EVALUATION OF ENVIRONMENTAL IMPACTS

APPLICANT: Brent Powell, Etrack Clovis SE Series, LLC

APPLICATION NOS.: Conditional Use Permit Application No. 3850 and Initial Study 8886

DESCRIPTION: Allow the operation of an electric bike recreation facility on a 9-acre portion of a 20-acre parcel in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District.

LOCATION: The subject parcel is located south of E. Dakota Avenue, abutting the north side of the Redbank Slough, approximately half-a-mile east of N. Highland Avenue and approximately a quarter mile west of N. McCall Avenue (APN: 309-150-16) (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?

FINDING: NO IMPACT:

The project proposes to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. There are no scenic vistas or resources identified in the area that would be impacted by the project.

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: LESS THAN SIGNIFICANT IMPACT:

The project proposes to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. The character of the area is relatively flat with agricultural activity and sparse residences. The project does not propose the construction of buildings that would alter the non-urban character. Furthermore, the project site is abutting the Sphere of Influence of the City of Fresno and future urbanization of the area is anticipated.

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 to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. The project anticipates the use of solar powered security lights in the proposed parking lot and next to the entrance of the electric bike track. LED string lights are proposed to be used along the e-bike track. With adherence to the Fresno County Zoning Ordinance regarding Exterior Light and Glare the project will have a less than significant impact on day or nighttime views in the area.

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 Farmland of Local Importance and therefore will have no impact on Prime, Unique or Statewide Important Farmland.

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

FINDING: NO IMPACT:

The subject parcel is zoned AE-20 (Exclusive Agricultural, 20-acre minimum parcel size) Zone District and the project does not conflict with this zoning. The 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?

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: LESS THAN SIGNIFICANT IMPACT:

The project proposes to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. The subject parcel is not actively farmed and is abutting the City of Fresno Sphere of Influence, therefore future urbanization of the area is anticipated. The proposed e-bike track will not permanently alter the land in a way it cannot be restored for agricultural purposes in the future. The proposed parking lot will be comprised of hard earth gravel and not paved. Furthermore, there are two (2) C-train storage containers, a modular ADA restroom and fencing proposed as part of the project. The proposed electric bike tract will have a less than significant impact on the conversion of 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?

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: LESS THAN SIGNIFICANT IMPACT:

The project proposes to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. The nature of the project is to host electric bicyclists with noncombustible motors. This element significantly reduces any anticipated emissions. The applicant provided an Air Impact Assessment dated May 15, 2026, that was approved by the San Joaquin Valley Air Pollution Control District (SJVAPCD). A Health Risk Assessment (HRA) was not required by SCVAPCD due to the project having an anticipated construction period of less than two (2) months. District Enforced Emission Reduction Measures were provided to the Applicant by SJVAPCD as part of the District's effort to reduce emissions. Other Reviewing Agencies and Departments did not express concern with the project to indicate that the project would result in a conflict with an applicable Air Quality Plan or result in cumulatively considerable net increase of any criteria pollutant. The nearest sensitive receptor is a single-family residence located approximately 900-feet north of the proposed trailhead. Due to the short construction period and lack of criteria pollutant the project is expected to have a less than significant impact on the area.

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:

There are no special status species identified on the subject parcel. The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) did not express concern with the project to indicate impacts to special-status species. Therefore, development of the project is not expected to negatively impact through habitat modification, as the site is not occupied or has no significant habitat for any special-status species.

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?

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:

There is no state or federally protected wetland, riparian habitat, or wildlife species identified on the subject parcel. There is a natural stream (Grey's Creek) that traverses across the parcel and is a District Master Plan channel with the Fresno Metropolitan Flood Control District. There is no development proposed within the District's easement of this channel. Redbank Creek is a recognized freshwater wetland that traverses the southern border of the parcel. There is no development near the channel.

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: LESS THAN SIGNIFICANT IMPACT WITH MITIGATION:

The project proposes to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. A Records Search Request was completed on June 23, 2026, indicating the project area was last surveyed in 2002, and new archaeological survey was recommended. An archeological survey was conducted September 2026 by Applied EarthWorks, Inc. This survey did not identify any cultural resources on the site but indicated a heightened sensitivity for isolated artifacts or deeply buried inadvertent discoveries during ground-disturbing activities in Clovis given the thick alluvial deposits known to exist in the Central Valley. A mitigation measure will be implemented in the event that a cultural resource is identified during ground-disturbing activities related to project development.

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 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.*

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: NO IMPACT:

The project proposes to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. The anticipated site development will be less than two (2) months and will not involve the excessive consumption of energy resources. The project construction and operation would not result in a potentially significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources. 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 Department of Conservation California Geological Survey, 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: LESS THAN SIGNIFICANT IMPACT:

The project proposes to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. According to the 2024 Fresno County General Plan Background Report the project site is not located in an area susceptible to erosion. The subject parcel is located on relatively flat land and there are no structures proposed where impervious surfaces would be added that could cause soil erosion and/or a loss of topsoil. Any grading or ground disturbing activities associated with the development could result in localized soil erosion or loss of topsoil.

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.

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?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project anticipates the use of an existing onsite septic system and leach lines for approximately 150 gallons of wastewater discharge a day. No reviewing agencies or departments expressed concern with the soil being incapable of supporting the project's anticipated use.

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

FINDING: NO IMPACT:

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: LESS THAN SIGINIFICANT IMPACT:

The project proposes to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. The nature of the project is to host electric bicyclists with noncombustible motors. This element significantly reduces any anticipated emissions. The applicant provided an Air Impact Assessment dated May 15, 2026, that was approved by the San Joaquin Valley Air Pollution Control District (SJVAPCD). A Health Risk Assessment (HRA) was not required by SCVAPCD due to the project having an anticipated construction period of less than two (2) months. District Enforced Emission Reduction Measures were provided to the Applicant by SJVAPCD as part of the District's effort to reduce emissions. No reviewing agencies or departments expressed 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.

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:

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 proposes to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. The nature of the project is to host electric bicyclists with noncombustible motors. There are no hazardous materials proposed as part of the operation of the facility. The nearest school is Clovis East Highschool located 1.50 miles northwest of the project site. There will be no hazardous emissions within one-quarter mile of a school. Furthermore, facilities that use and/or store hazardous materials shall be required to submit a Hazardous materials Business Plan to the Fresno County Public Health, Environmental Health Division prior to operation.

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 NEPAssist 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 Fresno Yosemite International Airport located approximately 5-miles west 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.

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: LESS THAN SIGNIFICANT IMPACT:

The project proposes to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. According to the Operational Statement the facility anticipates the use of approximately 2,000 gallons of water per day, primarily used for dust suppression. The demand will be met by the existing well on-site. The project proposes installing a modular restroom that will be served by the on-site well and generate approximately 150 gallons of wastewater per day. The wastewater generated will be discharged to the existing on-site septic system. No reviewing agencies or departments expressed concern regarding the project having a significant impact on water quality standards or groundwater recharge facilities.

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?

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?

4. Impede or redirect flood flows?

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

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. There is a natural stream (Grey's Creek) that traverses across the subject parcel. This stream course is a part of the Fresno Metropolitan Flood Control District's Storm Drainage and Flood Control Master Plan. The Applicant may not develop within the easement of the channel. No permeable surface is proposed near the channel that could cause erosion or substantial stormwater runoff. According to the 2024 Fresno County General Plan Background Report the project site is not located in an area susceptible to erosion. The subject parcel is located on relatively flat land and there are no structures proposed where impervious surfaces would be added that could cause soil erosion.

Surface runoff shall be kept onsite per County of Fresno standards to not result in runoff and/or flooding offsite. An engineered grading and drainage plan must be developed and shall address Grey's Creek within the subject parcel and the Redbank Creek to the south border of the subject parcel. This plan should address how stormwater runoff generated by the proposed development will be handled to protect the wetlands, prevent drainage, prevent floodings and prevent runoff pollution to surrounding properties. Other reviewing agencies and departments did not express concern 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. With adherence to the Zoning Ordinance and regulatory requirements the project is expected to have a less than significant impact.

According to FEMA FIRM Panel 1615H, portions of the subject property are within the Flood Zone AE and Floodway Areas in Zone AE, subject to flooding from the 100-year storm. The Grey's Creek channel and adjacent floodplain areas must be kept free of encroachment so that the 1% annual chance flood can be carried out without a substantial increase to flood heights. The required engineered grading and drainage plan shall address how the project's development will adhere to the regulatory requirements of FEMA. With adherence to regulatory requirements the project is expected to have a less than significant impact on flood flows.

XI. LAND USE AND PLANNING

Would the project:

A. Physically divide an established community?

FINDING: NO IMPACT:

The project proposes to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. The area is mostly undeveloped with sparse single-family residences and farmland. The project will not physically divide an established community.

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. All applicable regulatory requirements shall be adhered to.

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:

The project proposes to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. The nature of the project is to host electric bicyclists with noncombustible motors. This element significantly reduces any anticipated noise derived from the primary activity. An Acoustical Analysis was performed by WJV Acoustics, Inc and a memorandum was provided dated May 15, 2026. The findings of the analysis, outlined in the memorandum, predict that the project would not exceed any applicable Fresno County noise level standards. The dominant source of noise would be human voices within the observation area. The nearest sensitive receptor is a single-family residence located approximately 900 feet from the spectator observation area and approximately 1,050-feet from the vehicle and parking access area. Due to the significant setback from sensitive receptors the project's anticipated ambient noise derived from human voices and traffic are determined to have a less than significant impact on the area.

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 Fresno Yosemite International Airport located approximately 5 miles west from 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 develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. There are approximately 15 single family residences within a half-mile radius of the project site. The nearest single-family residence is located approximately 900-feet north of the subject parcel. The development and operation of the proposed electric bike recreation facility will not displace any number of people or housing or induce unplanned population growth.

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: LESS THAN SIGNIFICANT IMPACT:

The project proposes to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. There is a potential for injury due to the nature of the project activity, riding electric bicycles, but this is not expected to drive a significant increase in demand for emergency services that new facilities will need to be constructed. Furthermore, the project parcel is abutting the Sphere of Influence of the City of Fresno and future urbanization of the area is anticipated. Reviewing agencies and departments did not provide concerns regarding the project's need for additional governmental facilities or alteration to existing governmental facilities. The project is expected to have a less than significant impact on existing public facilities during its development and operation.

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

FINDING: NO IMPACT:

The project proposes to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. There are no identified neighborhoods or regional parks within a half mile radius. The project is not expected to increase the use of existing neighborhood and regional parks.

B. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

FINDING: LESS THAN SIGNIFICANT IMPACT:

The project proposes to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. The nature of the project is a recreational facility which is not expected to have an adverse physical effect on the environment with the adherence to regulation and requirements.

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

FINDING: LESS THAN SIGNIFICANT IMPACT:

According to the operational statement the electric bike facility anticipates accommodating up to 100 visitors per day with peak attendance at 25 visitors. The anticipated volume of trips is not expected to result in impacts related to vehicle miles traveled or any County-adopted program, plan, ordinance, or policy addressing the circulation system. Reviewing agencies and departments did not express concern with the project in terms of a transportation impact resulting from the project.

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 concern with the project design or access to indicate that a hazard 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:

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 WITH MITIGATION

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. The project proposes to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. A Records Search Request was completed on June 23, 2026, indicating the project area was last surveyed in 2002, and new archaeological survey was recommended. An archeological survey was conducted September 2026 by Applied EarthWorks, Inc. This survey did not identify any cultural resources on the site but indicated a heightened sensitivity for isolated artifacts or deeply buried inadvertent discoveries during ground-disturbing activities in Clovis given the thick alluvial deposits known to exist in the Central Valley. A mitigation measure will be implemented in the event that a cultural resource is identified during ground-disturbing activities related to project development.

Mitigation Measure(s)
See Section V. Cultural Resources Mitigation Measure #1

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: LESS THAN SIGNIFICANT IMPACT:

The project proposes to develop and operate an electric bicycle recreational facility on approximately 9 acres of an existing 20-acre parcel. Grey's Creek, a natural drainage channel identified in the Fresno Metropolitan Flood Control District's (FMFCD) Storm Drainage and Flood Control Master Plan, traverses the subject property. FMFCD identified the need to protect and preserve Grey's Creek in its existing alignment or

provide an alternative relocation plan acceptable to the District. FMFCD requires dedication of a drainage easement sufficient to accommodate the Master Plan flow rate of 110 cubic feet per second (cfs), with a minimum width of 20 feet and adequate maintenance access. The required easement must be satisfactory to FMFCD and dedicated prior to approval of Conditional Use Permit No. 3850. Development within the required drainage easement is prohibited, and any proposed channel crossings, fencing, or encroachments shall be subject to FMFCD approval. Maintenance of the channel shall remain the responsibility of the property owner, consistent with the District's requirements. The applicant shall provide documentation demonstrating satisfactory resolution of FMFCD's channel preservation and drainage easement requirements prior to CUP approval. With adequate protection of the existing drainage channel and compliance with applicable District requirements, potential impacts associated with stormwater drainage infrastructure are anticipated to be less than significant.

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 proposes to develop and operate an electric bicycle recreational facility on approximately 9 acres of an existing 20-acre parcel. According to the Operational Statement the facility is anticipated to use approximately 2,000 gallons of water per day, primarily for dust suppression and minor site maintenance activities. This demand will be supplied by the existing on-site private well and will be limited to non-potable uses. The applicant does not propose a potable water distribution system, drinking fountains, plumbed handwashing sinks, or showers. Instead, the facility proposes a waterless hygiene plan utilizing alcohol-based hand sanitizers and antiseptic hand wipes. The State Water Resources Control Board, Division of Drinking Water, confirmed that a Transient Non-Community (TNC) Water System Permit would not be required for the proposed operation. The County's Water and Natural Resources Division did not identify significant water supply concerns associated with the proposed demand. Based on the anticipated water usage, existing water supply, and reviewing agency comments, the project is expected to result in a less than significant impact on water supply.

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:

According to the Operational Statement the project proposes installation of a prefabricated, ADA-compliant modular restroom on skids, with an accessible ramp. The proposed restroom is anticipated to generate approximately 150 gallons of wastewater per day, which will be discharged to the existing on-site private septic system and leach lines. The project will not be served by a municipal wastewater treatment provider and does not propose construction or expansion of a centralized wastewater treatment facility. The existing private septic system will remain subject to applicable County

wastewater disposal requirements, including verification of its adequacy to accommodate the proposed use, as necessary. Therefore, the project would not affect the treatment capacity of a public wastewater provider and would result in no impact under this criterion.

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:

According to the operational statement the project anticipates generating approximately 50 pounds of solid was per day. The solid waste generated will be stored in onsite trash receptacles until a local service provider removes the waste from the site weekly. 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. 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:

There are no identified special status species on the subject property. The natural stream that traverses the property may host wildlife, but this area will not be disturbed during the development of the recreational facility. With adherence to regulation and requirements the project will not degrade the environment, substantially reduce the habitat of a wildlife species and/or 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 less than significant impacts to Aesthetics, Agricultural and Forestry Resources, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Hydrology and Water Quality, Noise, Public Services, Recreation, Transportation, Tribal Cultural Resources and Utilities and Service Systems. Impacts on Cultural Resources and Tribal Cultural Resources were determined to be less than significant with the implementation of mitigation measures. 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 proposes to develop and operate an electric bike recreation facility on a 20-acre parcel located in an area primarily developed for agricultural use. The project has

been determined to not have any environmental effects that will cause substantial adverse effect on human beings.

CONCLUSION/SUMMARY

Based upon Initial Study No. 8886 prepared for Conditional Use Permit Application No. 3850, 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 Biological Resources, Energy, Hazards & Hazardous Materials, Land Use/Planning, Mineral Resources, Population/Housing, or Wildfire.

Potential impacts related to Aesthetics, Agriculture & Forestry Resources, Air Quality, Geology/Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Noise, Public Services, Recreation, Transportation, and Utilities and Service Systems and Mandatory Findings of Significance have been determined to be less than significant.

Potential impacts related to Cultural Resources and Tribal Cultural Resources 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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