

Exhibit I

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:

P23-01190

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

APPLICANT:

Granville Homes

1396 W Herndon Avenue, Suite 101

Fresno, CA 93711

PROJECT LOCATION:

Located on the southwest corner of East Copper River
Drive and North Maple Avenue in the City and County of
Fresno, California (approx. 7.11 acres)

Latitude: 36°53'49" N & Longitude: -119°44'56" W

Assessor’s Parcel Number(s): 579-220-33S, 49S, -71S

Mount Diablo Base & Meridian, Township 12S, Range 20E,
Section 11

PROJECT DESCRIPTION: Development Permit P23-01190 was filed by Granville Homes and pertains to approximately 7.11 acres of property located on the southwest corner of East Copper River Drive and North Maple Avenue. The applicant proposes to construct a gated multi-family residential complex consisting of 19 two-story multi-family residential buildings encompassing a total of 114 dwelling units and 257 parking spaces (114 garages and 143 uncovered). Additionally, on- and off-site improvements include, but are not limited to, open space areas, a recreational building with indoor swimming pool and

gym, dog park, landscaping, curb, gutter, and sidewalk. Two gated drive approaches will be provided along East Copper River Drive.

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 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 Urban Neighborhood Residential uses and was analyzed as being a parcel designated for future multi-family development; identified as Parcel 11 in the SEIR.

The SEIR did not specify the number of dwelling units that would be developed on the subject property, only stating a potential range of 102-191 units. Providing a specific number of dwelling units of 114 to be developed on the subject property, consistent with the residential density requirements of the RM-2 zone district, is functionally a minor technical change, within the meaning of CEQA Guidelines Section 15164. The proposed specification of the 114 residential single-family dwelling units can be developed consistent with the RM-2/UGM/cz (Multi-Family Residential, Urban Neighborhood/Urban Growth Management/conditions of zoning) zone district and Urban Neighborhood planned land use designation. Development Permit P23-01190 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 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</i> (1):	The specification of 114 multi-family residential dwelling units 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 subject site was already analyzed for multi-family units ranging in number from 102-191 units and the proposed density is 16.03 dwelling units per acre which falls in between the site’s anticipated density range of between 16 and 30 dwelling units per acre for the RM-2 zone district.
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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</i> (2):	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 November 24, 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 adopted, 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.*

Finding
(3):

No new information of substantial importance regarding the development analyzed within the SEIR which was not known and could not have been known with the exercise of reasonable diligence at the time the SEIR was adopted has been discovered since certification of the EIR in December 2021. This addendum is relative to the SEIR and assesses the specified number of multi-family dwelling units (114 dwelling units) for the project that was not previously specified in the SEIR and Addendums, which only stated a potential number range of units for Parcel 11 of between 102 – 191 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 as infeasible have been determined to now be feasible. No mitigation measures have been added or modified, nor are there any which are considerably different from those analyzed in the previous SEIR.

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:

John George, Planner III

SUBMITTED BY:



Robert Holt, Supervising Planner

DATE: February 14, 2024

CITY OF FRESNO PLANNING AND
 DEVELOPMENT DEPARTMENT