

<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 AND REZONE APPLICATION NO. P18-03514</b>  <b>and</b>  <b>TEXT AMENDMENT APPLICATION NO. P18-03517</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>   P18-03514 Plan Amendment, Rezone and Development Code Text Amendment</p>	
<p><b>APPLICANT:</b>   City of Fresno  2600 Fresno Street  Fresno, CA 93721</p>	<p><b>PROJECT LOCATION:</b>   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 map and table in Exhibit A.</p>	
<p><b>PROJECT DESCRIPTION:</b>   Plan Amendment and Rezone Application No. P18-03514 and Text Amendment Application No. P18-03517 have been filed by the City of Fresno Development and Resource Management Director and pertain to approximately 210 acres.</p> <p><b>Plan Amendment and Rezone Application No. P18-03514</b> pertains to approximately 210 acres of property and proposes to amend the Fresno General Plan Land Use Map (Figure LU-1), the Bullard, Fresno High, McLane, Hoover, Woodward and Downtown Neighborhoods Community Plans, the Tower District Specific Plan, the Fresno Chandler Executive Airport Land Use Compatibility Plan, the Fresno-Chandler Downtown Airport Master and Environs Specific Plan and the Fresno Yosemite Airport Land Use Compatibility Plan. The purpose of the amendments is to make minor technical corrections and to implement City Council direction from February 2016 allowing property owners to request a reversion to a zone district and planned land use equivalent to that existing under the prior General Plan when the change is consistent with General Plan policy and would not cause significant environmental impacts.</p> <p><b>Text Amendment Application No. P18-03517</b> makes minor changes to the Development Code in order to improve functionality, clarity, internal consistency, and consistency with State law. Proposed amendments affect the following sections:</p> <p>15-107, Overlay Districts; 15-310, Determining Residential Density; 15-902, Use Regulations for Residential Single-Family Districts; 15-903, Lot and Density Standards for Single Family Districts; 15-904, Driveway Paving; 15-906, Duplex and Multi-Unit Residential Standards; 15-1002, Use Regulations for Residential Multi-Family Districts; 15-1004, On-Site Open Space for Multi-Family Districts; 15-1102, Use Regulations for Mixed Use Districts; 15-1104, On-Site Open Space for Mixed-Use Districts; 15-1202, Use Regulations for Commercial Districts; 15-1302, Use Regulations for Employment Districts; 15-1502, Use Regulations for Downtown Districts; 15-2004, Accessory Buildings; 15-2006, Fences, Walls,</p>		

and Hedges; 15-2008, Screening Between Land Uses; 15-2009, Security Fencing; 15-2010, Electric Fences; 15-2015, Outdoor Lighting; 15-2016, Trash and Refuse Collection Areas; 15-2210, Affordable Housing Definitions; 15-2303 and 2305, Landscaping; 15-2402, Parking Applicability; 15-2409, Parking for Affordable Housing; 15-2412, Parking Exceptions; 15-2418, Parking Design; 15-2419, Parking Lot Surfaces; 15-2420, Parking Lighting; 15-2421, Parking Lot Landscaping; 15-2422, Parking Lot Trees; 15-2424, Carport Solar Panels; 15-2429, Bicycle Parking; 15-2430, On-Site Loading; 15-2609, Signs; 15-2612, Master Sign Programs; 15-2614, Electronic Fuel Price Signs; 15-2702, Specific Uses and Activities; 15-2717, Commercial Modular Buildings; 15-2722, Corner Commercial; 15-2737, Large-Format Retail; 15-2741, Mobile Vendors; 15-2754, Accessory Dwellings; 15-3105, 3303, 3304, 3305, 3307, 3701, Subdivisions; 15-3902, 3903, 3904, 3909, Condominiums; 15-4105, 4108, Subdivisions; 15-5102, Zone Clearance Applicability; and 15-6703, 6704, 6705, Definitions.

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 its 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 adoption of the Downtown Neighborhoods Community Plan and the Fulton Corridor Specific Plan were previously analyzed in Program Environmental Impact Report SCH No. 2012041009 (“PEIR”), certified on October 20, 2016. The sites affected by the proposed plan amendments and rezones were previously analyzed in the MEIR (Request #s 1-9, 12, 13, and 15-18) and more recently in the PEIR (Request #s 10, 11, and 14) as shown in Exhibit A. Plan Amendment and Rezone Application No. R-18-03514 propose 18 clean up amendments to the General Plan Land Use 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; or 2) to make technical corrections. These land use changes were analyzed and would not result in additional impacts beyond those analyzed in the MEIR or the PEIR. The proposed applications do not include any new projects. Projects proposed on the subject sites would require separate environmental review.

The Development Code Text Amendment Application No. P18-03517 makes minor changes to various sections 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 significantly 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 and in the PEIR for the Downtown Neighborhoods Community Plan, the Fulton Corridor Specific Plan and the Downtown 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 and Rezone Application No. P18-03514, and Text Amendment Application No. P18-03517, 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 level 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 air quality, greenhouse gasses, noise, and transportation and traffic in the PEIR. 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 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 and Rezone Application No. P18-03514, and Text Amendment Application No. P18-03517, 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) in the MEIR and aesthetics (glare), air quality (odors), biological resources, cultural resources, hazards and hazardous materials, and hydrology and water quality 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 and Rezone Application No. P18-03514, and Text Amendment Application No. P18-03517, 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 in the MEIR and aesthetics, agricultural resources, geology and soils, land use and planning, mineral resources, population and housing, public services, and utilities and service systems in the PEIR. Plan Amendment and Rezone Application No. P18-03514, and Text Amendment Application No. P18-03517, 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)). 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 Citywide Development Code, the Downtown Neighborhoods Community Plan, or the Fulton Corridor Specific Plan 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 and Rezone Application No. P18-03514, and Text Amendment Application No. P18-03517, 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 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 2012041009; (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 2012041009 was adopted, has become available.

Therefore, the City of Fresno has determined that an addendum to MEIR No. SCH 2012111015 and PEIR No. SCH 2012041009 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 and Rezone Application No. P18-03514, and Text Amendment Application No. P18-03517, as identified in Exhibit A are still within the scope of the MEIR and PEIR. No geographical boundaries or densities or intensities were altered outside of the ranges designated in the Fresno General Plan, the Downtown Neighborhoods Community Plan, or
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	<p>the Fulton Corridor Specific Plan and analyzed in the MEIR or PEIR. Vehicle trip generation for all of the proposed changes results in traffic levels that remain within the level of service standards defined in the General Plan, the Downtown Neighborhoods Community Plan, and the Fulton Corridor Specific Plan. In addition, dwelling unit capacity as required by the Housing Element is maintained. All housing categories defined in the Housing Element's Regional Housing Needs Allocation (RHNA) affected by this project maintain a surplus.</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 EIR 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><b>Finding (2):</b></p>	<p>Plan Amendment and Rezone Application No. P18-03514, proposes minor changes to the land use and zoning maps to either 1) implement City Council direction provided in February 2016 allowing property owners to request a reversion to previously existing zoning on their property or 2) to make technical corrections. Text Amendment Application No. P18-03517 makes minor changes to various standards in order to improve functionality, clarity, and internal consistency to better implement the General Plan, Downtown Neighborhoods Community Plan, and Fulton Corridor Specific Plan. No substantial changes have occurred with respect to the circumstances under which the proposed applications 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, the Downtown Neighborhoods Community Plan, the Fulton Corridor Specific Plan and fully within the scope of the MEIR and PEIR.</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 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.</i></p>
<p><b>Finding (3):</b></p>	<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 Programs 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>

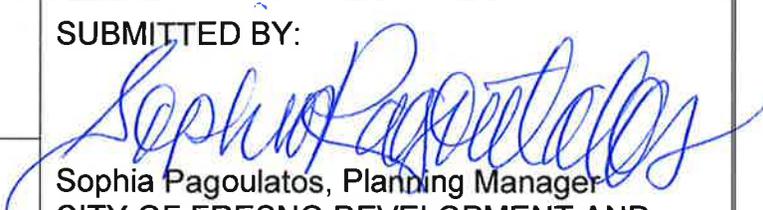
<b>ADDENDUM PREPARED BY:</b> Sophia Pagoulatos, Planning Manager	<b>SUBMITTED BY:</b>  Sophia Pagoulatos, Planning Manager CITY OF FRESNO DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
<b>DATE:</b> November 21, 2018	

Exhibit A: Map and Table for Plan Amendment and Rezone

Exhibit B: Text Amendment

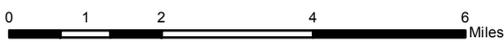
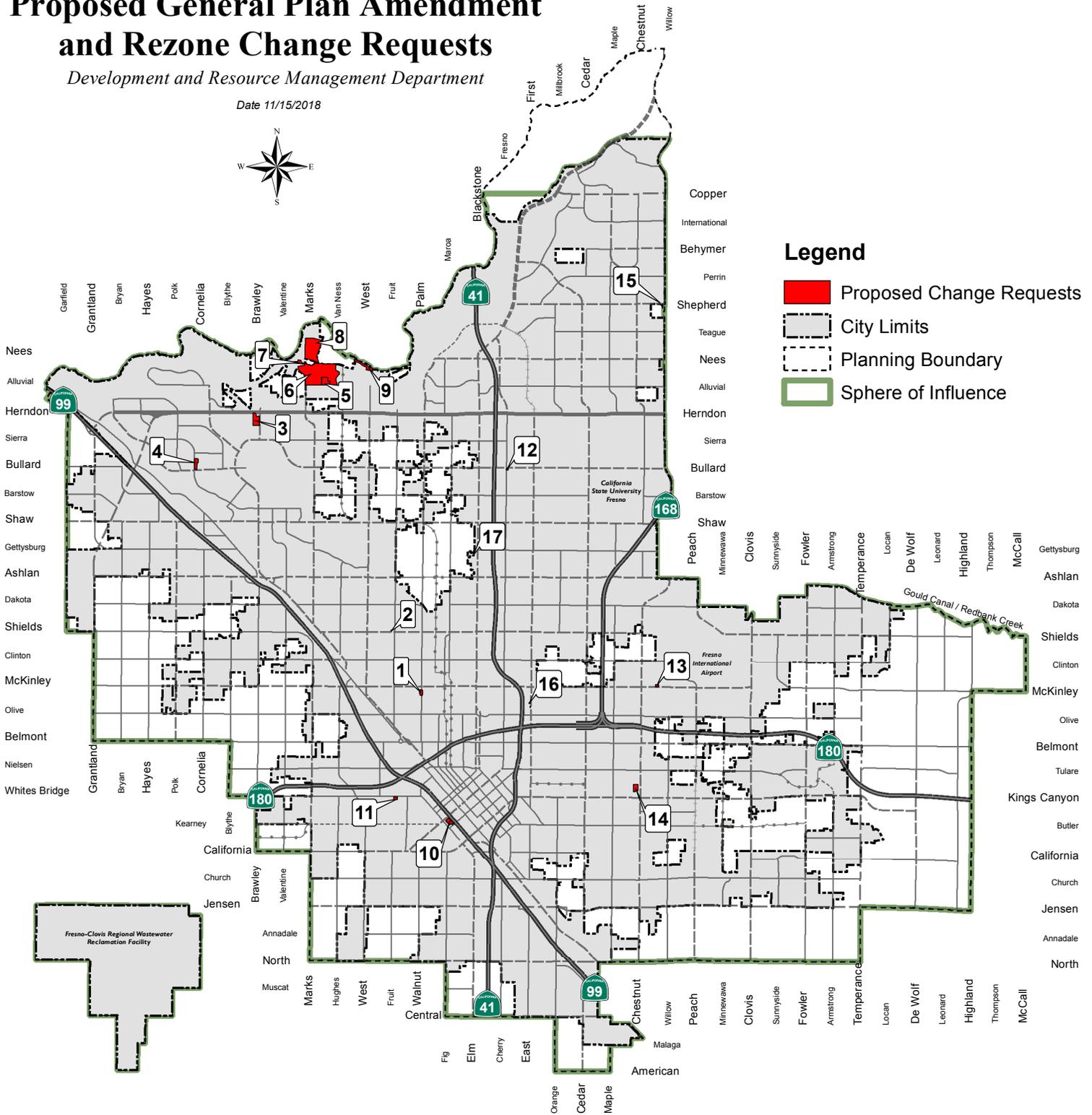
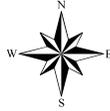
Exhibit A - Plan Amendment A and Rezone Application No R-18-03514 Table and Maps

# City of Fresno

## Proposed General Plan Amendment and Rezone Change Requests

Development and Resource Management Department

Date 11/15/2018



**CITY OF FRESNO PROPOSED GENERAL PLAN LAND USE AMENDMENTS AND REZONING**

#	Description	Council District	APN	Zoning		General Plan Land Use		Acres	Staff Recommendation
				Present	Request	Present	Request		
1	Palm Ave. near McKinley Ave.	1	45006423, 28, 32-34, 45103113	RS-5	CMS	Residential - Medium Density	Commercial - Main Street	1.56	Approve
			45010404, 05, 45110107	RS-5	CMS	Residential - Medium Density	Commercial - Main Street	0.40	
			45103107, 14-16, 45110105-06 (Split)	RS-5	CMS	Residential - Medium Density	Commercial - Main Street	0.43	
2	Shields Ave. at Fruit Ave.	1	43527413	RM-1	CMS	Residential - Medium High Density	Commercial - Main Street	0.16	Approve
3	Brawley Ave. & Herndon Ave.	2	50703048ST	RS-5	O	Residential - Medium Density	Employment - Office	4.48	Approve
4	Dante St. at Bullard Ave.	2	50613036S, 37S	RM-1	RM-2	Residential - Medium High Density	Residential - Urban Neighborhood	6.70	Approve
5	Sierra Sport and Racquet Club	2	50043021 (Split)	PR	RS-3	Open Space - Commercial Recreational	Residential - Low Density	9.66	Approve
			50043024T	CRC	PI	Commercial Recreation	Public Facility	0.05	
6	Sierra Sport and Racquet Club Neighborhood	2	50037020, 21, 26, 28, 35, 42, 43, 45-50, 53, 50038022, 23, 26-35, 37, 38, 40-44, 46, 47, 49-56, 60, 61, 50039006, 07, 09, 10-12, 14, 15, 34, 35, 42, 43, 50040017, 24-27, 32, 33, 35, 37-40, 44-48, 50-52, 57 (Split) 50041013-16, 20-22, 24-34, 36-38, 50-65, 71, 72, 50042001-6, 8, 9, 12-18, 29, 31, 50043003, 13S-21S, 500030X1, 50033001S, 2S, 4S-11S, 13S-26S, 28S, 29S, 31S-34S, 50034002S, 3S, 6S-8S, 10S, 11S, 14S-22S, 24S-33S, 35S-42S, 50035001S-45S, 50036001S-36S, 50037004S, 5S, 8S, 11S, 38S, 40S, 41S, 56S, 58S 50038001S-6S, 9S, 12S, 15S, 18S, 21S, and 50041003S, 6S, 9S, 12S	RS-4	RS-3	Residential - Medium Low Density	Residential - Low Density	100.52	Approve
7	San Joaquin Country Club Neighborhood	2	50003004S-6S, 8S	RS-4	RS-1	Residential - Medium Low Density	Residential - Low Density	4.77	Approve
8	Scout Island	2	50002011S-21S	PR	RE	Open Space - Multi-Use	Residential - Low Density	63.81	Approve
9	Van Ness Ave. at San Joaquin River	2	40503014S (Split)	PR	RS-1	Open Space - Multi-Use	Residential - Low Density	1.08	Approve
10	C St. at Tulare Ave.	3	46710502, 46710601-06, 46715207-08, 46715217, 46715301-04	RS-5	NMX	Residential - Medium Density	Mixed Use - Neighborhood	4.40	Approve
11	Whitesbridge Ave. at Fruit Ave.	3	46411103, 04, 11-14	RS-5	CG	Residential - Medium Density	Commercial - General	2.18	Deny
12	Bullard Ave. at Fresno St.	4	41802101	RS-5	CC	Residential - Medium Density	Commercial - Community	0.62	Approve

13	McKinley Ave. at Winery Ave.	4	49429109T	PI	CC	Public Facilities	Commercial - Community	1.49	Approve
14	Huntington Blvd. at Chestnut Ave.	5	46123302-05, 07, 46123401-02, 12, 14-17, 46130301	RS-5	RM-2	Residential - Medium Density	Residential - Urban Neighborhood	5.11	Approve
			46123306	RS-5	RM-2	Residential - Medium Density	Residential - Urban Neighborhood	0.42	Approve
			46123413	RS-5	RM-2	Residential - Medium Density	Residential - Urban Neighborhood	0.23	Approve
15	Willow Ave. at Shepherd Ave.	6	40305066	NA	PI	Employment - Business Park	Public Facilities	0.72	Approve
16	First St. near Floradora Ave.	7	45124226, 45124425, 27	RS-5	CG	Residential - Medium Density	Commercial - General	0.28	Approve
			45124227	RS-5	CG	Residential - Medium Density	Commercial - General	0.06	Approve
17	Indianapolis Ave. at Blackstone Ave.	7	42609224	RS-4	CMX	Residential - Medium Low Density	Mixed Use - Corridor/Center	0.41	Approve

Total: 209.54