

CITY OF FRESNO ADDENDUM TO MASTER ENVIRONMENTAL IMPACT REPORT NO. SCH 2012111015 PREPARED FOR PLAN AMENDMENT APPLICATION NO. A-17-004, REZONE APPLICATION NO. R-17-006 and TEXT AMENDMENT APPLICATION NO. TA-17-004 Prepared in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines		This addendum was not circulated for public review pursuant to Section 15164(c) of the CEQA Guidelines
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	ENVIRONMENTAL ASSESSMENT NUMBER: A-17-004/R-17-006/TA-17-004: Plan Amendment, Rezone and Development Code Text Amendment	
APPLICANT: City of Fresno 2600 Fresno Street Fresno, CA 93721	PROJECT LOCATION: The proposed Plan Amendment, Rezone and Development Code Text Amendment would apply to all property within the Fresno City limits and as defined in attached maps and table in Exhibit A.	
PROJECT DESCRIPTION: The General Plan and Development Code Cleanup. Plan Amendment Application No. A-17-004, Rezone Application No. R-17-006 and Text Amendment Application No. TA-17-004 have been filed by the City of Fresno Development and Resource Management Director and pertain to 174.6 acres. Plan Amendment Application No. A-17-004 proposes to amend the Fresno General Plan, the Bullard, Fresno High, McLane, Roosevelt, Edison, Hoover and Downtown Neighborhoods Community Plans, the Tower District and Fulton Corridor Specific Plans, and the Fresno Yosemite Airport Land Use Compatibility Plan, as noted in the attached maps and table and pertains to 174.6 acres of property located within the Fresno General Plan Planning Area in order to improve consistency with existing built conditions and pre-existing plans. The purpose of 107.28 acres of the plan amendment is to repeal the 1966 Civic Center Master Development Plan in order to remove potential inconsistencies with the recently adopted Fulton Corridor Specific Plan and the Downtown Neighborhoods Community Plan. Rezone Application No. R-17-006 pertains to approximately 67.32 acres of property and requests reversions to zone districts equivalent to that existing under the prior Citywide rezone request. The changes shall be consistent with General Plan policy and would not cause significant environmental impacts. Text Amendment Application No. TA-17-004 makes minor changes to the Development Code in order to improve functionality, clarity, and internal consistency and consistency with State law. Proposed amendments affect the following standards and/or procedures: abandonment of private right-of-way; calculation of residential density; rear yard setback reduction; determining lot frontage; applicability of multi-family frontage coverage and front setback requirements; the allowed locations of auto sales and leasing, caretaker residences, family day care, parks, and schools; applicability of sidewalk configuration; allowed locations of accessory structures and pool equipment; safety standards for electric fences; intersection visibility; applicability of TOD Height and Density Bonus; landscape buffers; temporary parking lots; signs; child care centers and family child care homes operational requirements; drive-throughs; mobile vendors; amateur (ham) radios; Airport Land Use Commission review of text amendments; planned developments; tasting rooms, among others. The affected sections are 15-108-B-5, 15-310-B, 15-312-A, 15-904-A-7, Table 15-1003, Table 15-1102, 15-1104-B, Table 15-		

1202, Table 15-1504-K-2, 15-2004-D-2-b-ii, 15-2005, Figure 15-2006-C, 15-2010-J, Figure 15-2018, Table 15-2018-A, 15-2102-B, 15-2305-C-1, Table 15-2305-C-1, 15-2431, 15-2605-B, Table 15-2608, Table 15-2608-B-5, 15-2609-H, 15-2612-A, 15-2612-D, Section 15-2725, 15-2728-B-2, 15-2728-B-2, 15-2759, 15-5808, 15-5903-D, 15-5904-B-3, 15-6707, and 15-6802.

The adoption of the Fresno General Plan and Citywide Development Code were previously analyzed in Master Environmental Impact Report ("MEIR") SCH No. 2012111015, certified by the Fresno City Council on December 18, 2014. The Introduction to the MEIR specifically stated that "[t]he City of Fresno proposes to update their General Plan and Development Code and this Master Environmental Impact Report (MEIR) has been prepared to assess the impacts of those actions on the environment." The Plan Amendment presented includes minor amendments to the General Plan land use map adopted in December of 2014. Plan Amendment Application No. A-17-004 and Rezone Application No. R-17-006 propose 15 clean up amendments to the General Plan Land Use and Circulation Map and the Zoning Map for one of the following reasons: 1) to implement City Council direction provided in February 2016 allowing property owners to request a reversion to previously existing zoning on their property (Requests 1-14); or 2) to repeal the 1966 Civic Center Master Development Plan in order to remove potential inconsistencies with the recently adopted Fulton Corridor Specific Plan and the Downtown Neighborhoods Community Plan (Request 15). These land use changes were analyzed would not result in additional impacts beyond those analyzed in the MEIR.

The Development Code Text Amendment Application No. TA-17-004 makes minor changes to various standards in order to improve functionality, clarity, and internal consistency, consistent with the General Plan. No changes are proposed that would fundamentally change the intent of a zone district or increase or decrease density ranges or floor area ratios.

The potential environmental impacts identified in the MEIR for the Fresno General Plan and the Citywide Development Code 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. A-17-004, General Plan Clean Up, Rezone Application No. R-17-006, and Text Amendment Application No. TA-17-004, as identified in Exhibit A, the issues that were identified as significant and unavoidable in the Master EIR (MEIR) 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). The proposed changes identified in Exhibit A will still contribute to potential significant and unavoidable impacts related to aesthetics, agricultural resources, cultural resources, noise, and utility/service systems. However, the proposed Plan Amendment, Rezone and Text Amendment will not substantially increase the severity of the impacts that were addressed in the Master EIR.

The issues found to be less than significant with mitigation measures in the MEIR will continue to be less than significant with mitigation measures with the incorporation of Plan Amendment Application No. A-17-004, General Plan Clean Up, Rezone Application No. R-17-006, and Text Amendment Application No. TA-17-004, as identified in Exhibit A. These issues include biological resources (habitat, plant 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). 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. A-17-004, General Plan Clean Up, Rezone Application No. R-17-006, and Text Amendment Application No. TA-17-004, as identified in Exhibit A. 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. Plan Amendment Application No. A-17-004, General Plan Clean Up, Rezone Application No. R-17-006, and Text Amendment Application No. TA-17-004, as identified in Exhibit A 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)). However, individual projects constructed pursuant to the Fresno General Plan or Citywide Development Code may require additional environmental review if they would cause an impact that was not previously identified in the MEIR.

Based on the environmental review contained in the MEIR, Plan Amendment Application No. A-17-004, General Plan Clean Up, Rezone Application No. R-17-006, and Text Amendment Application No. TA-17-004, as described in Exhibit A 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.

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; (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 was adopted, has become available.

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

**Finding
(1):**

Plan Amendment Application No. A-17-004, General Plan Clean Up, Rezone Application No. R-17-006, and Text Amendment Application No. TA-17-004, as identified in Exhibit A, are still within the scope of the MEIR. No geographical boundaries or densities or intensities were altered outside of the ranges designated in the Fresno General Plan and analyzed in the MEIR. It should also be noted that the Citywide Development Code includes Performance Standards in Article 25 that regulate property maintenance, noise, vibration, lighting and glare, shadow casting, odors, heat, air contaminants, liquid and solid waste, fire and explosive hazards, electromagnetic interference, and radioactivity. These standards provide added protections to ensure environmental impacts are not created beyond those analyzed in the MEIR.

(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,*

Finding (2):	Plan Amendment Application No. A-17-004 and Rezone Application No. R-17-006 propose minor changes to the land use and zoning maps to either 1) to implement City Council direction provided in February 2016 allowing property owners to request a reversion to previously existing zoning on their property (Requests 1-14); or 2) to repeal the 1966 Civic Center Master Development Plan in order to remove potential inconsistencies with the recently adopted Fulton Corridor Specific Plan and the Downtown Neighborhoods Community Plan (Request 15). Development Code Text Amendment Application No. TA-17-004 makes minor changes to various standards in order to improve functionality, clarity, and internal consistency to better implement the General Plan. No substantial changes have occurred with respect to the circumstances under which Text Amendment No TA-17-004 is being adopted that would require revisions to the previous MEIR as no new impacts have been generated. It remains consistent with the General Plan and fully within the scope of the MEIR.	
<i>(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 was adopted, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous MEIR; (B) Significant effects previously examined will be substantially more severe than shown in the previous MEIR; (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, would substantially reduce one or more significant effects on the environment.</i>		
Finding (3):	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. 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 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 are still appropriate and feasible and no additional mitigation measures are necessary, since no additional impacts have been identified.	
ADDENDUM PREPARED BY: Amber Piona, Planner II		SUBMITTED BY:
DATE: May 8, 2017		Sophia Pagoulatos, Planning Manager CITY OF FRESNO DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT