

Attachment F
Environmental Assessment

<p>CITY OF FRESNO ADDENDUM TO MASTER ENVIRONMENTAL IMPACT REPORT NO. SCH 2012111015 AND PROGRAM ENVIRONMENTAL IMPACT REPORT NO SCH 2012041009 PREPARED FOR PLAN AMENDMENT APPLICATION NO. A-17-001 HOUSING ELEMENT AMENDMENT</p> <p><i>Prepared in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines</i></p>		
<p>The full Environmental Impact Reports are on file in the Development and Resource Management Department, Fresno City Hall, 3rd Floor 2600 Fresno Street Fresno, California 93721 (559) 621-8277</p>	<p>ENVIRONMENTAL ASSESSMENT NUMBER: A-17-001</p>	<p>This addendum was not circulated for public review pursuant to Section 15164(c) of the CEQA Guidelines</p>
<p>APPLICANT: City of Fresno 2600 Fresno Street Fresno, CA 93721</p>	<p>PROJECT LOCATION: The proposed Plan Amendment would apply to all property within the Fresno Sphere of Influence and as defined in the Area of Applicability Map in Exhibit A.</p>	
<p>PROJECT DESCRIPTION:</p> <p>Plan Amendment Application No. A-17-001 proposes to amend the text of Chapter 11 of the Fresno General Plan, the Housing Element Chapter, with a Housing Element Amendment. The Housing Element is the City's policy document for meeting its housing needs, including housing affordable to low- and moderate-income households and special needs groups. Plan Amendment A-17-001 includes amendments to Chapter 1: Introduction to include more information on public outreach, Chapter 3: Land for Housing to include an additional sites inventory related to the 2008 Regional Housing Needs Allocation, and Chapter 6: Housing Plan to incorporate the above changes, as well as adding detail to Program 1: Adequate Sites; Program 2: Residential Densities on Identified Sites; Program 3: Annual Reporting Program; Program 5: Housing Funding Sources; Program 8: Homebuyer Assistance; Program 10-A: Mobile Home Parks; Program 10-B: Housing Choice Vouchers; Program 12: Downtown Development; Program 12-A: Downtown Displacement Prevention; Program 16: Large and Small Lot Development; Program 16-A: State Laws Related to Housing Development; Program 20: Comprehensive Code Enforcement; and Program 27: Equitable Communities.</p> <p>The Housing Element (Plan Amendment A-16-001) was previously found in conformance with the General Plan Master Environmental Impact Report ("MEIR" SCH No. 2012111015) for the Fresno General Plan on April 28, 2016. Plan Amendment A-17-001, which would amend the adopted housing element, also falls within the scope of the Fresno General Plan MEIR, since no land use or zoning changes are included in the amendment. Dwelling unit capacities calculated to meet the City's Regional Housing Needs Allocation (RHNA) are based on land use and zoning identified in the Fresno General Plan. Because the Fresno General Plan was recently amended to incorporate new land uses in the Downtown Planning Area, and because a new sites inventory was added to the Housing Element Amendment that includes downtown sites, the Downtown Plans and Code* Program Environmental Impact Report ("PEIR SCH No. 2012041009) is also referenced, since it analyzed the proposed land use and zoning changes that occurred with the adoption of the Downtown Plans and Code in October of 2016.</p>		

This new sites inventory includes an additional dwelling unit capacity of 4,873 dwelling units by means of zoning that allows by-right development of projects complying with housing element criteria. The environmental impacts of the zoning code changes that facilitated this streamlined approach were analyzed in the PEIR for the Downtown Plans and Code. The Housing Element Amendment does not propose further land use or zoning changes to these sites. In addition, the PEIR assumed up to 10,000 dwelling units in the Downtown Planning Area; the dwelling unit capacity of the new sites inventory (4,873 dwelling units) is well below this threshold. Therefore, the addition of the new sites inventory would not result in additional impacts beyond those analyzed in the MEIR or the PEIR.

Finally, Plan Amendment A-17-001 also includes several changes to Housing Programs in Chapter 6. The intent of these programs is to maintain and track the sites inventories, and focus various resources and departments within the City of Fresno on facilitating the development of a range of housing types, including affordable housing. These programs would not result in development that is more intense or different than that envisioned in the Fresno General Plan MEIR or the Downtown Plans and Code PEIR.

Since the proposed project will not result in additional impacts, it may be determined that: (1) The project falls within the scope of MEIR No. SCH 2012111015 prepared for the Fresno General Plan and Citywide Development Code and the PEIR SCH No. 2012041009 for the Downtown Plans and Code; (2) No substantial changes are proposed in the project which require major revisions to the previous environmental finding due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (3) No substantial changes will occur with respect to the circumstances under which the project is undertaken; and, (4) No new information, which was not known and could not have been known, at the time the environmental finding for MEIR No. SCH 2012111015 or PEIR SCH No. 2012041009 was adopted, has become available.

Therefore, the City of Fresno has determined that an addendum to MEIR No. SCH 2012111015 and PEIR SCH No. 2012041009 is appropriate given that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent EIR have occurred; and new information added is only for the purposes of providing minor changes or additions, in accordance with Section 15164 of the CEQA Guidelines.

Section 15162 provides that when a EIR has been adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

FINDINGS PURSUANT TO SECTION 15162 OF THE CEQA GUIDELINES.

- (1) *Substantial changes are proposed in the project which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

Finding (1):	Plan Amendment Application No. A-17-001, an amendment to the City's adopted Housing Element, is still within the scope of the MEIR and the Downtown Plans and Code PEIR. All programs, land uses and zoning are consistent with the programs, land use and zoning defined in the Fresno General Plan and Citywide Development Code and the Downtown Plans and Code and analyzed in the MEIR and PEIR, respectively.
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(2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,*

Finding (2):

No substantial changes have occurred with respect to the circumstances under which Plan Amendment A-17-001 is being adopted that would require revisions to the previous MEIR or PEIR as no new impacts have been generated. It remains consistent with the General Plan and fully within the scope of the MEIR and with the Downtown Plans and Code and PEIR.

(3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MEIR and PEIRs were adopted, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous MEIR; (B) Significant effects previously examined will be substantially more severe than shown in the previous MEIR; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; and, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous MEIR, would substantially reduce one or more significant effects on the environment.*

Finding (3):

No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental determination was adopted, has become available.

No mitigation measures or alternatives previously found not to be feasible are now determined to be feasible and no mitigation measures or alternatives which are considerably different from those analyzed in the previous MEIR or PEIR would substantially reduce one of more significant effects on the environment. The mitigation measures identified in the Mitigation and Monitoring Reporting Program of the MEIR and PEIR are still appropriate and feasible and no additional mitigation measures are necessary, since no additional impacts have been identified.

**Downtown Plans and Code refers to the Downtown Neighborhoods Community Plan, the Fulton Corridor Specific Plan, and the Downtown Development Code.*

ADDENDUM PREPARED BY:
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SUBMITTED BY:



Sophia Pagoulatos, Planning Manager

DATE: April 5, 2017

CITY OF FRESNO DEVELOPMENT AND
 RESOURCE MANAGEMENT DEPARTMENT