

## Exhibit H

**CITY OF FRESNO ADDENDUM TO**

**ENVIRONMENTAL ASSESSMENT SCH NO. 2020039061 PREPARED FOR THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF FRESNO AND PARC WEST DEVELOPMENT, INC.**

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

The full Initial Study and the Environmental Impact Report SCH No. 2020039061 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:**

SCH No. 2020039061

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

**APPLICANT:**

Parc West Development, Inc.

A California Corporation

1396 West Herndon Avenue, Suite 101

Fresno, CA 93711

**PROJECT LOCATION:**

Located on the west side of North Grantland between West Ashlan Avenue and the West Gettysburg Avenue alignment in the City and County of Fresno, California (±125.03 acres)

Latitude: 36°47'51.5" N & Longitude: 119°55'13.9" W

Assessor's Parcel Number(s): 512-021-26 & 50

Mount Diablo Base & Meridian, Township 13S, Range 19E, Section 17

**PROJECT DESCRIPTION:**

On January 28, 2021, the Fresno City Council held a public hearing to consider, and through adoption of Resolution No. 2021-27 took action to certify, Final Environmental Impact Report (EIR) SCH No. 2020039061 for purposes of facilitating the Parc West Project; a development proposed to include up to 844 single-family residential units, a two-acre neighborhood park, and interconnected trail system on ±160 acres of property located on the west side of North Grantland Avenue between West Ashlan Avenue and the West Gettysburg Avenue alignment.

Pursuant to the provisions of Section 65865 et seq. of the Government Code, the City of Fresno is authorized to enter into a Development Agreement with any person having a legal or equitable interest in

real property for the development of the property. The purpose of the Development Agreement is to strengthen the public planning process, encourage private participation in comprehensive planning, and secure investment in, and commitment to, public facilities and infrastructure in the vicinity of the project to assure the maximum efficient utilization of resources at the least economic cost to the public.

The purpose of the subject proposed development agreement by and between the City of Fresno and Parc West Development, Inc., is to Negotiate and stipulate terms respective to build-out of the Parc West Project; including but not limited to: (1) Vested Rights for future development through the duration term of the Agreement, including required exactions and subjectivity to development and impact mitigation fees; (2) The timing within which key elements of the project and its required exactions need to be performed, constructed, completed, and/or accepted; (3) Allocation of fee credits and/or rights to reimbursements for eligible improvements, including establishment of respective fee accounts; (4) The sale, transfer or assignment of all or a portion of the project and rights, duties or obligations of the agreement; (5) Acknowledgement of Future Discretionary Approvals, including conditions, terms, restrictions and requirements for subsequent discretionary actions; and, (6) The duration term of the agreement.

It may be determined that: (1) Based upon the proposed terms of the subject Development Agreement, the project falls within the scope of Environmental Impact Report (EIR) No. 10133; (2) No substantial changes are proposed in the project which 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; (3) No substantial changes will 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; and, (4) No new information, which was not known and could not have been known, at the time the EIR No. 10133 was certified, has become available.

Therefore, the City of Fresno has determined that an addendum to Environmental Impact Report (EIR) SCH No. 2020039061 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 technical changes or additions, in accordance with Section 15164 of the CEQA Guidelines.

CEQA Section 15162 provides that when an 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 Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

**Finding  
(1):**

On January 28, 2021, the Fresno City Council held a public hearing to consider, and through adoption of Resolution No. 2021-27 took action to certify, Final Environmental Impact Report (EIR) SCH No. 2020039061 for purposes of facilitating the Parc West Project; a development proposed to include up to 844 single-family residential units, a two-acre neighborhood park, and interconnected trail system on ±160 acres of property located on the west side of North Grantland Avenue between West Ashlan Avenue and the West Gettysburg Avenue alignment.

The approval and execution of the proposed Development Agreement between the City of Fresno and Parc West Development, Inc. for purposes of the development commonly known as the "Parc West Project" permits no greater development for the Parc West Project Area than that already analyzed under the CEQA; and, 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 Environmental Impact Report (EIR) SCH No. 2020039061.

The purpose of the subject proposed Development Agreement by and between the City of Fresno and Parc West Development, Inc., is to Negotiate and stipulate terms respective to build-out of the Parc West Project; including but not limited to: (1) Vested Rights for future development through the duration term of the Agreement, including required exactions and subjectivity to development and impact mitigation fees; (2) The timing within which key elements of the project and its required exactions need to be performed, constructed, completed, and/or accepted; (3) Allocation of fee credits and/or rights to reimbursements for eligible improvements, including establishment of respective fee accounts; (4) The sale, transfer or assignment of all or a portion of the project and rights, duties or obligations of the agreement; (5) Acknowledgement of Future Discretionary Approvals, including conditions, terms, restrictions and requirements for subsequent discretionary actions; and, (6) The duration term of the agreement.

Given the purpose of the development agreement, which is limited to only stipulate terms for purposes of facilitating the future build-out of the Parc West Project, without the inclusion of any additional proposed changes to the physical development, land use densities or intensities or the Existing City Requirements previously and specifically described and analyzed, it may be determined that no substantial changes are proposed in the project. Accordingly, there is no potential for the proposed development agreement to result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and, no major revisions of the previous EIR are required.

*(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,*

**Finding (2):** As provided for purposes of Finding No. 1 herein above, no 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. As previously provided, the purpose of the proposed Development Agreement between the City of Fresno and Parc West Development, Inc. is limited to only stipulate terms for purposes of facilitating the future build-out of the Parc West Project, without the inclusion of any additional proposed changes to the physical development, land use densities or intensities or the Existing City Requirements previously and specifically described and analyzed. The previous EIR considered alternatives to the project proposed at that time, potential growth-inducing impacts of the project, potential significant impacts, as well as potential cumulative impacts resultant from the project. under both near-term and General Plan build-out scenarios.

There have been no substantial changes to the surrounding area or project site, nor any plan amendments approved which would otherwise affect the circumstances under which the project is undertaken or under which the cumulative near-term and/or General Plan build-out scenarios were previously analyzed. The severity of environmental issues identified in the Environmental Impact Report certified on January 28, 2021, have not substantially increased since its preparation.

*(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 Environmental Impact Report was certified as complete, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous EIR; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR; (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 EIR, would substantially reduce one or more significant effects on the environment.*

**Finding (3):** The previous EIR considered alternatives to the project proposed at that time, potential growth-inducing impacts of the project, potential significant impacts, as well as potential cumulative impacts resultant from the project as well as near-term and ultimate General Plan build-out scenarios. Environmental Impact Report (EIR) SCH No. 2020039061 evaluated potential impacts of the Parc West Project based upon all of the applicable and respective CEQA criteria of aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, tribal cultural resources, and utilities/service systems, in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines in effect at the time of its certification.

As provided or purposes of Findings No. 1 & 2 herein above, the subject Development

Agreement has been proposed to only stipulate terms for purposes of facilitating the future build-out of the Parc West Project, without the inclusion of any additional proposed changes to the physical development, land use densities or intensities included within the previous project description or the Existing City Requirements. Additionally, there have been no substantial changes to the surrounding area or project site, nor any plan amendments approved which would otherwise affect the circumstances under which the project is undertaken or under which the cumulative near-term and/or General Plan build-out scenarios were previously analyzed.

Therefore, there is no potential for the proposed project, comprised of a proposed development agreement to stipulate terms to facilitate the ultimate build-out of the same project previously described and analyzed under the same circumstances to result in significant effects that were not already discussed in the previous EIR.

Furthermore, there is no evidence that potential effects previously examined are substantially more severe than originally discussed; nor evidence that mitigation measures which were previously found infeasible are in fact feasible and would substantially reduce significant effects of the project, at this time.

Finally, there is no evidence at this time that mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR, would substantially reduce one or more of the previously identified unavoidable significant effects on the environment.

ADDENDUM PREPARED BY:

Will Tackett, Planning Manager

DATE: April 29, 2022

SUBMITTED BY:



Will Tackett, Planning Manager

CITY OF FRESNO PLANNING AND  
DEVELOPMENT DEPARTMENT

