File original and one copy with:	Space Below For County Clerk Only.
Fresno County Clerk 2221 Kern Street Fresno, California 93721	CLK-2046.00 E04-73 R00-00

Agency File No:	**LOCAL AGENCY MITIGATED NEGATIVE DECLARATION**	County Clerk File No:
IS 8886		**E-**

Responsible Agency (Name):	Address (Street and P.O. Box):	City:	Zip Code:
Fresno County	2220 Tulare St. Sixth Floor	Fresno	93721

Agency Contact Person (Name and Title):	Area Code:	Telephone Number:	Extension:
Arianna Brown, Planner	559	600-4245	N/A

Project Applicant/Sponsor (Name):	Project Title:
Brent Powell, Etrack Clovis SE Series, LLC	Conditional Use Permit Application No. 3850 and Initial Study 8886

Project 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.

Justification for Negative Declaration:

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.

FINDING:

The proposed project will not have a significant impact on the environment.

Newspaper and Date of Publication:	Review Date Deadline:
Fresno Business Journal – October 30, 2026	Planning Commission – December 10, 2026

Date:	Type or Print Signature:	Submitted by (Signature):
	Ober Ramirez Senior Planner	Arianna Brown Planner

State 15083, 15085

County Clerk File No.:

LOCAL AGENCY
MITIGATED NEGATIVE DECLARATION