

Exhibit C
Environmental Assessment

CITY OF FRESNO
ADDENDUM TO MASTER ENVIRONMENTAL IMPACT REPORT NO. SCH
2012111015 PREPARED FOR THE ZONING DESIGNATION TRANSLATION
TABLE AMENDMENTS FOR THE DOWNTOWN PLANNING AREA
Prepared in accordance with Section 15164 of the California Environmental
Quality Act (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:

EA-16-002: Zoning Designation Translation Table Amendments for the Downtown Planning Area

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

APPLICANT:

City of Fresno
2600 Fresno Street
Fresno, CA 93721

PROJECT LOCATION:

The proposed Zoning Designation Translation Table Amendments for the Downtown Planning Area would apply in the Downtown Planning Area. See Map in Exhibit B.

PROJECT DESCRIPTION:
Zoning Designation Translation Table Amendments for the Downtown Planning Area (see Exhibit A) are being proposed in order to more accurately translate the existing and now obsolete zone districts in the Downtown Planning Area to the appropriate zone districts in the newly adopted Citywide Development Code until such time as new zoning in the Downtown Planning Area is adopted (anticipated to occur in the summer of 2016). The proposed amendments are described below (see Exhibit B for complete Table):

Existing Zoning Designation	Applicable Standards
R-3 Medium Density Multiple Family Residential	RS-5 <u><i>Residential Single Family, Medium Density</i></u> or* RM-2 Residential Multi-Family, Urban Neighborhood
C-6 Heavy Commercial	CH <u><i>Commercial - Highway and Auto</i></u> CG <u><i>Commercial - General</i></u> or* CMS <u><i>Commercial - Main Street</i></u>
C-M Commercial and Light Manufacturing District	IL Light Industrial or* RMX <u><i>Regional Mixed Use</i></u>

* Applicable standards shall be determined at the discretion of the DARM Director

~~Strikeout~~ indicates deletion

Underlined Italics indicates addition

The amendments provide for additional zone district standards to be used for consistency with planned land uses in the downtown. For example, some areas in the Downtown Planning Area that have now obsolete R-3 zoning are located in areas that the general plan designates as Neighborhoods. The planned land use of Neighborhoods calls for house scale buildings that are compatible with the surrounding neighborhood, and which must be scaled and massed in relation to the predominant existing single family houses. Therefore adding the option of the RS-5 (Residential Single Family, Medium Density) zone district provides appropriate standards when the surrounding neighborhood is predominantly single family.

The now obsolete C-6 zone district is mostly located on the corridors that extend out of Downtown, such as Tulare, Belmont Avenues and parts of Divisadero Street. The previous translation zone district that is now proposed to be deleted is CH (Commercial Highway and Auto). This zone district was appropriate for corridors in other parts of the city, but in the Downtown Planning Area, the general plan designates these corridors as Corridor General, a mixed use zone with a variety of neighborhood services. Since the CH zone is narrowly focused on automobile-related uses, the amendments replace that zone district with two others that more closely match the Corridor General designation in the General Plan: CG (Commercial General) and CM-S (Commercial Main Street).

The same thing applies to the now obsolete C-M (Commercial and Light Manufacturing) zone district. It is located in some areas that the general plan designates as Central Business District and South Stadium. The general plan describes these land use designations as mixed use districts with ground floor retail, to support active streetscapes and walking. Therefore the amendments recommend the RMX (Regional Mixed Use) zone district as the appropriate translation. In other areas, the CM zone district is located in areas designated by the general plan as Special District, which appropriately translates to Industrial Light (IL). Therefore the IL district remains an option.

The original Zoning Designation Translation Table was adopted concurrently with the Citywide Development Code to establish the connection between the previously existing zone districts and their new counterparts in the Citywide Development Code during the brief period between code adoption and zoning map update. Considered an implementation measure of the Citywide Development Code, it was environmentally assessed in the Addendum to the Master Environmental Impact Report ("MEIR") SCH No. 2012111015 adopted on December 3, 2015. The currently proposed amendments to the Zoning Designation Translation Table are further refinements to the implementation of the Citywide Development Code (albeit on an interim basis and only in the Downtown Planning Area) for the purpose of more closely aligning the zoning with the General Plan Land Use map. Therefore, these amendments are considered minor changes and no conditions described in CEQA Guidelines Sections 15162 or 15164 would be created by their adoption.

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 Citywide Development Code was further identified as the City's most effective legal tool for implementing consistent land use policy and that it was developed to facilitate revitalization, infill, transit-oriented development, and more sustainable development practices. The Executive Summary of the MEIR includes the Citywide Development Code in both the Purpose and Project Summary discussions and identifies the Development Code as the second of two components of the project analyzed by the MEIR (the first component is identified as the General Plan Update.) Analysis of the

impacts of the Citywide Development Code were woven throughout the body of the MEIR alongside analysis of the impacts of the Fresno General Plan. In this way, the Citywide Development Code, previously called the Development Code Update, was assessed as a part of the comprehensive project analyzed by the MEIR. The proposed amendments to the Zoning Designation Translation Table facilitate the implementation of the Citywide Development Code consistent with the Fresno General Plan, and are therefore considered minor changes to the project analyzed in the MEIR and still covered by the MEIR.

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 the amendments to the Zoning Designation Translation Table (“amendments”), 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 amendments may still contribute to potential significant and unavoidable impacts related to aesthetics, agricultural resources, cultural resources, noise, and utility/service systems. However, the proposed amendments 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 the proposed amendments to the Zoning Designation Translation Table. 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 the amendments to the Zoning Designation Translation Table. 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. The amendments may increase 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, the amendments to the Zoning Designation Translation Table 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;*

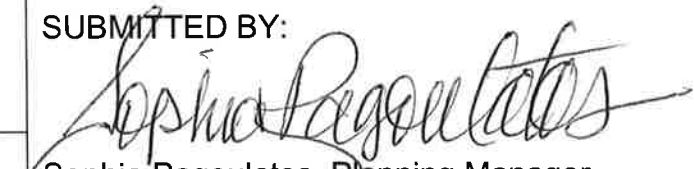
<p>Finding (1):</p>	<p>The amendments to the Zoning Designation Translation Table are still within the scope of the MEIR. No geographical boundaries or densities or intensities were altered outside of the ranges designated in the Fresno General Plan and analyzed in the MEIR. It should also be noted that 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.</p>
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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 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): The Citywide Development Code was intended to implement the General Plan. Its use as a key implementation tool is mentioned in nearly every element of the General Plan. No substantial changes have occurred with respect to the circumstances under which the Citywide Development Code is being adopted that would require major revisions to the previous MEIR as no new impacts have been identified in relation to the amendments to the Zoning Designation Translation Table. It remains consistent with the General Plan and fully within the scope of the MEIR.

(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.*

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.

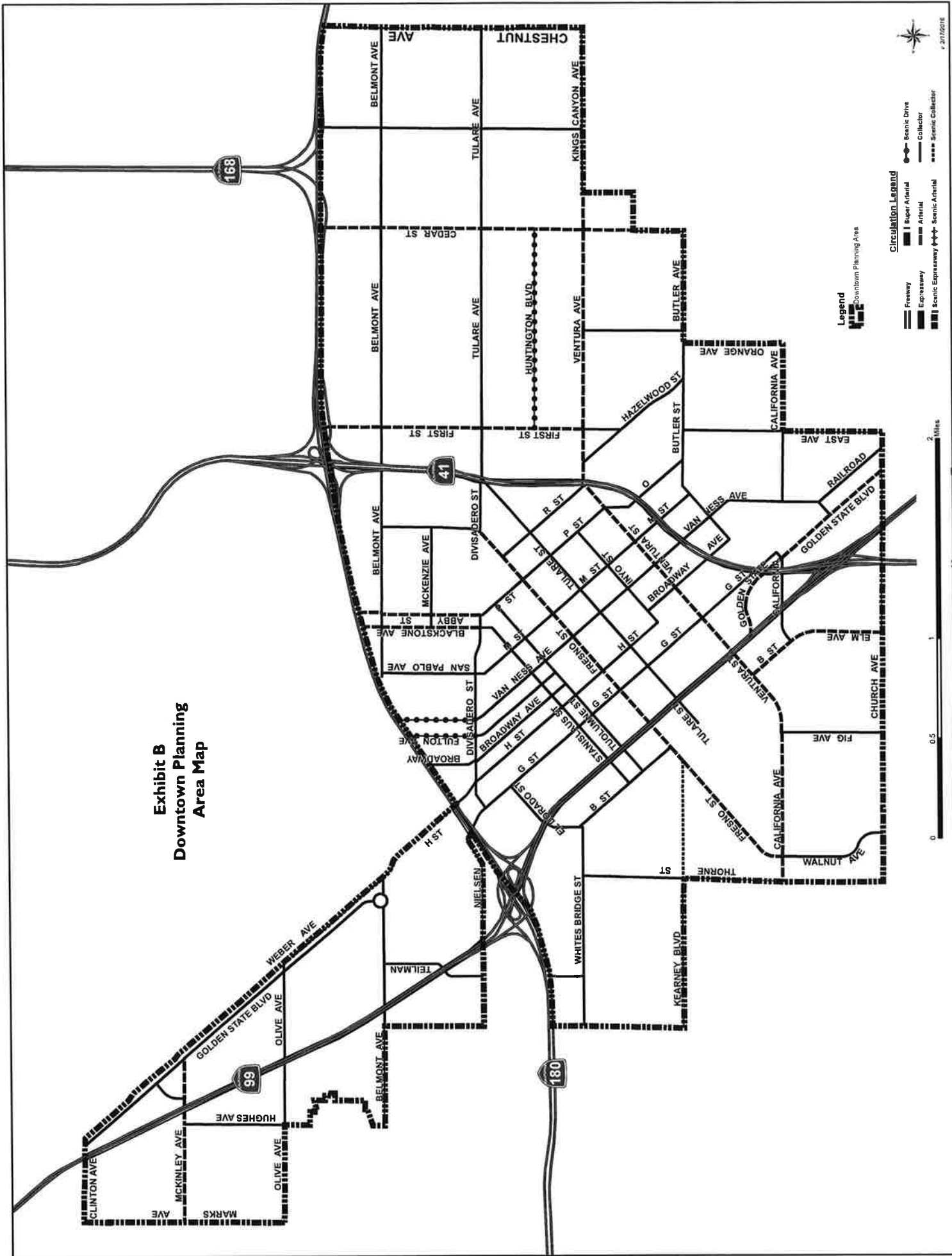
ADDENDUM PREPARED BY: Sophia Pagoulatos, Planning Manager	SUBMITTED BY:  Sophia Pagoulatos, Planning Manager CITY OF FRESNO DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
DATE: February 25, 2016	

Zoning Designation Translation Table

Existing Zoning Designation		Applicable Standards	
AE-20	Exclusive Twenty Acre Agricultural District	B	Buffer
AE-5	Exclusive Five Acre Agricultural District	RE	Residential Estate
R-A	Single Family Residential-Agricultural	RS-1	Residential Single Family, Extremely Low Density
R-1-E	Single Family Residential Estate	RS-1	Residential Single Family, Extremely Low Density
R-1-EH	Single Family Residential Estate (Horses)	RS-1	Residential Single Family, Extremely Low Density
		EQ	Equine Overlay
R-1-A	Single Family Residential	RS-2	Residential Single Family, Very Low Density
R-1-AH	Single Family Residential (Horses)	RS-2	Residential Single Family, Very Low Density
		EQ	Equine Overlay
R-1-B	Single Family Residential	RS-3	Residential Single Family, Low Density
R-1-C	Single Family Residential	RS-3	Residential Single Family, Low Density
R-1	Single Family Residential	RS-4	Residential Single Family, Medium Low Density
R-2-A	Low Density Multiple Family Residential– One Story	RM-1	Residential Multi-Family, Medium High Density
R-2	Low Density Multiple Family Residential District	RM-2	Residential Multi-Family, Urban Neighborhood
R-3	Medium Density Multiple Family Residential	RS-5	Residential Single Family, Medium Density or*
		RM-2	Residential Multi-Family, Urban Neighborhood
R-4	High Density Multiple Family Residential	RM-3	Residential Multi-Family, High Density
MH	Mobile Home Single Family Residential	RM-MH	Mobile Home Park
T-P	Trailer Park Residential	RM-MH	Mobile Home Park
CL	Limited Neighborhood Shopping Center	CC	Commercial - Community
C-1	Neighborhood Shopping Center	CC	Commercial - Community
C-2	Community Shopping Center	CC	Commercial - Community
C-3	Regional Shopping Center	CR	Commercial - Regional
C-4	Central Trading	RMX	Regional Mixed Use
C-5	General Commercial	CMS	Commercial - Main Street
C-6	Heavy Commercial	CH	Commercial – Highway and Auto
		CG	Commercial - General or*
		CMS	Commercial - Main Street
CR	Commercial Recreation	CRC	Commercial - Recreation
R-P	Residential and Professional Office District	O	Office
RP-L	Residential and Professional Limited Office District	O	Office
CC	Civic Center District	RMX	Regional Mixed Use
C-P	Administrative and Professional Office District	O	Office
C-M	Commercial and Light Manufacturing District	IL	Light Industrial or*
		RMX	Regional Mixed Use
S-L	Storage/Limited, Mini Storage Facility District	O	Office
M-1-P	Industrial Park Manufacturing District	IL	Light Industrial
M-1	Light Manufacturing District	IL	Light Industrial
M-2	General Industrial District	IH	Heavy Industrial
M-3	Heavy Industrial District	IH	Heavy Industrial
O	Open Conservation District	OS	Open Space
P	Off-Street Parking District	PI	Public and Institutional
ANX	Annexed Rural Residential Transitional Overlay District	ANX	Annexed Rural Residential Transitional Overlay District
BA	Boulevard Area Overlay District	None	
BP	Bluff Preservation Overlay District	BP	Bluff Preservation Overlay District
CCO	Civic Center Area Modifying Overlay District	None	
EA	Expressway Area Overlay District	EA	Expressway Area Overlay District
R-M	Residential Modifying Overlay District	RM	Residential Modifying Overlay District

* Applicable standards shall be determined at the discretion of the DARM Director

Exhibit B Downtown Planning Area Map



Legend

Downtown Planning Area

Circulation Legend

- Freeway
- Expressway
- Scenic Expressway
- Super Arterial
- Arterial
- Scenic Arterial
- Scenic Drive
- Collector
- Scenic Collector

