

Exhibit J

<p align="center">CITY OF FRESNO ADDENDUM TO</p> <p align="center">ENVIRONMENTAL ASSESSMENT NO. P19-00801/P19-00843/P19-00846/T-6201/T-6235 PREPARED FOR VESTING TENTATIVE TRACT MAP NO. 6371</p> <p align="center"><i>Addendum prepared in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines</i></p>		<p>This addendum was not circulated for public review pursuant to Section 15164(c) of the CEQA Guidelines.</p>
<p>The full Initial Study and Mitigated Negative Declaration No. P19-00801/P19-00843/P19-00846/T-6201/T-6235 are on file in the Planning and Development Department,</p> <p align="center">Fresno City Hall, 3rd Floor</p> <p align="center">2600 Fresno Street</p> <p align="center">Fresno, California 93721</p> <p align="center">(559) 621-8277</p>	<p>ENVIRONMENTAL ASSESSMENT NUMBER:</p> <p>T-6371</p>	
<p>APPLICANT:</p> <p>Lorren Smith</p> <p>Harbor & Associates</p> <p>389 Clovis Avenues, Suite 300</p> <p>Clovis, CA 93612</p>	<p>PROJECT LOCATION:</p> <p>Located on East Floradora in-between North Armstrong and North Temperance Avenues in the City and County of Fresno, California (±7.18 acres)</p> <p>Latitude: 36.762250 & Longitude: -119.669282</p> <p>Assessor's Parcel Number(s): 310-081-04S</p>	
<p>PROJECT DESCRIPTION: Vesting Tentative Tract Map No. 6371 was filed by Lorren Smith of Harbor & Associates and pertains to the ±7.18-acre property located East Floradora between North Armstrong and North Temperance Avenues. The applicant proposes the subdivision of the subject property into a 27-lot residential subdivision on 4.18-acres with a 3-acre designated remainder. Environmental Assessment No. P19-00801/P19-00843/P19-00846/T-6201/T-6235, a Mitigated Negative Declaration ("MND") dated December 23, 2019 was prepared for a project that included a Rezone Application No. P19-00801, Annexation Application No. P19-00843, Vesting Tentative Tract Map No. 6201/UGM, Vesting Tentative Tract Map No. 6235/UGM and Planned Development Permit Application No. P19-00846. The MND was tiered from the General Plan Master Environmental Impact Report ("MEIR" SCH No. 2012111015). This Addendum is to the MND and assesses the specified number of single-family residential lots (27 lots) for the project that was not previously specified in the Adopted Mitigated Negative Declaration.</p>		

The MND 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-5 zone district is functionally a technical change, within the meaning of CEQA Guidelines Section 15164. The proposed specification of the 27 residential single-family lots can be developed consistent with the RS-5 (*Single-Family Residential, Medium Density*) zone district and Residential – Medium Density planned land use designation. Vesting Tentative Tract Map No. 6371 consists of a minor technical change such that an addendum to Environmental Assessment No. P19-00801/P19-00843/P19-00846/T-6201/T-6235 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 Environmental Assessment No. P19-00801/P19-00843/P19-00846/T-6201/T-6235 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 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 Mitigated 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 specification of 27 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 Mitigated Negative Declaration because the proposed density is 6.45 dwelling units per acre which falls in between the site's anticipated density range of between 5 and 12 dwelling units per acre for the RS-5 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,*

July 20, 2022

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 Mitigated Negative Declaration approved on January 16, 2020, have not substantially increased since the preparation of the initial study.				
<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 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></p>					
Finding (3):	<p>This Addendum is relative to the MND and assesses the specified number of single-family residential lots (27 lots) for the project that was not previously specified in the adopted Mitigated Negative Declaration dated December 23, 2019. This addendum did not identify new information regarding significant effects not previously discussed in the Mitigated 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 Mitigated Negative Declaration.</p> <p>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.</p>				
<table border="1"><tr><td data-bbox="131 1570 873 1717">ADDENDUM PREPARED BY: Juan Lara, Planner III</td><td data-bbox="873 1570 1511 1879">SUBMITTED BY:  Israel Trejo, Supervising Planner CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT</td></tr><tr><td data-bbox="131 1717 873 1879">DATE: July 20, 2022</td><td></td></tr></table>		ADDENDUM PREPARED BY: Juan Lara, Planner III	SUBMITTED BY:  Israel Trejo, Supervising Planner CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT	DATE: July 20, 2022	
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