

<p><b>CITY OF FRESNO</b>  <b>ADDENDUM TO MASTER ENVIRONMENTAL IMPACT REPORT NO. SCH 2012111015</b>  <b>AND</b>  <b>PROGRAM ENVIRONMENTAL IMPACT REPORT NO. SCH 2012041009</b>  <b>PREPARED FOR</b>  <b>PLAN AMENDMENT APPLICATION NO. P18-03553</b>  <i>Prepared in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines</i></p>		<p>This addendum was not circulated for public review pursuant to Section 15164(c) of the CEQA Guidelines</p>
<p>The full Environmental Impact Report is 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><b>ENVIRONMENTAL ASSESSMENT NUMBER:</b>                   Plan Amendment Application No. P18-03553</p>	
<p><b>APPLICANT:</b>                   City of Fresno                  2600 Fresno Street                  Fresno, CA 93721</p>	<p><b>PROJECT LOCATION:</b>                   The proposed Plan Amendment would apply to all prime farmland, unique farmland and farmland of statewide importance within the Fresno Sphere of Influence as shown in Exhibit A.</p>	
<p><b>PROJECT DESCRIPTION:</b>  <b>Plan Amendment Application No. P18-03553</b> is a General Plan Text Amendment that proposes to amend Resource Conservation Element Implementing Policy RC-9-c relating to the creation of a Farmland Preservation Program. The proposed amendment would add options for preserving such farmland, and requires consistency with the California Environmental Quality Act Guidelines. See Exhibit A for Area of Applicability Map and Exhibit B for proposed text of the amendment to Farmland Preservation Program Policy RC-9-c.</p> <p>Since both the General Plan Planning Boundary and the Southwest Specific Plan Planning Boundary include prime farmland, unique farmland and farmland of statewide importance, those respective Environmental Impact Reports are cited in this addendum. These are the Fresno General Plan Master EIR (MEIR), and the Southwest Fresno Specific Plan Program EIR (PEIR), further described below. The adoption of the Fresno General Plan was previously analyzed in Master Environmental Impact Report (“MEIR”) SCH No. 2012111015, certified by the Fresno City Council on December 18, 2014. The adoption of the Southwest Fresno Specific Plan was previously analyzed in Program Environmental Impact Report SCH No. 2017031012 (“PEIR”), certified on October 26, 2017.</p> <p>The Plan Amendment is a General Plan Text Amendment that proposes to amend Resource Conservation Element Implementing Policy RC-9-c relating to the creation of a Farmland Preservation Program. The proposed amendment would add options for preserving farmland, and requires consistency with the California Environmental Quality Act Guidelines. Loss of farmland was a significant and unavoidable impact identified in the MEIR and the PEIR, however consistent with CEQA requirements, Policy RC-9-c was included in the Fresno General Plan and cross-referenced in the MEIR and PEIR in order to mitigate the loss of farmland to the extent possible. The proposed amendment to the policy provides additional flexibility in creating a Farmland Preservation Program, but maintains its function to mitigate the impacts of loss of farmland, since the proposed text amendment requires the Farmland Preservation Program to include mitigation methods that are in compliance with CEQA.</p>		

The potential environmental impacts identified in the MEIR for the Fresno General Plan and in the PEIR for the Southwest Fresno Specific Plan are classified in three categories. These categories include (1) issues found to be significant and unavoidable, (2) issues found to be less than significant with mitigation measures, and (3) issues found to have no impact or less than significant without mitigation measures.

With the incorporation of Plan Amendment Application No. P18-03553, as identified in Exhibit A, the issues that were identified as significant and unavoidable in the Master EIR (MEIR) and Program EIR (PEIR) will continue to cause significant and unavoidable impacts. These issues include aesthetics (visual character and illumination of the dark sky), agricultural resources (loss of farmland and removal of Williamson Act contract land), air quality (criteria air pollutants and toxic air contaminant pollutant concentrations), cultural resources (removal of historic resources), greenhouse gas emissions (increase in emissions beyond the Year 2020), noise (exceed noise standards and substantial permanent increase in noise standards), transportation and traffic (exceed levels of service thresholds for facilities under County of Fresno, City of Clovis, and Caltrans jurisdictions), and utility and service systems (construction impacts related to agriculture and air quality) in the MEIR and aesthetics, agriculture and forestry resources, air quality, greenhouse gas emissions, noise, and transportation and traffic in the PEIR. The proposed changes identified in Exhibit B will still contribute to potential significant and unavoidable impacts related to the above-mentioned impacts. However, the proposed Plan Amendment will not substantially increase the severity of the impacts that were addressed in the Master EIR and PEIR.

The issues found to be less than significant with mitigation measures in the MEIR and PEIR will continue to be less than significant with mitigation measures with the incorporation of Plan Amendment Application No. P18-03553, as identified in Exhibit B. These issues include biological resources (habitat, plan and wildlife species, and wetlands), cultural resources (archaeology, paleontology, and human remains), hazards (airport and emergency response plan), hydrology (groundwater supplies and polluted runoff), public services (construction of facilities), and utilities/service systems (capacities for water, sewer, drainage, and landfill facilities) in the MEIR and biological resources, cultural resources, hazards and hazardous materials, noise, public services and recreation, transportation and traffic, and utilities and service systems in the PEIR. The mitigation measures that were identified for each of these environmental issues will be required with the approval of land use entitlements, when applicable. The implementation of these measures is anticipated to reduce potential significant impacts to less than significant impacts for each of these issues.

The issues found to have no impact or less than significant impacts without mitigation measures will continue to have no impact or less than significant impacts without the need for any mitigation measures with the incorporation of Plan Amendment Application No. P18-03553, as identified in Exhibit B. These issues include geology and soils, hazardous materials, land use and planning, noise (groundborne vibration, construction noise, and aircraft noise), population and housing, transportation and traffic (roadways within the City's jurisdiction and emergency access), and mineral resources in the MEIR and aesthetics, agricultural and forestry resources, air quality, biological resources, cultural, geology and

soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services and recreation, transportation and traffic, and utilities and service systems in the PEIR. Plan Amendment Application No. P18-03553, as identified in Exhibit B may result in an increase of these environmental impacts for certain projects or in certain locations; however, the level of impact will continue to be less than significant and no mitigation measures will be required.

CEQA guidelines state that Master Environmental Impact Reports are appropriate for analyzing the impacts of large and/or multi-phased projects such as general plans or for rules or regulations that will be implemented by later projects, such as zoning ordinances (Section 15175(b)(4)). Furthermore, the guidelines state that Program Environmental Impact Reports are appropriate for analyzing a series of actions that can be characterized as one large project and are related geographically (Section 15168). However, individual projects constructed pursuant to the Fresno General Plan, the Southwest Fresno Specific Plan, or the Citywide Development Code may require additional environmental review if they would cause an impact that was not previously identified in the MEIR or PEIR.

Based on the environmental review contained in the MEIR and PEIR, Plan Amendment Application No. P18-03553, as described in Exhibit B would not result in any new significant or substantial changes to the evaluation of the environmental resources within and outside of the Planning Area beyond those that were addressed in the MEIR and 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/or the PEIR No. SCH 2017031012; (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 No. SCH 2017031012 was adopted, has become available.

Therefore, the City of Fresno has determined that an addendum to MEIR No. SCH 2012111015 and PEIR No. SCH 2017031012 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;*

<b>Finding (1):</b>	Plan Amendment Application No. P18-03553, as identified in Exhibits A and B are still within the scope of the MEIR and PEIR. The proposed changes to the Farmland Preservation Program Policy RC-9-c provide for more flexibility in mitigating loss of farmland, but still call for mitigation pursuant to the requirements of CEQA. Therefore no new impacts would result.
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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,*

<b>Finding (2):</b>	No substantial changes have occurred with respect to the circumstances under which the proposed amendment would be 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 the Southwest Fresno Specific Plan and fully within the scope of the MEIR and PEIR.
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(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 or PEIR was adopted, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous MEIR or PEIR; (B) Significant effects previously examined will be substantially more severe than shown in the previous MEIR or PEIR; (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 or PEIR, would substantially reduce one or more significant effects on the environment.*

<b>Finding (3):</b>	<p>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.</p> <p>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.</p>
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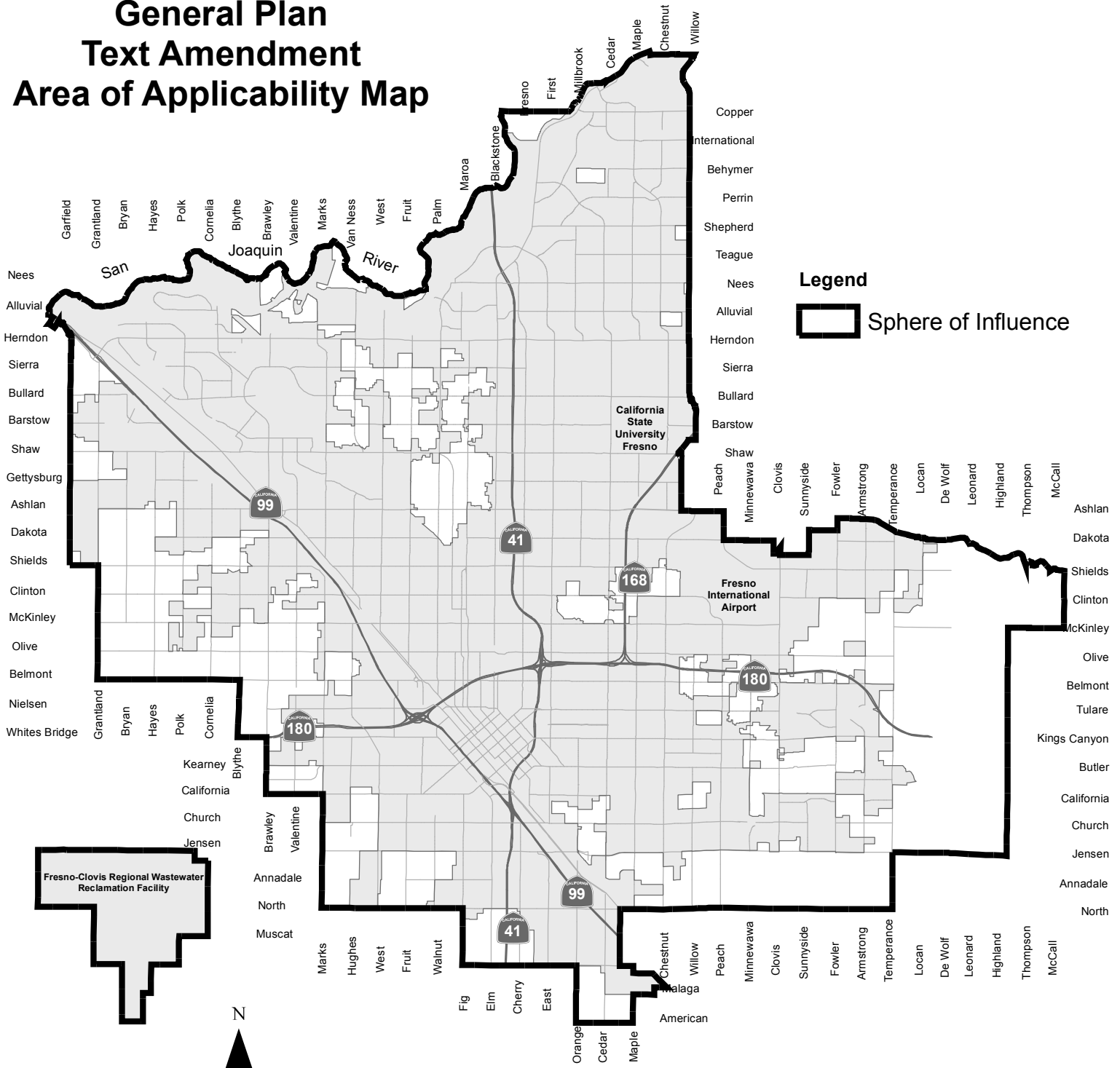
<b>ADDENDUM PREPARED BY:</b> Sophia Pagoulatos, Planning Manager	<b>SUBMITTED BY:</b> 
<b>DATE:</b> November 21, 2018	Sophia Pagoulatos, Planning Manager CITY OF FRESNO DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

Exhibit A: Area of Applicability Map

Exhibit B: General Plan Text Amendment to Policy RC-9-c

# City of Fresno General Plan Text Amendment Area of Applicability Map



11/19/2018

**Exhibit B**  
**Proposed General Plan Text Amendment**  
**Resource Conservation Element**

Farmland Preservation Program Policy RC-9-c.

In coordination with regional partners or independently, establish a Farmland Preservation Program. When Prime Farmland, Unique Farmland, or Farmland of Statewide Importance is converted to urban uses outside City limits, this program would require that the developer of such a project ~~permanently protect an equal amount of similar farmland elsewhere through easement.~~ [mitigate the loss of such farmland consistent with the requirements of CEQA. The Farmland Preservation Program shall provide several mitigation options that may include, but are not limited to the following: Restrictive Covenants or Deeds, In Lieu Fees, Mitigation Banks, Fee Title Acquisition, Conservation Easements, Land Use Regulation, or any other mitigation method that is in compliance with the requirements of CEQA. The Farmland Preservation Program may be modeled after some or all of the programs described by the California Council of Land Trusts.]