

CITY OF FRESNO ADDENDUM TO

ENVIRONMENTAL ASSESSMENT NO. P19-06059/P19-06060/P19-06061 PREPARED FOR ANNEXATION APPLICATION NO. P19-06059, PLAN AMENDMENT APPLICATION NO. P19-06060, PRE-ZONE APPLICATION NO. P19-06060, AND DEVELOPMENT PERMIT NO. P19-06061

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

The full Initial Study and the Master Environmental Impact Report SCH No. 2012111015 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:

P19-06059/P19-06060/P19-06061

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

APPLICANT:

Nick Yovino, Jr.

California Land Consultants

1879 South Homsy Avenue

Fresno, CA 93727

PROJECT LOCATION:

Located on the southwest corner of East Tulare Street and South Peach Avenue in the City and County of Fresno, California (±8.48 acres)

Latitude: 36°44'31.42" N & Longitude: 119°43'10.20" W

Assessor's Parcel Number(s): 463-090-10, -11, -27, -28, -29, -43, -57, -59

Mount Diablo Base & Meridian, Township 14S, Range 21E, Section 6

PROJECT DESCRIPTION: Annexation Application No. P19-06059, Plan Amendment Application No. P19-06060, Pre-zone Application No. P19-06060, and Development Permit Application No. P19-06061 was filed by Nick Yovino, Jr., on behalf of TEF Group, Inc., and pertains to the ±8.48 acre property located on the southwest corner of East Tulare Street and South Peach Avenue. The applicant proposes the development of a 129-unit multi-family apartment complex on a ±4.38 acre portion of the subject property, contingent upon City Council approval of Annexation Application No. P19-06059, Plan Amendment Application No. P19-06060, and Pre-zone Application No. P19-06060. Environmental Assessment No. P19-06059/P19-06060/P19-06061 is a Mitigated Negative Declaration tiered from the

General Plan Master Environmental Impact Report (“MEIR” SCH No. 2012111015) for the Fresno General Plan on June 5, 2020.

The Plan Amendment description has been revised to reflect the project as considered by Planning Commission on August 5, 2020. City staff requested an alteration of the description to include the property at the southwest corner of East Tulare Street and South Peach Avenue (APN: 463-090-43) to change the current dual-planned land use designations from Medium Density Residential (± 0.42 acres) and Commercial Community (± 0.32 acres) to Commercial Main Street (± 0.74 acres). The purpose for this is due to insufficient lot area for logical development of the appropriate uses. The change to Commercial Main Street can allow for commercial uses at a neighborhood level, and/or residential uses. Consequently, this would also require an alteration to the Pre-zone description in order to provide compliance with the proposed Plan Amendment description alteration.

The small alteration to the Plan Amendment and Pre-zone descriptions is functionally a technical change, within the meaning of CEQA Guidelines Section 15164. The proposed Plan Amendment and Pre-zone description alterations can guide development of the subject property to provide commercial or residential uses, as currently planned for. Annexation Application No. P19-06059, Plan Amendment Application No. P19-06060, Pre-zone Application No. P19-06060, and Development Permit Application No. P19-06061 consists of a minor technical change such that an addendum to Environmental Assessment No. P19-06059/P19-06060/P19-06061 is appropriate pursuant to CEQA Guidelines Section 15164.

Therefore, the City of Fresno has determined that an addendum to Environmental Assessment No. P19-06059/P19-06060/P19-06061 is appropriate given that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent Environmental Impact Report or mitigated negative declaration 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.

CEQA Section 15162 provides that when a negative declaration has been adopted for a project, no subsequent negative declaration 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 Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

<i>Finding (1):</i>	The alteration to the Plan Amendment and Pre-zone descriptions 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 Mitigated
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	<p>Negative Declaration. The current planned land use designations are Medium Density Residential (± 0.42 acres) and Commercial Community (± 0.32 acres). The alteration would change the planned land use designation for this property to be Commercial Main Street (± 0.74 acres), which allows for future development of commercial and/or residential uses on the property.</p>
	<p>(2) <i>Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,</i></p>
<p>Finding (2):</p>	<p>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 Mitigated Negative Declaration have not substantially increased since the preparation of the initial study, and the addendum does not change the mitigation measures of potential environmental impacts because the change to the Commercial Main Street General Plan land use designation allows for commercial and/or residential uses, which is what the property is currently planned for.</p>
	<p>(3) <i>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 Mitigated Negative Declaration was adopted, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous Negative Declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration; (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 Mitigated Negative Declaration, would substantially reduce one or more significant effects on the environment.</i></p>
<p>Finding (3):</p>	<p>The addendum does not identify new information regarding significant effects not previously discussed in the Mitigated Negative Declaration, 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 Mitigated Negative Declaration.</p> <p>The addendum contains no additional information regarding proposed mitigation measures and does not change or effect the previous findings of the Mitigated Negative Declaration. Therefore, no new information identifies significant or substantially more severe effects than</p>

Addendum to a Mitigated Negative Declaration

Environmental Assessment No. P19-06059/P19-06060/P19-06061

August 14, 2020

<input type="checkbox"/> originally discussed.	
ADDENDUM PREPARED BY: Rob Holt, Planner III	SUBMITTED BY:  Israel Trejo, Supervising Planner
DATE: August 14, 2020	CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT