

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:  
  
P24-02488

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

**APPLICANT:**

Brenda Cosio  
  
Granville Homes  
  
1306 W Herndon Avenue, Suite 101  
  
Fresno, CA 93711

**PROJECT LOCATION:**

Located on the northwest corner of East Copper River  
Drive and North Portofino Drive in the City and County of  
Fresno, California (±7.57 acres)  
  
Latitude: 36°53'48" N & Longitude: -119°44'07" W  
  
Assessor’s Parcel Number(s): 579-390-06S & 579-390-  
62S (Southern Portion)  
  
Mount Diablo Base & Meridian, Township 12S, Range 20E,  
Section 7

**PROJECT DESCRIPTION:** Conditional Use Permit Application No. P24-02488 was filed by Brenda Cosio, on behalf of Granville Homes, and pertains to approximately 7.57 acres of property located on the northwest corner of East Copper River Drive and North Portofino Drive. The applicant proposes a medium density multifamily development of 15 six-plex multifamily residential buildings, for a total of 90 units, and a community club house. The project has been evaluated under the California Environmental Quality Act (CEQA) through the Copper River Subsequent Environmental Impact Report (Copper River SEIR)

(SCH#2000021003), in which the project was evaluated at medium density but did not include the proposed number of 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 multi-family development was included within the SEIR for Medium Density Residential uses.

The SEIR specified 6.11 acres of medium density residential uses, but did not specify the number of dwelling units that would be developed on the subject property and providing a specific number of dwelling units to be developed on the subject property consistent with the residential density requirements of the RS-5 zone district is functionally a technical change, within the meaning of CEQA Guidelines Section 15164. The proposed specification of the 90 residential multi-family units on approximately 7.57 acres can be developed consistent with the RS-5/UGM/cz (*Single-Family Residential, Medium Density/Urban Growth Management/conditions of zoning*) zone district and Medium Density Residential planned land use designation. Conditional Use Permit Application No. P24-02488 consists of a minor technical change such that an addendum to the SEIR is appropriate pursuant to CEQA Guidelines Section 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 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 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;*

<i>Finding (1):</i>	The approval of a 90-unit multi-family residential development does not involve any new substantial changes to the Project that would require major revisions of the previous Subsequent Environmental Impact Report (“SEIR”) because the proposed development only specifies the number of units proposed (90) for development consistent with the density requirements of the subject property previously analyzed in the SEIR. These factors do not physically change any of the area of the previously approved maps and parcels of the SEIR, and do not create any new significant environmental effects or substantially increase in the severity of previously identified significant effects.
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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,*

<i>Finding (2):</i>	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 severity of environmental issues identified in the SEIR dated August 2021, have not substantially increased since the preparation of the Addendum.
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*(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 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; and, (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.*

**Finding  
(3):**

This Addendum is relative to the prior SEIR and assesses the approval of a multi-family development comprised of 90 total units for the project that was previously specified in the previous SEIR, but for which the total number of units was not yet determined. 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 as infeasible have been found to be feasible, nor has it been determined that newly identified mitigation measures which are considerably different from those analyzed in the previous SEIR would substantially reduce significant effects of the project.

This Addendum contains no additional information regarding proposed mitigation measures and does not change or affect the previous findings of the SEIR. Therefore, no new information identifies significant or substantially more severe effects than originally discussed.

ADDENDUM PREPARED BY:

Juan Lara, Planner III

DATE: December 4, 2024

SUBMITTED BY:



Robert Holt, Supervising Planner

CITY OF FRESNO PLANNING AND  
DEVELOPMENT DEPARTMENT