

**CITY OF FRESNO  
ADDENDUM TO A MITIGATED NEGATIVE DECLARATION  
PREPARED FOR ENVIRONMENTAL ASSESSMENT NO. TPM-2012-06**

**(As filed with the Fresno County Clerk on March 20, 2015)**

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

The full Initial Studies and the Master Environmental Impact Report SCH No. 2012111015 are on file in the Development and Resource Management Department, Fresno City Hall, 3rd Floor, 2600 Fresno Street, Fresno, California 93721 (559) 621-8277

ENVIRONMENTAL ASSESSMENT NUMBER:

TPM-2012-06

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

APPLICANT:  
Yamabe & Horn Engineering, Inc.  
2985 North Burl Avenue, Suite 101  
Fresno, CA 93727

PROJECT LOCATION:

3599 South Orange Avenue

± 122.01 acres of property generally located at the northwest corner of the intersection of East Central and South Orange Avenues, in the City and County of Fresno, California

APN: 330-021-08 & 23

36°41'00.00" N Latitude 119°46'02.00" W Longitude;  
Township 14 S, Range 20 E, Section 26, Mount Diablo Base & Meridian

**PROJECT DESCRIPTION:**

Environmental Assessment No. TPM-2012-06 was filed by Yamabe & Horn Engineering, Inc., on behalf of Denken Farms. The applicant proposed to subdivide the subject property and create a 20-parcel industrial subdivision, dedicate property for public street rights-of-way including City of Fresno acceptance of new public street alignments and widths to serve the proposed project, and install and construct both public and private facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno. The project will result in site improvements for the future development of a proposed industrial park yielding up to 2,125,728 square feet of building floor area. Since the analysis, a major employer has proposed purchasing significant acreage in the project footprint and that employer has asked the City to enter into an Economic Incentive Agreement with the City of Fresno for the construction of a business activity center(s) which could include up to 2,000 new full-time employee positions. The Economic Incentive Agreement is based on job creation.

On March 20, 2015 the City of Fresno, as the Lead Agency, filed the Mitigated Negative Declaration prepared for Environmental Assessment No. TPM-2012-06. This Mitigated Negative Declaration considered and evaluated the potential effects associated with the proposed project.

The proposed project, with the Economic Incentive Agreement, will not have a significant impact. It may

be determined that: (1) The project does not significantly exceed the scope of Environmental Assessment Application No. TPM-2012-06; (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 Environmental Assessment No. TPM-2012-06 was adopted, has become available.

Therefore, the City of Fresno has determined that an addendum to Environmental Assessment No. TPM-2012-06 is appropriate given that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent 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.

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 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 entrance into the Economic Incentive Agreement with the City of Fresno for Project Cougar does not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
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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 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>Finding (2):</i>	Substantial changes have not occurred with respect to the circumstances under which the project is undertaken.
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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 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 negative declaration, would substantially reduce one or more significant effects on the environment.*

<b><i>Finding</i></b> <b>(3):</b>	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.  The proposed project changes will not result in new significant environmental effects, or increase the severity of previously identified significant effects.
ADDENDUM PREPARED BY:  McKencie Contreras, Supervising Planner	SUBMITTED BY:  Mike Sanchez, Assistant Director CITY OF FRESNO DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
DATE: December 5, 2016	