

Exhibit L

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-6385/P22-04278

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 northwest corner of North Alicante Drive
and North Willow Avenue in the City and County of Fresno,
California (approximately 11.10 acres)
Latitude: 36°54'14.40" N & Longitude: 119°43'58.80" W
Assessor’s Parcel Number(s): 579-075-42
Mount Diablo Base & Meridian, Township 12S, Range 20E,
Section 12

PROJECT DESCRIPTION: Vesting Tentative Tract Map No. 6385 was filed by Bret Giannetta of Giannetta Engineering, on behalf of Gary McDonald Homes, and pertains to the approximately 11.10-acre property located on the northwest corner of North Alicante Drive and North Willow Avenue. The applicant proposes the subdivision of the subject property into a 39-lot single-family residential subdivision. Planned Development Permit Application No. P22-04278 proposes to modify the RS-4 zone district development standards to allow for a reduced front yard setback to living façade from 13 feet to 10 feet, an increase in maximum lot coverage from 50 percent to 60 percent, and private gates and streets for 31 of the 39 total lots.

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 subdivision map was included within the SEIR for Medium Density Residential uses.

The SEIR did not specify the number of lots that would be developed on the subject property and providing a specific number of lots to be developed on the subject property consistent with the residential density requirements of the RS-4 zone district is functionally a technical change, within the meaning of CEQA Guidelines Section 15164. The proposed specification of the 39 residential single-family lots can be developed consistent with the RS-4 (*Single-Family Residential, Medium Low Density*) zone district and Residential – Medium Low Density planned land use designation. Vesting Tentative Tract Map No. 6385 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 the SEIR 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 Mitigated Negative Declaration 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 39 single-family residential lots 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 SEIR because the proposed density is 3.51 dwelling units per acre which falls in between the site’s anticipated density range of between 3.5 and 6 dwelling units per acre for the RS-4 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 Mitigated Negative Declaration 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 initial study.
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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 Mitigated Negative Declaration was adopted, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous Negative Declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration; (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 Mitigated Negative Declaration, would substantially reduce one or more significant effects on the environment.*

<i>Finding</i> (3):	This addendum is relative to the SEIR and assesses the specified number of single-family residential lots (39 lots) for the project that was not previously specified in the SEIR. 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
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January 25, 2023

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 are they considerably different from those analyzed in the SEIR. The addendum contains no additional information regarding proposed mitigation measures and does not change or effect the previous findings of the Mitigated Negative Declaration. Therefore, no new information identifies significant or substantially more severe effects than originally discussed.

ADDENDUM PREPARED BY:

Rob Holt, Planner III

DATE: January 25, 2023

SUBMITTED BY:



Rob Holt, Planner III

CITY OF FRESNO PLANNING AND
DEVELOPMENT DEPARTMENT