

## Exhibit J

**CITY OF FRESNO**

**ADDENDUM TO FINAL SUBSEQUENT ENVIRONMENTAL IMPACT  
REPORT STATE CLEARINGHOUSE NO. 2000021003 ("SEIR")**

**(As certified by the Fresno City Council on December 9, 2021  
[Resolution No. 2021-338])**

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

The full Initial Study and the SEIR 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:

T-6248

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

**APPLICANT:**

Bret Giannetta

Giannetta Engineering

1119 S Street

Fresno, CA 93721

**PROJECT LOCATION:**

Located on the south side of North Alicante Drive between  
North Crest View and North Portofino Drives in the City and  
County of Fresno, California (±26.33 acres)

Latitude: 36°54'30.882" N & Longitude: -119°44'45.582" W

Assessor's Parcel Number(s): 579-075-47, 579-390-45S,  
& 579-390-55S

Mount Diablo Base & Meridian, Township 12S, Range 20E,  
Section 12

**PROJECT DESCRIPTION:** Vesting Tentative Tract Map No. 6248 was filed by Bret Giannetta of Giannetta Engineering, on behalf of Brenda Cosio of Granville Homes, and pertains to approximately 26.33 acres of property located on the south side of North Alicante Drive between North Crest View and North Portofino Drives. The applicant proposes to construct a single-unit residential development consisting of 93 dwelling units.

The City of Fresno prepared and certified an Environmental Impact Report (No. 10126) for the Copper River Ranch Project (State Clearinghouse #2000021003), adopted in 2003. Said EIR analyzed the impacts of the following:

- 2,837 residential units on 706 acres
- 250,000 square feet of office/commercial (60 acres)

The Copper River Ranch Project has been building out/developing since that time in general conformance to what was analyzed in the 2003 EIR. However, as development has occurred there have been some changes with regard to subdivision layouts, number of units, and some changes to locations of commercial/office. In addition, there are approximately 170.77 acres that were not studied as part of the 2003 EIR and which the project applicant proposes to eventually develop approximately 109 acres of the 170.77 acres.

As such, those areas required additional environmental evaluation, and the Final Subsequent Environmental Impact Report State Clearinghouse No. 2000021003 ("SEIR") included a full evaluation of the "new" project areas as well as all proposed land use changes and associated maps. The remaining approximately 62 acres of the 170.77 acres was not included in this study and was comprised of a hatched area of 36.85 acres and golf course area of 25.08 acres.

The SEIR consisted of adding approximately 109 acres to the Copper River Ranch development that was not included in the original 2003 Copper Ranch EIR and included land use and zoning designation changes within the existing 706.5-acre Copper River Ranch development. The subject property of the proposed single-unit development was included within the SEIR for Residential- Medium Low Density uses.

The SEIR specified Vesting Tentative Tract Map No. 6248 as "Parcel 8", which is identified as the subject property on Figures 2-3 and 2-4 of the SEIR. That said, the SEIR states that for "Parcel 8" (subject property), the SEIR analyzes future development on said parcel. The subject property was analyzed for future development consistent with the Medium Low Density Residential planned land use designation, which requires a density range of between 3.5 to 6 dwelling units per acre (du/ac). The SEIR estimated the number of dwelling units that would be developed on the subject property at 105 units. The project here proposes 93 units at a density of 3.53 du/ac. Because the number of units actually built is being reduced to 93 from the 105 units originally estimated, this is functionally a technical change within the meaning of CEQA Guidelines Section 15164, and the environmental impacts of 93 units will be less than

those originally anticipated for 105 units. The proposed specification of the 93 residential single-unit dwellings can be developed consistent with the RS-4 (*Single-Unit Residential, Medium Low Density*) zone district and Medium Low Density Residential planned land use designation. Vesting Tentative Tract No. 6248 consists of a minor technical change such that an addendum to the SEIR is appropriate pursuant to CEQA Guidelines Sections 15162 and 15164 and Public Resources Code Section 21166.

Therefore, the City of Fresno has determined that an Addendum to Copper River Subsequent Environmental Impact Report is appropriate given that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent Environmental Impact Report or negative declaration 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.

CEQA Guidelines Section 15162 provides that when an Environmental Impact Report (“EIR”) has been certified 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 Subsequent Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

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| <b>Finding (1):</b> | The specification of 93 single-unit residential dwellings 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 Subsequent Environmental Impact Report (“SEIR”) because the proposed density is 3.53 dwelling units per acre which falls in between the site’s anticipated density range of between 3.5-6 dwelling units per acre for the RS-4 zone district, and the Project is being implemented as originally proposed with a slight reduction in density and intensity. |
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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 SEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,*

December 3, 2025

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| <p><b>Finding</b><br/><b>(2):</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>There have been no substantial changes to the surrounding area or project site which would otherwise affect the circumstances under which the project is undertaken. The Project site is being built out in substantial conformity with the previously certified SEIR. The severity of environmental issues identified in the SEIR dated November 24, 2021 have not substantially increased since its certification.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |                                                                                                                                                                                                             |                               |  |
| <p><b>(3)</b> <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 SEIR was certified as complete, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous SEIR; (B) Significant effects previously examined will be substantially more severe than shown in the previous SEIR; (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, but the project proponents decline to adopt the mitigation measure or alternative; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous SEIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.</i></p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                 |                                                                                                                                                                                                             |                               |  |
| <p><b>Finding</b><br/><b>(3):</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>This addendum is relative to the SEIR and assesses the specified number of single-unit dwellings (93 dwelling units) for the project that was previously specified in the SEIR as 105 units. This addendum did not identify new information regarding significant effects not previously discussed in the SEIR, and potential effects previously examined are not substantially more severe than originally discussed. No mitigation measures which were previously identified have been found infeasible, nor has it been determined that identified mitigation measures would not substantially reduce significant effects of the project. No mitigation measures have been added or modified, nor have mitigation measures which are considerably different from those analyzed in the previous SEIR been identified which would substantially reduce one or more significant effects on the environment.</p> <p>This addendum contains no additional information regarding proposed mitigation measures and does not change or affect the previous findings of the SEIR.</p> |                                                                 |                                                                                                                                                                                                             |                               |  |
| <table border="1"> <tr> <td data-bbox="77 1499 868 1654"> <p>ADDENDUM PREPARED BY:</p> <p>Valeria Ramirez, Planner II</p> </td> <td data-bbox="868 1499 1544 1883"> <p>SUBMITTED BY:</p>  <p>Robert Holt, Supervising Planner</p> <p>CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT</p> </td> </tr> <tr> <td data-bbox="77 1654 868 1883"> <p>DATE: December 3, 2025</p> </td> <td></td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>ADDENDUM PREPARED BY:</p> <p>Valeria Ramirez, Planner II</p> | <p>SUBMITTED BY:</p>  <p>Robert Holt, Supervising Planner</p> <p>CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT</p> | <p>DATE: December 3, 2025</p> |  |
| <p>ADDENDUM PREPARED BY:</p> <p>Valeria Ramirez, Planner II</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>SUBMITTED BY:</p>  <p>Robert Holt, Supervising Planner</p> <p>CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                 |                                                                                                                                                                                                             |                               |  |
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