

City of Fresno, Airports Department
Properties Division
4995 E. Clinton Way
Fresno, CA 93727

FOR COUNTY CLERK USE ONLY

NOTICE OF EXEMPTION

August 28, 2025

Project Name: Approval of Lease Agreement for Restaurant Facility with Flight Line Café, LLC., a California Limited Liability Company, at Fresno Chandler Executive Airport.

Project Number:

Project Location: 510 W. Kearney Boulevard, Fresno, CA 93706, Fresno Chandler Executive Airport's Assessor's Parcel Number (APN): 46422043T

Description of Project: On August 29, 2024, Flight Line Café, LLC. (Brenda D. Dalforno, Manager, and Mark Dalforno, Manager), a California Limited Liability Company (FLC), was assigned Henry Wang's, an individual, remaining interest (a lease agreement that was in its last year) to operate the restaurant facility located at Fresno Chandler Executive Airport (FCH). Since September 1, 2024, FLC has been operating the restaurant inside FCH's Administration/Terminal Building. The assignment expired on May 31, 2025, and FLC is currently operating the restaurant as a month-to-month holdover. Therefore, this new three-year Lease Agreement (Lease) will allow FLC to continue operating at FCH, without any disruption to the restaurant (or any potential disruption in food services to FCH's patrons, including transient pilots and neighborhood residents), through May 31, 2028. Please be advised this Lease is for FCH's restaurant facility, which is approximately 1,556 square feet including restaurant space (1,396 square feet) and basement storage space (160 square feet). This Lease with FLC is identified as the proposed project under the California Environmental Quality Act (CEQA). This Lease would result in the use of an existing airport terminal facility and would not result in alteration of the existing building's footprint or result in a significant increase in capacity of use. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: City of Fresno, Airports Department

Name of Person or Agency Carrying Out Project: City of Fresno, Airports Department, Properties Division

Exempt Status: State CEQA Guidelines Section 15301, Class 1, Existing Facilities Exemption.

Reasons Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in

any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern, nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Lease, permitting continued use of an existing building.

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to a Lease Agreement with FLC for continued use of an existing restaurant facility inside FCH's terminal facility and would include the continued maintenance and repairs of the facility to keep the restaurant functional. The use of the facility by FLC would be consistent with the current land use and would not require any expansion of public services and facilities; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.

Therefore, the City of Fresno, Airports Department hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

A handwritten signature in black ink, appearing to read "Francisco Partida", is written over a horizontal line.

Francisco Partida, Interim Director of Aviation
City of Fresno, Airports Department

08/28/2025