

- 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: LESS THAN SIGNIFICANT IMPACT:

As the proposed project is a one-time special event, it will not result in a cumulatively considerable net increase of any criteria pollutant.

- C. Expose sensitive receptors to substantial pollutant concentrations?

FINDING: LESS THAN SIGNIFICANT IMPACT:

Based on comments from the Air District, this proposal is not expected to produce substantial pollutant concentrations, affecting sensitive receptors or to result in other emissions which would adversely affect a substantial number of people. The project does not involve emissions sources that would produce substantial quantities of pollutants

during set-up and operation due to the limited operational time-frame of the project.

Project set up would result in minor increases in traffic for the surrounding roads. Once the project becomes operational, vehicles accessing the site would also result in a temporary minor increase in overall daily traffic trips on the surrounding roads but would not substantially reduce the Level of Service (LOS) during the limited operational timeframe for more than a single day. Therefore, the project would not significantly exceed state or federal CO standards.

The proposed one-time special event is not a use that would generate substantial toxic air contaminant emissions. Traffic generation from the proposed facility is minimal and the volume of truck traffic is low.

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

FINDING: LESS THAN SIGNIFICANT IMPACT

The proposed event will be located in an agricultural area with existing rural homesites located adjacent to or near the event site. According to the screening table for land use types that are potential odor generators. available on the San Joaquin Valley Air Pollution Control District's website, the proposed one-time special event would not be a source of odors. Set-up activities will involve various equipment which would create limited localized emissions and odors. However, emission would be temporary and not

likely be noticeable for extended periods, beyond the project boundaries. Therefore, the potential for odor impacts, including those generated by diesel emissions, would be less than significant.

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 subject parcels were previously disturbed land utilized for growing permanent and field crops. The current use of the parcels is fallow land. The project was routed to the California Department of Fish and Wildlife and no comments indicating adverse impacts or the need for mitigation were received for the project.

- 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: LESS THAN SIGNIFICANT IMPACT:

There are no State or Federally protected wetlands on or in the vicinity of the project site. The proposed project will not consist of any construction or grading activities that could impact the nearby wetlands.

- 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: LESS THAN SIGNIFICANT IMPACT:

No native or migratory fish or wildlife species, or migratory wildlife corridors were observed on the project site, were any wildlife nurseries or fisheries identified on or in the vicinity of the project site.

- E. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

FINDING: NO IMPACT:

The project will not conflict with local policies or ordinances protecting biological resources. No such policies or ordinance applicable to the subject property were identified in the analysis. The project site consists of open fallowed land, which is currently not in use, no trees were observed on the site.

- 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:

The project is located within the PG&E San Joaquin Valley Operation and Maintenance Habitat Conservation Plan (HCP), which is limited to PG&E maintenance activities. The project will not conflict with this HCP or any other adopted or approved HCP or Natural Community Conservation Plan.

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 WITH MITIGATION INCORPORATED:

The County provided notice to the four tribes in Fresno County who have requested to be notified of projects subject to CEQA under the provisions of AB 52. One of the tribes, the Table Mountain Rancheria requested that a CHRIS records search be undertaken for the project site. The records search was requested via the Southern San Joaquin Valley Information Center at California State University Bakersfield. The Tribe also indicated that the records search results be provided at the time it is completed and submitted to the County. Additionally, the Tribe requested that if any cultural resources were discovered during preparation of the event site, that work be halted and the Table Mountain Rancheria notified of such discovery.

Subject property is not located in an area designated as highly or moderately sensitive for the existence of archaeological resources. Additionally, the project does not propose any permanent construction nor any activities that would disturb the ground, and as such would not result in substantial changes to the existing condition of the project site. However, if any cultural resources, or human remains are inadvertently discovered during preparation of the event site, all standard procedures will be followed to halt work

and preserve the find until the appropriate agencies are notified and are able to ascertain the nature of the find. The following mitigation measure has been included to address this concern:

* **Mitigation Measure(s)**

1. *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 shall be followed by photos, reports, video, and etc. If such remains are determined to be Native American, the Sheriff-Coroner must notify the Native American Commission within 24 hours.*

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:

There is no proposed construction requiring permits proposed with the project. If any construction is proposed the construction would be required to adhere to standard construction practices. With adherence to standard construction practices, energy usage during construction is not anticipated to be wasteful, inefficient or unnecessary, nor conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

The project will be subject to Title 24, California Code of Regulations (CCR) of the California Building Standards Code, and Part 11 of Title 24, California Green Building Standards (CAL Green) Code; which contains regulations on energy production, fuels, and motor vehicles that apply to both new and existing development.

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?
3. Seismic-related ground failure, including liquefaction?
4. Landslides?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project site is not located in an area subject to a substantial risk from seismic activity, per Figure 9-5 of the Fresno County General Plan Background Report (FCGPBR), which indicates that, given a ten percent probability of an earthquake occurrence in within 50 years, the project site is in an area where ground acceleration due to seismic activity has a 10 percent probability of exceeding 0-20 percent of peak horizontal ground acceleration or a maximum of .20 g (percent of the force of gravity) during an earthquake, which is a relatively low probability. However, known fault systems along the eastern and western boundaries of the County, do have the potential to cause high magnitude earthquakes, which could affect other parts of the County. The project will be subject to current California Building Code which addresses seismic design standards. The project site is not located in an area prone to liquefaction, or landslides. Therefore, based on the analysis, the potential for the project to cause adverse effects related to seismic activity would be less than significant.

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

FINDING: NO IMPACT:

The proposed project will not entail any changes to the projects site. Any grading proposed with this project will require a grading permit or grading voucher, which will be reviewed to ensure that substantial erosion does not result.

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

FINDING: NO IMPACT:

The project site is not located in an area of the County that is subject to on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.

- 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:

The subject parcel is not located in an area of expansive soils as identified by Figure 7-1 of the Fresno County General Plan Background Report (FCGPBR), which is a generalized location.

- 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?

FINDING: NO IMPACT:

- F. Directly or indirectly, destroy a unique paleontological resource or site or unique geologic feature?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The subject property is not located in an area of moderate or high sensitivity for archaeological resources

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project would generate direct and indirect greenhouse gas (GHG) emissions; however, these emissions would not result in a significant impact on the environment.

The Air District does not recommend assessing the significance of construction-related emissions. Operational or long-term emissions occur over the life of the project. Sources of emissions may include passenger vehicles and trucks, energy usage, waste generation, and other sources in the area such as landscaping activities, or consumer use products. Operational emissions for this project were modeled for 2023 and 2030 using CalEEMod.

As the project entails a single day of operation there is no long term significant impact on the generation of direct and indirect GHG emissions. The project was routed to the San Joaquin Valley Air Pollution Control District and no adverse comments were received related to the project.

- 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:

The proposed project would have a minimal impact on the emission of greenhouse gases due to the limited operational timeframe and scope.

The project complies with applicable regulations adopted to achieve the AB 32, 2020 target and would not interfere with or conflict with the State's ability to implement regulations and programs to reduce GHG emissions. Additionally, considering the proposed project's emissions, consistency with the SB 32 Scoping Plan measures, and the progress being made by the state in achieving emissions reduction goals, the project would be consistent with the State's AB 32 and SB 32 goals, and not impact the attainment of that goal.

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; or
- 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 involve the handling of hazardous materials as part of the operation of the proposed one-day special event. Additionally, this project will be subject to the provisions of the California Health and Safety Code (HSC), which requires that any business that handles hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan online, through the Cal EPA, California Environmental Reporting System (CERS). All hazardous waste shall be handled in accordance with the California HSC, Title 22, Division 4.5. The nearest school to the project site is Bud Rank Elementary School, located approximately 0.4 mile to the northwest.

- 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 a search of the Environmental Protection Agency's NEPAAssist tool, and the California Environmental Protection Agency's (Cal EPA), Department of Toxic

Substances Control, EnviroStor mapping tool, the proposed project is not located on or near a known hazardous material 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?

FINDING: NO IMPACT:

The project is not located within an airport land use plan or within two miles of a public airport or public use airport, the nearest airport is Fresno Yosemite International Airport, approximately 7.0 miles southwest of the project. Therefore, the project will not result in a safety hazard or excessive noise for people residing or working in the project area.

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

FINDING: NO IMPACT:

The subject property is not located within an area subject to an adopted emergency response plan or emergency evacuation plan; therefore, the project will not impair implementation of or physically interfere with any such plans.

- 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 subject property is not within a wildland fire area or State Responsibility Area (SRA).

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?

FINDING: NO IMPACT:

The project is not expected to violate any water quality standards due to the limited duration of the Project. The Fresno County Department of Public Works and Planning, Water and Natural Resources Division reviewed the proposed project and determined that there will be no impact on the existing water supply in the area. The temporary use will utilize grey water, bottled water and portable toilets. By the nature of the event, all materials will be removed from the site after the event is over.

- 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 is not anticipated to impact groundwater supplies or recharge.

- 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:

- 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 storm water drainage systems or provide substantial additional sources of polluted runoff; or
- iv. Impede or redirect flood flows?

FINDING: NO IMPACT:

The project is not anticipated to result in substantial off-site erosion or siltation, increase the rate of surface runoff, resulting in offsite flooding, create or contribute storm water runoff that would exceed existing or planned drainage capacity, or create substantial sources of polluted runoff. The project does not entail the addition of impervious surfaces.

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

FINDING: NO IMPACT:

Portions of the project site are subject to flooding from the two-percent chance (50 year) storm event; however, the subject property is not located with a flood hazard, tsunami or seiche zone.

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

FINDING: NO IMPACT:

The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The project was reviewed by the Fresno County Department of Public Works and Planning, Water and Natural

Resources Division, which did not express any concerns due to the projects temporary nature.

XI. LAND USE AND PLANNING

Would the project:

- A. Physically divide an established community; or
- 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:

The project will not physically divide an established community; the immediate area, within one-quarter mile of the project site contains farmland to all sides of the project site. The project will not conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect; the proposed use is allowed with discretionary approval in unincorporated areas of the County.

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:

The project site is not located within any known mineral resource zones as identified by Figures 7-7 through 7-11 of the Fresno County General Plan Background Report (FCGPBR).

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?
- B. Generation of excessive ground-borne vibration or ground-borne noise levels; or

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project has the potential to expose nearby residents to elevated noise levels. The Applicant's site plan was revised to orientate the stage northeasterly so that projected noise levels at nearby sensitive receptors are minimized.

According to the applicant's submitted operational statement, the sound level is anticipated to be approximately 105 decibels throughout the event space. The surrounding area contains a mix of agricultural uses, and low-density, rural residential development to the south and east, and higher density residential to the north within the City Clovis city limits.

The applicant provided an acoustical analysis, prepared by Acoustics Lab – Pantellis Vassilakis, PhD, dated March 30, 2026 for the proposed event. According to the acoustic analysis, the nearest residences to the proposed event site are located approximately 1,000 feet north of the proposed stage area and primary noise vector along the north side of SR 168 (Tollhouse Road) within the City of Clovis boundaries. Additionally, there are residences located approximately 1,000 feet +/- along E. Nees Avenue and N. Highland Avenue to the south and southeast of the proposed event site. The nearest residences to the west are located approximately 1,300 feet away, and to the east approximately 4,300 feet away.

The acoustic analysis was reviewed by the Fresno County Department of Public Health, Environmental Health Division, which determined that the event would exceed the County Noise Ordinance nighttime (after 10:00 PM) thresholds, although temporarily. Based on this finding, the applicant was required to submit a noise variance request to the Department of Public Health for review and approval. The Public Health Officer reviewed and approved the noise variance subject to the following conditions of approval in order to minimize detrimental impacts on surrounding properties resulting from event related noise. The event organizers must ensure that the majority of speaker equipment is facing away from residential properties, provide public notice of the event including notice of the chance of louder than usual noise levels, and advise affected residential area about steps to alleviate the consequences of excessive noise.

The site layout, orientation of the stage and the limited duration of the event will ensure the proposal will have a less-than-significant impact on ambient noise levels in the area.

The County Department of Public Health approved the noise variance subject to the following conditions:

1. As much as possible, ensure that the majority of the speaker equipment is facing away from nearby residential properties.
2. Provide public notice about the event, and the chance of louder than usual noise levels that evening.

3. Advise affected residential areas about steps they can take to mitigate the consequences of excessive noise. This can include keeping pets indoors, closing windows and doors and using earplugs or noise canceling headphones to minimize the chance of damage to sensitive individuals.

The applicant has taken steps to provide property owners in the area with additional advance notice of the event which includes an event site map and illustration of the proposed traffic patterns before during and after the event.

Based on staff review of the event site plan, the stage for the concert will be oriented east-north east where the nearest sensitive receptors are located more than 4,000 feet away. The acoustic analysis concluded that this orientation would minimize the impacts to the greatest extent feasible given the anticipated noise levels during the event.

- 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?

FINDING: NO IMPACT:

The project is not located within the vicinity of a private airstrip or an airport land use plan, or within two miles of a public airport, and therefore will not expose people in the project area to excessive noise levels.

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 will not induce population growth, as no new infrastructure, residential or commercial development, is proposed with this project. The limited population increase due to attendees, support staff and law enforcement will be for less than a twenty-four-hour period. The project will not displace any people or a substantial amount of housing in the area. The subject property is agriculturally zoned which prohibits residential subdivisions.

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?

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

FINDING: NO IMPACT:

The project will not require the provision of or create the need for new or physically altered governmental facilities. The nearest fire station is Fresno County Fire Station No. 85, located approximately 4.13 miles west of the project site.

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 will not require the construction of new or expansion of existing recreational facilities, nor increase the use of existing neighborhood and regional parks.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The applicant submitted an event traffic control plan which was provided to the California Department of Transportation, the Fresno County Road Maintenance and Operations Division and the Transportation Planning Unit of the Fresno County Department of Public Works and Planning, the City of Clovis, the County Sheriff's Office, California Highway Patrol and Clovis Police Department for review.

The proposed project will consist of a single day event, preceded by four days of site preparation and set up, and followed by approximately six days of post event dismantling and equipment removal. The temporary nature of the event means it will have no long-term impact on any existing circulation program, plan, ordinance, or policy. Coordination with the California Highway Patrol, Sheriff's Office, Fire District, and other public agencies will occur on and off-site as part of the event's Traffic management Plan and through agreements between those agencies and the event organizer.

Comments on the traffic control plan related to additional temporary road closures for existing traffic during the event, and routing of non-event traffic around the area of the event to avoid unnecessary traffic delays.

- B. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

As the proposed project entails only a single day of operation the proposed project would not conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b) as the limited operational timeframe would not constitute a significant environmental 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)?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The proposed project does not include any permanent construction or alteration of the existing project. The proposed project has contracted with the California Highway Patrol and the Fresno County Sheriff's Department to provide additional security and traffic controls to minimize any increase in hazards accessing the proposed project.

- D. Result in inadequate emergency access?

FINDING: NO IMPACT:

The project site plan proposes an onsite dedicated emergency fire access point on Tollhouse Road adjacent to SR 168. The event area access points from N. Highland Avenue will be subject to current Fresno County Fire Protection District requirements pertaining to emergency access and the current Fire Code.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- A. 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:

Under the provisions of Assembly Bill (AB) 52, the County provided notice of the preparation of this Initial Study to the Native American Tribes who had previously indicated interest in reviewing CEQA projects. Notices were sent on March 13, 2026 to representatives of the Dumna Wo Wah, Table Mountain Rancheria, Santa Rosa Rancheria Tachi-Yokut Tribe and the Picayune Rancheria of the Chukchansi Indians. One of the Tribes, the Table Mountain Rancheria responded to the notice and requested a California Historical Resources Information System (CHRIS) records search relative to the location of the proposed event site. The County initiated the request to California State University Bakersfield, Southern San Joaquin Information Center on April 1, 2026. The project site is not located in an area of archaeological sensitivity and no cultural resources inventory was recommended by any reviewing agency. However, a Mitigation Measure has been included, in the event that cultural resources are inadvertently discovering during an project related activities.

See Mitigation Measure under Section V above.

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:

No wastewater facilities are planned. The project will entail the operation of a one-day special event with no relocation or construction of electrical, gas or telecommunications distribution facilities.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project is anticipated to use approximately 8,500 gallons of water by the restroom trailers and shower trailers which will be provided by the vendor. Potable water for food service will be provided via five-gallon jugs from Culligan Water. All other water for consumption will be in pre-packaged containers. The subject property is not located in an area of the County designated as water-short, and no concerns related to water supply were raised by any reviewing agencies or County departments.

- 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: LESS THAN SIGNIFICANT IMPACT:

Wastewater generated by the project will be handled by the vendor providing the toilet and shower trailers.

- 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 proposed one-day special event is not anticipated to exceed State or local standards, or the capacity of local infrastructure, or impair attainment of solid waste reduction goals. The project will be required to comply with federal, state and local solid waste reduction statutes, and Chapter 8.20.060 of the Fresno County Ordinance Code, which relates to solid waste removal.

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:

The subject property is not located in a State Responsibility Area, or in an area of increased wildfire risk; as such the project will not impair any adopted emergency response or evacuation plans, nor impair telecommunications facilities, or the construction or relocation thereof. The subject parcel is located in area of relatively flat terrain with, a combination of open irrigated farmland, orchards, and some residential structures, and no substantial slopes. The project will not require the installation or maintenance of infrastructure that would exacerbate fire risk or expose people or structures to post-fire slope instability or flooding.

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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION INCORPORATED

SEE MITIGATION MEASURE UNDER SECTION V ABOVE.

The proposed project would not conflict with the seasonal wetland identified nearby as there is no development proposed; the project would not have a significant detrimental impact on the environment

- 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:

Emissions of criteria pollutants from this project will be consistent with the State Implementation Plan administered by the San Joaquin Valley Air Pollution Control District.

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

FINDING: NO IMPACT:

No environmental effects which would result in adverse effects on human beings, either directly or indirectly were identified in the analysis.

CONCLUSION/SUMMARY

Based upon the Initial Study prepared for Temporary Use Permit Application No. 0002; 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 and Forestry, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Hydrology and Water Quality, Recreation and Wildfire, and Hazards and Hazardous Materials.

Potential impacts related to Aesthetics, Biological Resources, Noise, Air Quality, Energy, Geology and Soils, Transportation, Greenhouse Gases have been determined to be less than significant.

Potential Impacts related to Cultural/Tribal Cultural Resources have been determined to be less than significant, with mitigation incorporated.

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.

JS

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