

**CITY OF FRESNO ADDENDUM TO  
ENVIRONMENTAL ASSESSMENT SCH NO. 2020039061 PREPARED  
FOR THE PARC WEST RESIDENTIAL DEVELOPMENT PROJECT**

*Addendum prepared in accordance with Section 15164 of the California  
Environmental Quality Act (CEQA) Guidelines*

The full Initial Study and the Environmental Impact Report SCH No. 2020039061 are on file in the Planning and Development Department,  
  
Fresno City Hall, 3rd Floor  
  
2600 Fresno Street  
  
Fresno, California 93721  
  
(559) 621-8277

ENVIRONMENTAL ASSESSMENT NUMBER:  
  
SCH No. 2020039061

This addendum was not circulated for public review pursuant to Section 15164(c) of the CEQA Guidelines.

APPLICANT:  
  
Bret Giannetta  
  
Giannetta Engineering  
  
1119 S Street  
  
Fresno, CA 93721

PROJECT LOCATION:  
  
Located on the west side of North Grantland between West Ashlan Avenue and the West Gettysburg Avenue alignment in the City and County of Fresno, California (±125.03 acres)  
  
Latitude: 36°47'51.5" N & Longitude: 119°55'13.9" W  
  
Assessor's Parcel Number(s): 512-021-26  
  
Mount Diablo Base & Meridian, Township 13S, Range 19E, Section 17

**PROJECT DESCRIPTION:** The Parc West Project site is located on approximately 160 acres north of the W. Ashlan alignment and west of N. Grantland Avenue within the city limits of Fresno, CA (annexed in 2015). The site occupies Assessor's Parcel Numbers 512-02-126 and 512-02-150S. Much of the land surrounding the Project site is in agricultural production or occupied by rural residential homes and ancillary structures.

The Parc West Project will consist of construction of up to 844 single-family residential units, a 1.819-acre park and installation of a trail system that will connect to the City's existing/future trail network in the area. The Project will be built out in phases, with Phase 1 and Phase 2 having been analyzed by the EIR. Most

of the Project site is designated by the City of Fresno General Plan as Medium Density Residential (5.0 – 12 D.U./acre).

Environmental Impact Report SCH No. 2020039061, dated June 30, 2020, was prepared for the project which included Plan Amendment and Rezone Application No. P21-00417, and Vesting Tentative Tract Map Nos. 6212 and 6276. These applications were recommended for approval by the Planning Commission to the City Council on December 2, 2020, and adopted by the City Council on January 28, 2021.

The project applicant has submitted Vesting Tentative Tract Map No. 6388 which proposes to subdivide a 11.79 acre portion of property into a 66-lot single-family residential development which is located within the boundaries of the Parc West Residential Development Project area, as a sixth phase of the project. The application is conditioned to be consistent with the Fresno General Plan, West Area Community Plan, and Fresno Municipal Code.

The EIR did not specify the number of lots that would be developed on the subject 11.79-acre portion of the property, and providing a specific number of lots to be developed on the project site consistent with the residential density requirements of the RS-5 zone district is functionally a technical change, within the meaning of CEQA Guidelines Section 15164. The proposed specification of the 66 single-family residential lots can be developed consistent with the RS-5 (*Single-Family Residential, Medium Density*) zone district and Residential – Medium Density planned land use designation. Vesting Tentative Tract Map No. 6388 consists of a minor technical change such that an addendum to EIR SCH No. 2020039061 is appropriate pursuant to CEQA Guidelines Section 15164 and Public Resources Code Section 21166.

CEQA Section 15162 provides that when an 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 Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

**Finding  
(1):**

The approval of Vesting Tentative Tract Map No. 6388 does not involve any new significant environmental effects or a substantial increase in the severity of previously identified significant effects that would require major revisions of the previous Environmental Impact Report which analyzed the development of up to 844 single-family residential lots. The proposed 66 lots will be developed at an intensity consistent with the Medium Density Residential Planned land use, and will not exceed the number of units analyzed with the EIR.

(2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,*

**Finding (2):** There have been no substantial changes to the surrounding area or project site which would otherwise affect the circumstances under which the project is undertaken. The severity of environmental issues identified in the Environmental Impact Report dated June 30, 2020 have not substantially increased since the preparation of the initial study.

(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 Environmental Impact Report was certified as complete, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous EIR; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR; (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 EIR, would substantially reduce one or more significant effects on the environment.*

**Finding (3):** This Addendum is relative to the prior EIR and assesses the approval of a 66-lot single family residential subdivision, of which the design and layout was unknown at the time of the EIR. This addendum did not identify new information regarding significant effects not previously discussed in the EIR, and potential effects previously examined are not substantially more severe than originally discussed. No mitigation measures which were previously identified have been found infeasible, nor has it been determined that identified mitigation measures would not substantially reduce significant effects of the project. No mitigation measures have been added or modified, nor are they considerably different from those analyzed in the previous EIR.

This addendum contains no additional information regarding proposed mitigation measures and does not change or affect the previous findings of the EIR. Therefore, no new information identifies significant or substantially more severe effects than originally discussed.

ADDENDUM PREPARED BY:  
 Chris Lang, Supervising Planner

DATE: October 18, 2023

SUBMITTED BY:

Chris Lang, Supervising Planner

CITY OF FRESNO PLANNING AND  
 DEVELOPMENT DEPARTMENT