

**CITY OF FRESNO**

**ADDENDUM TO MASTER ENVIRONMENTAL IMPACT REPORT NO. SCH  
2012111015 PREPARED FOR  
PLAN AMENDMENT APPLICATION NO. A-15-007, AND REZONE  
APPLICATION NO. R-15-016**

*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:**

A-15-007/R-15-016: Plan  
Amendment and Zoning Map  
Update

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 Plan Amendment and Zoning Map Update  
would apply to all property within the Fresno City limits  
and as defined in attached maps and table in Exhibit A.

**PROJECT DESCRIPTION:**

**Plan Amendment Application No. A-15-007** proposes to amend the Fresno General Plan, the Bullard, Fresno High, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Tower District Specific Plan, the Fresno Yosemite Airport Land Use Compatibility Plan and the Sierra Sky Park Land Use Policy Plan, as noted in the City of Fresno General Plan Land Use Map Amendment and table attached in Exhibit A. The Plan Amendment application was filed for consideration of additional general plan clean-up items, including implementation of Master Environmental Impact Report mitigation measures and technical adjustments to meet general plan goals and policies.

**Rezone Application No. R-15-016** proposes to update the Zoning Map of the City of Fresno to be consistent with the City of Fresno General Plan Land Use and Circulation Map adopted on December 18, 2014, and as subsequently amended. All conditions of zoning will remain in effect. The Zoning Map is available on line at [www.fresno.gov/mapupdate](http://www.fresno.gov/mapupdate).

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 repeal and amendment of sections of the Fresno Municipal Code, including chapter 12, and the inclusion of Chapter 15 were identified in the MEIR as components of the Development Code Update. 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 Plan Amendment and Rezone Applications presented implement the General Plan adopted in December of 2014. Plan Amendment A-15-007 proposes 23 clean up amendments to the General Plan Land Use and Circulation Map in order to implement MEIR mitigation measures (Request 1), add Open Space uses where a public use Airport Clear Zone already exists and where a ponding basin is planned for the future (Requests 2 and 3), restore plan amendments that were approved by the City Council over the last five years and that have been determined by staff to be consistent with general plan goals and policies (Requests 4-14), revise dual designation land uses on sites that are planned Open Space (Requests 19, 21, and 22) and make other technical adjustments consistent with General Plan goals and policies (Requests 15-20 and 23). These land use changes were analyzed would not result in additional impacts beyond those analyzed in the MEIR.

Rezone Application No. R-15-016, the Zoning Map Update, implements the zone districts adopted in the Citywide Development Code, in locations consistent with the Fresno General Plan Land Use and Circulation Map as adopted on December 18, 2014, and subsequently amended. The Zoning Map Update ensures that the Development Code is implemented in the locations envisioned in the General Plan and analyzed in 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 Plan Amendment Application No. A-15-007, General Plan Clean Up, and Rezone Application No. R-15-016, the Zoning Map Update, 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 and Rezone 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-15-007, General Plan Clean Up, and Rezone Application No. R-15-016, the Zoning Map Update, 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-15-007, General Plan Clean Up, and Rezone Application No. R-15-016, the Zoning Map Update, 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-15-007, General Plan Clean Up, and Rezone Application No. R-15-016, the Zoning Map Update, 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-15-007, and Rezone Application No. R-15-016, 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;*

<b>Finding (1):</b>	Plan Amendment Application No. A-15-007, General Plan Clean Up, and Rezone Application No. R-15-016, the Zoning Map Update, 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,*

<b>Finding (2):</b>	Plan Amendment Application No. A-15-007 proposes technical corrections to the General Plan Land Use and Circulation Map consistent with general plan goals and policies and MEIR mitigation measures.  The Citywide Development Code, with its accompanying Zoning Map as proposed in Rezone Application No. R-15-016, 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 generated during the revision and refinement of the Citywide Development Code. 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

DATE: January 20, 2016

SUBMITTED BY:



Sophia Pagoulatos, Planning Manager  
CITY OF FRESNO DEVELOPMENT AND  
RESOURCE MANAGEMENT DEPARTMENT

Re: Table 1: City of Fresno General Plan Land Use Map Amendment Table						
	No	Description	APN	GP Land Use Change Request		Acres
				From	To	
GP MEIR Mitigation	1	MM HAZ-3: Re-designate area located within FYI Airport Zone 5 Sideline northeast of airport to Public Facilities Airport or Open Space.	Part of 49406045T & 51T	Open Space - Golf Course	Public Facilities - Airport	9.28
			Part of 49406045T and 51T, part of 49402032T and 33T, and 49402026ST and X1	Light Industrial	Public Facilities - Airport	22.00
FMCD	2	Proposed ponding basin "DV."	Part of 31328012T, 22T, 23T, 24T, 25T, and 57T	Res. Medium Low Density	Open Space - Ponding Basin	13.50
ALUC	3	Sky Park Clear Zone correction.	Part of 50105001 and 50104702	Public Facilities - Airport	Open Space Clear Zone	0.35
			50115303ST and part of 50115306S	Community Commercial	Open Space Clear Zone	0.46
			Part of 50703015	Office	Open Space Clear Zone	0.92
			Part of 50703012ST	Open Space Clear Zone	Office	2.60
				General Commercial	Open Space Clear Zone	0.28
General Plan Amendments	4	A-14-007	46323203	Res. Medium Density	Office	0.57
	5	A-12-002	45314115	Res. Medium High Density	General Commercial	0.69
	6	A-12-004	43602201	Regional Mixed Use	Office	0.17
			43602219	Res. Medium Density-Regional Mixed Use	Office	0.19
	7	A-11-001	30319083, 84 and 85	Public Facility - Middle and Elementary School	Community Commercial	2.78
	8	A-11-002	51125002	Res. Medium Low Density	Res. Medium High Density	
			51136324	Res. Medium Density	Res. Medium High Density	4.86
	9	A-11-003	Part of 31004138	Res. Medium Low Density	Res. Medium Density	31.87
			31004139	Community Commercial	Neighborhood Community-Commercial	2.14
	10	A-11-004	41707058	Res. Medium Density	Res. Medium High Density	1.86
	11	A-11-009	51117124 and 25	Res. Medium Low Density	Res. Medium High Density	4.79
	12	A-11-011	50903069S	Res. Medium Density	Res. Medium High Density	10.17
	13	A-11-013	40351159S	Res. Medium Low Density	Office	0.26
	14	A-11-014	40420023	Res. Urban Neighborhood	Office	3.57
Correction	15	A	44206033	Res. Medium High	Res. Urban Neighborhood	4.65
	16	B	44723001	Res. Medium Density	Public Facilities - Church	0.61
	17	C	45904109, 12, 13, 16-18	Res. Medium Density	Commercial Main Street	0.83
	18	D	31013201 - 09, 31013301 - 06, 31327057S - 76S, 80S, 83S - 86S, 92S, 93S, and 95S	Business Park	Light Industrial	78.90
			45603015, 16, 18, 52, 56	Corridor/Center Mixed-Use	Light Industrial	65.19
	19	E	45603057T	Dual Land Use Designation: Corridor/Center Mixed-Use	Dual Land Use Designation: Light Industrial	3.65
	20	F	46303022, 78, and 90	Corridor/Center Mixed-Use	Office	1.60
	21	G	45920001, 02, and 06T	Dual Land Use Designation: Light Industrial	Dual Land Use Designation: General Commercial	2.95
	22	H	45913120 and 01	Dual Land Use Designation: Res. Medium Density	Dual Land Use Designation: Commercial Main Street	1.00
	23	I	45903205 and 15	Residential Medium Density	Light Industrial	0.38

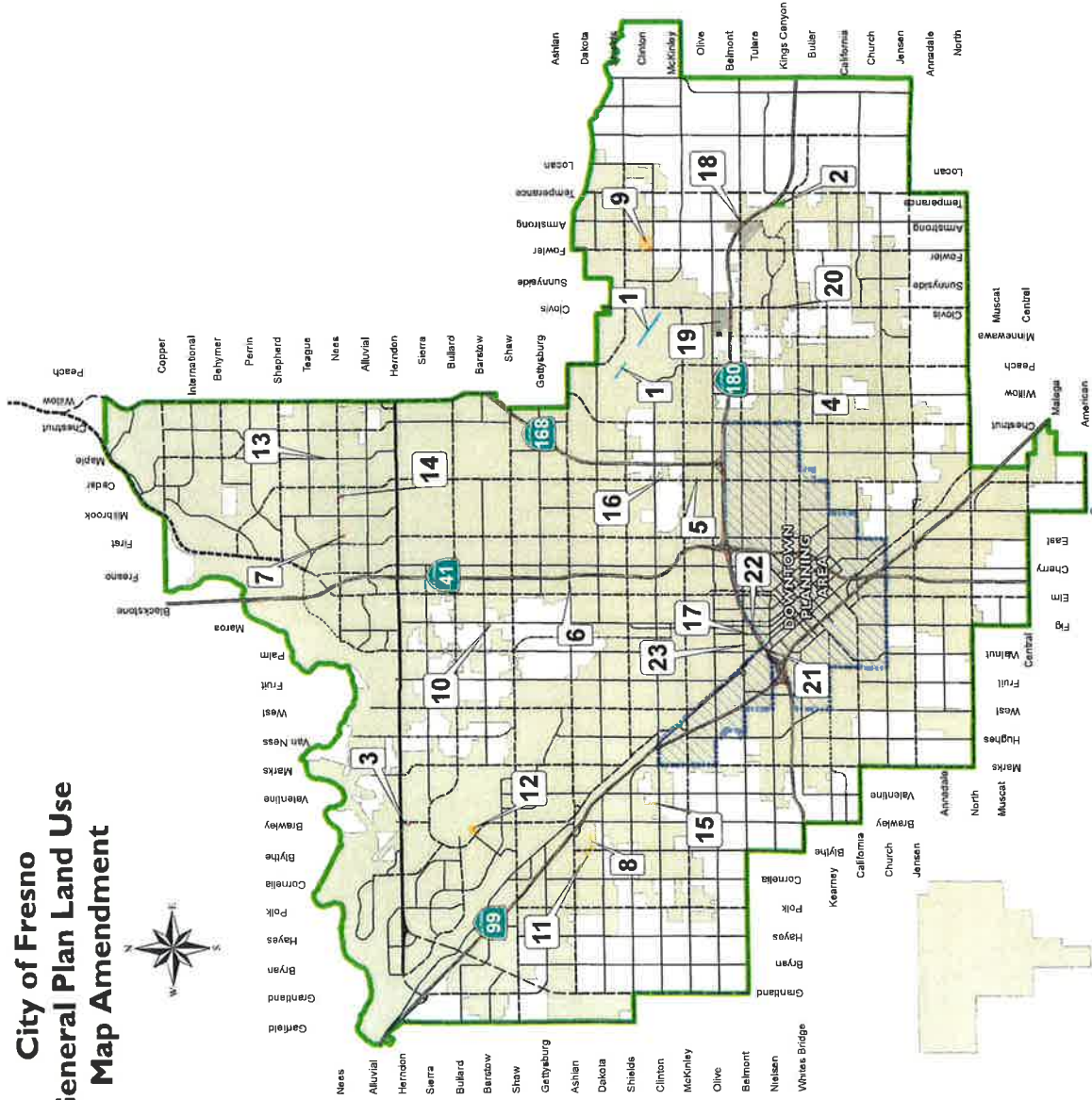
Strikeout indicates errata recommended by Planning Commission (Items 6 and "to" column of Item 9), and by staff (Item 9 in its entirety)



# City of Fresno General Plan Land Use Map Amendment



- Legend**
- General Plan Land Use Amendments**
- Public Facilities
    - Church
    - Airport
    - Open Space
    - Clear Zone
    - Neighborhood Park
    - Open Space
    - Ponding Basin
    - Employment
    - Office
    - Business Park
    - Light Industrial
  - Residential
    - Medium Low Density
    - Medium Density
    - Medium High Density
    - Urban Neighborhood
    - Commercial
    - Main Street
    - Community
    - Recreation
    - General
- Boundaries**
- Downtown Planning Area
  - City Limits
  - Sphere Of Influence



# City of Fresno Development and Resource Management Planning Division

Figure LU - 2:  
Dual Designation Diagram

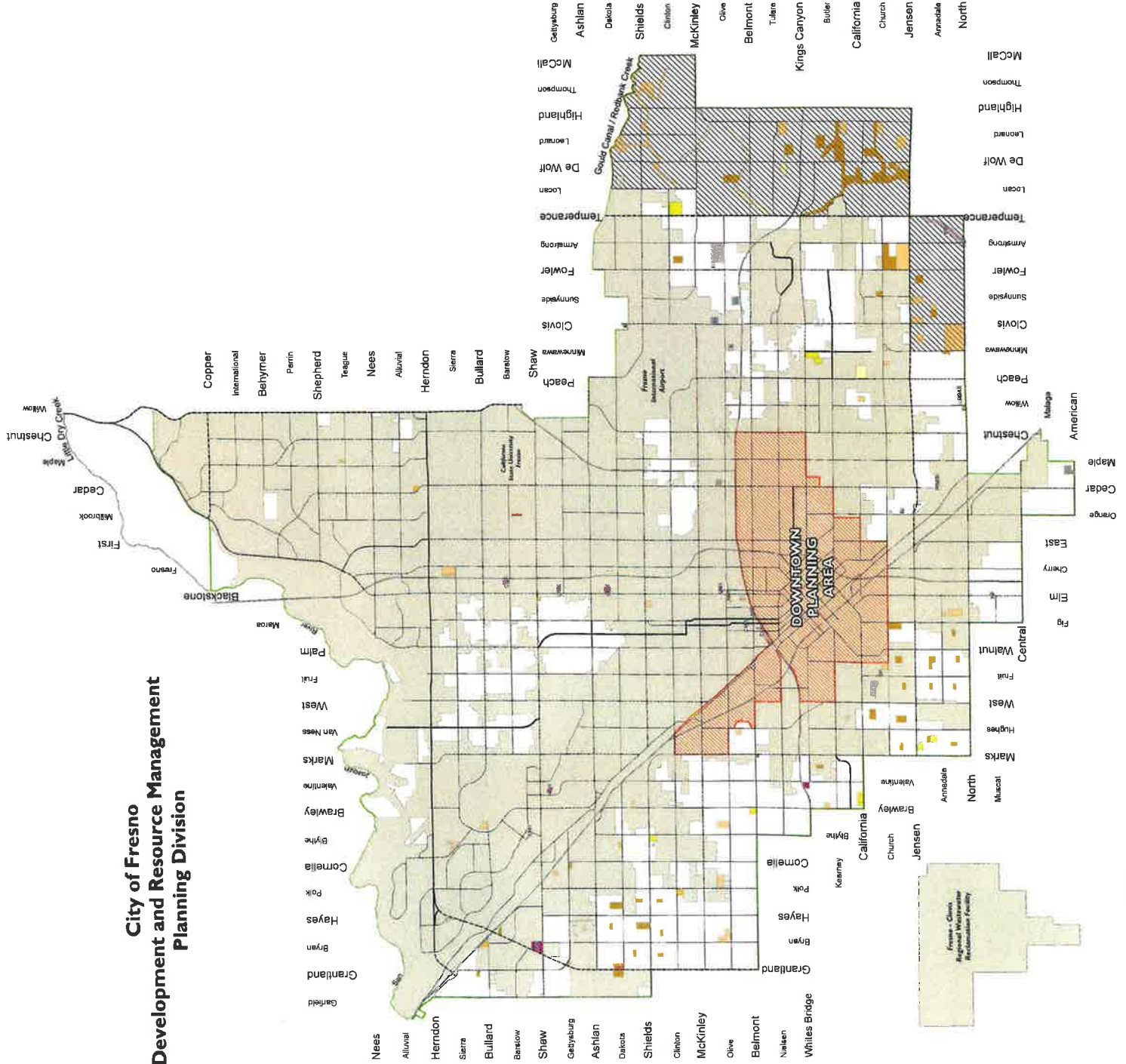
- Residential**
- Low Density (1-3.5 D, U/Acre)
  - Medium Low Density (3.5-6 D, U/Acre)
  - Medium Density (5-12 D, U/Acre)
  - Medium High Density (12-16 D, U/Acre)
  - Urban Neighborhood (16-30 D, U/Acre)
  - High Density (30-45 D, U/Acre)
- Commercial**
- Community
  - Main Street
  - General
- Employment**
- Office
  - Business Park
  - Regional Business Park
  - Light Industrial
  - Heavy Industrial
- Mixed Use**
- Corridor/Center Mixed Use
  - Regional Mixed Use
  - Neighborhood Mixed Use

- Boundaries**
- Fresno Planning Boundary
  - Existing Sphere of Influence
  - City Limit
  - Downtown Neighborhoods
  - Southeast Development Area (SEDA)
- Circulation Legend**
- Freeway
  - Expressway
  - Scenic Expressway
  - Ramp
  - Super Arterial
  - Arterial
  - Scenic Arterial
  - Collector
  - Scenic Collector

Date 1/4/2016



Note: All planned land uses for future parks, open space, ponding basins, schools (e.g. special, elementary, middle, high, and colleges) and schools with parks carry dual planned land use designations so that if that facility is not needed private and public development consistent with zoning and development standards may be approved. This map shows the additional land use designations.









# City of Fresno Proposed Zoning Map



## Legend

### Proposed New Zone District

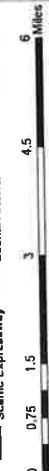
- RE - Residential Estate
- RS-1 - Residential Single-Family, Extremely Low Density
- RS-2 - Residential Single-Family, Very Low Density
- RS-3 - Residential Single-Family, Low Density
- RS-4 - Residential Single-Family, Medium Low Density
- RS-5 - Residential Single-Family, Medium Density
- RM-MH - Mobile Home Park
- RM-1 - Residential Multi-Family, Medium High Density
- RM-2 - Residential Multi-Family, Urban Neighborhood
- RM-3 - Residential Multi-Family, High Density
- NMX - Neighborhood Mixed Use
- CMX - Corridor/Center Mixed Use
- RMX - Regional Mixed Use
- CMS - Commercial Main Street
- CC - Commercial Community
- CR - Commercial Regional
- CG - Commercial General
- CH - Commercial Highway and Auto
- CRC - Commercial Recreation
- O - Office
- BP - Business Park
- IL - Light Industrial
- IH - Heavy Industrial
- OS - Open Space
- PR - Park and Recreation
- PI - Public and Institutional

## Boundaries

- Sphere Of Influence
- City Limits
- Downtown Planning Area

## Circulation Legend

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

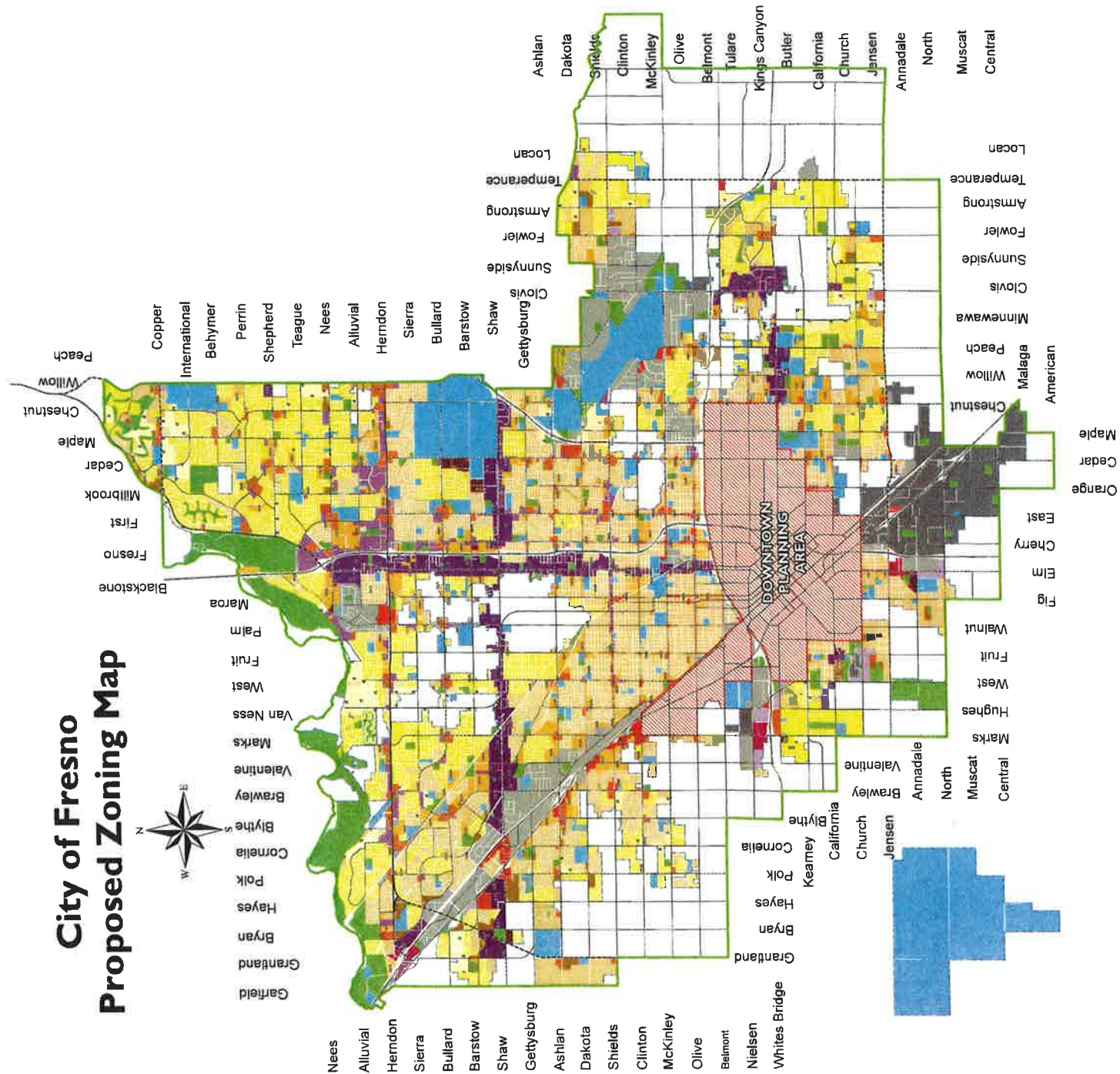


Date: 1/20/2016

This map is believed to be an accurate representation of the City of Fresno GIS data. However, we make no warranties either expressed or implied for the correctness of this data.

The Downtown Planning Area will be rezoned as part of a separate effort, currently anticipated to take place in the spring of 2016.

Dual land use designations for public facilities and open space are shown on a supplemental map.



# City of Fresno Overlay Districts Map



## Overlay Districts

- Annexed Rural Residential
- Apartment House
- Bluff Preservation
- Expressway Area
- Equine
- Mining
- Residential Modifying

## Boundaries

- Sphere Of Influence
- Planning Boundary
- City Limits

Copper  
International  
Behymer  
Perrin  
Shepherd  
Teague  
Nees  
Alluvial  
Herndon  
Sierra  
Bullard  
Barslow  
Shaw  
Peach  
Menloville  
Clovis  
Sunnyside  
Fowler  
Armstrong  
Temperance  
Locan  
De Wolf  
Leonard  
Highland  
Thompson  
McCall

Gettysburg  
Ashlan  
Dakota  
Shields  
Clinton  
McKinley  
Olive  
Belmont  
Tulare  
Kings Canyon  
Builer  
California  
Church  
Jensen  
Annadale  
North

Orange  
Cedar  
Maple  
American  
Willow  
Peach  
Minnewawa  
Clovis  
Sunnyside  
Fowler  
Armstrong  
Temperance  
Locan  
De Wolf  
Leonard  
Highland  
Thompson  
McCall

0 0.75 1.5 3 4.5 6 Miles

