

**CITY OF FRESNO ADDENDUM TO
MITIGATED NEGATIVE DECLARATION (MND) FOR
ENVIRONMENTAL ASSESSMENT NO. T-6325/P21-02804**

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

The full Initial Study and Master
Environmental Impact Report (MEIR) 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-6325/P21-02804

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

APPLICANT:

Brandon De Young

DYP 6325 LP

677 West Palmdon Drive, Suite 208

Fresno, CA 93704

PROJECT LOCATION:

Located on the northwest corner of East Clinton and North
Armstrong Avenues in the City of Fresno, California

Site Latitude: 36°46'22.7"N

Site Longitude: 119°40'31.7"W

Assessor's Parcel Number(s): 574-150-01 & 03

Mount Diablo Base & Meridian, Township 13S, Range 21E,
Section 27

PROJECT DESCRIPTION: Vesting Tentative Tract Map No. 6325/UGM pertains to ±17.92 acres of property in the City and County of Fresno. This property is located on the northwest corner of East Clinton and North Armstrong Avenues.

Tentative Tract Map No. 6325/UGM is a proposal to subdivide ±17.92 acres property into a 90-lot single family residential development with private streets, at 5.02 dwelling units per acre. The project is consistent with the City of Fresno General Plan and McLane Community Plan planned land use as Medium Density Residential (5-12 Dwelling Units/acre).

Planned Development Application No. P21-02804 proposes to modify the RS-5 (*Residential Single-Family, Medium Density*) zone district development standards to allow reduced setbacks for the proposed detached single-family residences.

Environmental Assessment No. T-6325/P21-02804, dated July 2, 2021, was prepared for the project which included Vesting Tentative Tract Map No. 6325/UGM and Planned Development Permit No. P21-02804. These applications were approved by the Planning Commission on July 21, 2021.

The Environmental Assessment analyzed a map layout with eight-foot Public Utility Easements (PUE) along the front and street side yards of the proposed subdivision. A subsequent vacation study was prepared to consider the feasibility of vacating an eight-foot PUE along the north side of Lot 38, and it was determined that vacation of the PUE is feasible, as no utilities are located within the easement. The proposed vacation will not affect the density, street layout, or the number of lots, and is functionally a technical change, within the meaning of CEQA Guidelines Section 15164. Therefore, the proposed vacation of a PUE in Lot 38 of T-6325 consists of a minor technical change such that an addendum to Environmental Assessment No. T-6325/P25-02804 is appropriate pursuant to CEQA Guidelines Section 15164 and Public Resources Code Section 21166.

CEQA Section 15162 provides that when a negative declaration has been adopted for a project, no subsequent negative declaration 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 negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

Finding (1):	The approval of the proposed 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 which analyzed the development of a 90-lot subdivision. The proposed vacation of an eight-foot PUE will be consistent with the Medium Density Residential Planned land use and will not result in any new significant environmental 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 Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,*

<p><i>Finding</i> (2):</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 severity of environmental issues identified in the Environmental Assessment dated July 2, 2021 have not substantially increased since the preparation of the initial study.</p>
<p>(3) <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 negative declaration was complete, 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 negative declaration, would substantially reduce one or more significant effects on the environment.</i></p>	
<p><i>Finding</i> (3):</p>	<p>This Addendum is relative to the prior negative declaration and assesses the approval of a vacation of an easement which was previously approved for T-6325. This addendum did not identify new information regarding significant effects not previously discussed in the negative declaration, 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 Negative declaration.</p> <p>This addendum contains no additional information regarding proposed mitigation measures and does not change or affect the previous findings of the EIR. Therefore, no new information identifies significant or substantially more severe effects than originally discussed.</p>
<p>ADDENDUM PREPARED BY: Chris Lang, Supervisor Planner</p>	<p>SUBMITTED BY:</p>
<p>DATE: March 13, 2026</p>	<p>Josef Hand, Engineer II CITY OF FRESNO DEPARTMENT OF PUBLIC WORKS</p>