

**CITY OF FRESNO ADDENDUM TO
 ENVIRONMENTAL ASSESSMENT NOS. R-05-43/T-5456, R-05-45/T-5463/C-05-140, AND T-6183/T-6184 PREPARED FOR THE
 DEVELOPMENT AGREEMENT FOR THE OASIS MASTER PLAN
 AREA**

*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:
 R-05-43/T-5456, R-05-45/T-5463/C-05-140, and T-6183/T-6184

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

APPLICANT:
 Bonique Emerson
 Precision Civil Engineering, Inc.
 1234 O Street
 Fresno, CA 93721

PROJECT LOCATION:
 Located on the east and west side of South Valentine Avenue, north of West Madison Avenue in the City and County of Fresno, California (±125.03 acres)
 Latitude: 36°43'45.6" N & Longitude: -119°51'12.9" W
 Assessor's Parcel Number(s): 326-100-36, -55, -67, -69, -76, -77, -78
 Mount Diablo Base & Meridian, Township 14S, Range 19E, Section 12

PROJECT DESCRIPTION: The proposed Development Agreement by and between the City of Fresno and Fagundes Bros. Dairy and pertains to the ±125.03 acres of property located on the east and west side of South Valentine Avenue, north of West Madison Avenue. The applicant proposes the Development Agreement to Negotiate and stipulate terms respective to: (1) expiration/extension of Vesting Tentative Tract Map Nos. 5456, 5463, 6183, and 6184 (in order to provide certainty and commitment to use and develop the maps); (2) vested rights for Vesting Tentative Tract Map Nos. 5456, 5463, 6183, and 6184 and applicability of certain fee credits; (3) imposition of certain new City Development fees and new required exactions (including park improvements and roadway landscaping); (4) the timing within which

June 25, 2021

key elements of the project need to be constructed; (5) the rights, duties or obligations of the agreement; and, (6) the duration of the agreement.

Environmental Assessment No. R-05-43/T-5456, an environmental Finding of Conformity to the provisions of the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) dated October 19, 2005, was prepared for a project that included Rezone Application No. R-05-43 and Vesting Tentative Tract Map No. 5456 that was recommended for approval by the Planning Commission to the City Council on November 16, 2005, which was appealed to the City Council who approved and adopted the applications on January 10, 2006.

Environmental Assessment No. R-05-45/T-5463/C-05-140, an environmental Finding of Conformity to the provisions of the 2025 Fresno General Plan MEIR No. 10130 dated February 9, 2006, was prepared for a project that included Rezone Application No. R-05-45, Vesting Tentative Tract Map No. 5463 and Conditional Use Permit No. C-05-140 that was recommended for approval by the Planning Commission to the City Council on March 15, 2006, which the Council approved and adopted the applications on April 25, 2006.

Environmental Assessment No. T-6183/T-6184, a Mitigated Negative Declaration ("MND") dated June 26, 2020, was prepared for a project that included Vesting Tentative Tract Map Nos. 6183 and 6184 that was approved by the Planning Commission on October 7, 2020.

All three environmental assessments cover the Oasis Master Plan Area. This Addendum assesses the anticipation of the adoption of a Development Agreement for the Oasis Master Plan Area. None of the previous environmental assessment specified that a Development Agreement was anticipated to be adopted for the Oasis Master Plan Area. The adoption of a Development Agreement for the Oasis Master Plan Area is functionally a technical change within the meaning California Environmental Quality Act (CEQA) Guidelines Section 15164. This minor technical change is appropriate for an Addendum pursuant to CEQA Guidelines Section 15164 and Public Resources Code Section 21166.

Therefore, the City of Fresno has determined that an Addendum to Environmental Assessment Nos. R-05-43/T-5456, R-05-45/T-5463/C-05-140, and T-6183/T-6184 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 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;

Finding (1):	The adoption of a Development Agreement 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 Negative Declaration and Findings of Conformity because the Development Agreement only specifies (1) Expiration/Extension of Vesting Tentative Tract Map Nos. 5456, 5463, 6183, and 6184 (in order to provide certainty and commitment to use and develop the maps); (2) Vested Rights for Vesting Tentative Tract Map Nos. 5456, 5463, 6183, and 6184 and applicability of certain Fee Credits; (3) Imposition of certain new City Development fees and new Required Exactions (including park improvements and roadway landscaping); (4) The timing within which key elements of the project need to be constructed; (5) The rights, duties or obligations of the agreement; and, (6) The duration of the agreement. These factors do not physically change any of the approved maps, and do not create any new significant environmental effects or substantially 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 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,


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 Mitigated Negative Declaration dated June 26, 2020, and Findings of Conformity dated October 19, 2005 and February 9, 2006 have not substantially increased since the preparation of the initial study.
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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 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.

Addendum to a Mitigated Negative Declaration and Environmental Findings

Environmental Assessment No. R-05-43/T-5456, R-05-45/T-5463/C-05-140, and T-6183/T-6184

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<p>Finding (3):</p>	<p>This Addendum is relative to the Prior MND and Findings of Conformity, and assesses the adoption of a Development Agreement for the project that was not previously specified in the previous MND and Findings of Conformity. This addendum did not identify new information regarding significant effects not previously discussed in the MND and Findings of Conformity, 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>This addendum contains no additional information regarding proposed mitigation measures and does not change or affect the previous findings of the Mitigated Negative Declaration and Findings of Conformity. Therefore, no new information identifies significant or substantially more severe effects than originally discussed.</p>
<p>ADDENDUM PREPARED BY: Rob Holt, Planner III</p>	<p>SUBMITTED BY:  Will Tackett, Planning Manager CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT</p>
<p>DATE: June 25, 2021</p>	