

CITY OF FRESNO ADDENDUM TO

**FINDING OF CONFORMITY / MEIR SCH No. 2012111015 FOR
DEVELOPMENT PERMIT APPLICATION NO. D-17-030**

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

The full Finding of Conformity and Master
Environmental Impact Report (MEIR) SCH
No. 2012111015 is 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:

D-17-030

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 South Side of West Herndon Avenue and
East of North Riverside Drive in the City of Fresno, California
(approx. 13.99 acres).

Latitude: 36°50'6.7554"N & Longitude: -119°54'35.8806" W

Assessor's Parcel Number(s): 504-091-35, -37

Mount Diablo Base Meridian, Township 13 S, Range 19 E,
Section 4

PROJECT DESCRIPTION: Development Permit Application No. D-17-030 was filed by Granville Homes and pertains to approximately 13.99 acres of property located on the south side of West Herndon Avenue and east of North Riverside Drive. The applicant proposes the construction of a 312-unit multiple family residential gated community consisting of two- and three-story walk up garden-style apartments with one, two, and three-bedroom units on 13.99 acres of land. Vesting Tentative Tract Map No. T-6172/UGM proposes to subdivide the property into a one common lot condominium map for individual airspace ownership.

An environmental assessment initial study was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations.

The proposed 312-unit multi-family development was determined to be a subsequent project that is fully within the scope of the Master Environmental Impact Report SCH No. 2012111015 (MEIR) prepared for the Fresno General Plan. Therefore, the Planning and Development Department adopted a Finding of Conformity for this project. A public notice of the finding of conformity for Environmental Assessment No. D-17-030 was filed with the Fresno County Clerk on July 14, 2017 with no comments or appeals received.

The project applicant has submitted an application to the Department of Public Works to vacate an excess public street easement right-of-way area of approximately 1,862 square feet. This vacation was a condition of approval for the proposed project, and the Finding of Conformity document identified the project would comply with all conditions of approval from other agencies, including the Department of Public Works.

The Finding of Conformity did not specifically identify the required vacation in the project description for the document dated July 14, 2017, and identifying the required vacation and approximate square footage is functionally a technical change as identified within CEQA Guidelines Section 15164.

The City of Fresno has determined that an Addendum to the previous Finding of Conformity prepared for the proposed project that tiered from MEIR SCH No. 2012111015 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”) or Negative Declaration 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 environmental assessment due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

Finding
(1):

The specification of the excessive right-of-way vacation 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 environmental assessment because the vacation will not have any new significant environmental effects.

(2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental assessment due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,*

Finding (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 Finding of Conformity dated July 14, 2017, have not substantially increased since the preparation of this 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 environmental assessment was adopted, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous environmental assessment; (B) Significant effects previously examined will be substantially more severe than shown in the previous environmental assessment; (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 environmental assessment, 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):	<p>This addendum is relative to the prior environmental assessment and assesses the requirement for a right-of-way vacation that was not previously specified in the project description. This addendum does not identify new information regarding significant effects not previously discussed in the environmental assessment, 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 are they considerably different from those analyzed in the previous environmental assessment.</p> <p>This addendum contains no additional information regarding proposed mitigation measures and does not change or affect the previous findings of the environmental assessment. Therefore, no new information identifies significant or substantially more severe effects than originally discussed.</p>
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ADDENDUM PREPARED BY: Saul Perez, Planner II	SUBMITTED BY: Josef Hand, Engineer II Public Works Department
DATE: December 1, 2025	