

Exhibit J

CITY OF FRESNO SECOND ADDENDUM TO
ENVIRONMENTAL ASSESSMENT NO. A-16-014/R-16-013/T-6165
PREPARED FOR VESTING TENTATIVE TRACT MAP NO. 6338/UGM

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

The full Initial Study and the Master
Environmental Impact Report SCH No.
2012111015 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:

A-16-014/R-16-013/T-6165

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

APPLICANT:

Brian Yengoyan

Citadel Development Group, Inc.

554 East Saginaw Way

Fresno, CA 93704

PROJECT LOCATION:

Located on the north side of East Church Avenue and the
east side of South Sunnyside Avenue in the City and
County of Fresno, California (±11.34 acres)

Latitude: 36°42'57.6" N & Longitude: -119°41'17.66" W

Assessor's Parcel Number(s): 316-022-62

Mount Diablo Base & Meridian, Township 14S, Range 21E
, Section 16

PROJECT DESCRIPTION: Vesting Tentative Tract Map No. 6338/UGM was filed by Brian Yengoyan of Citadel Development Group, Inc. and pertains to the ±11.34-acre property located on the north side of East Church Avenue and the east side of South Sunnyside Avenue. The applicant proposes the subdivision of the subject property into a 66-lot residential subdivision. Environmental Assessment No. A-16-014/R-16-013/T-6165, a Mitigated Negative Declaration ("MND") dated October 21, 2016 was prepared for a project that included a Plan Amendment Application No. A-16-014, Rezone Application R-16-013, and Vesting Tentative Tract Map No. 6165, and the First Addendum to the MND EA No. A-16-014/R-16-013/T-6165 ("First Addendum") was prepared at the direction of Planning Commission on May 10, 2017. MND No. A-16-014/R-16-013/T-6165 together with the First Addendum was adopted by Council on May 25, 2017 ("Prior MND"). The Prior MND was tiered from the General Plan Master Environmental Impact Report ("MEIR" SCH No. 2012111015). This Second Addendum is to the Prior MND, and assesses

the specified number of single-family residential lots (66 lots) for the project that was not previously specified in the First Addendum.

The Prior 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 66 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. 6338/UGM consists of a minor technical change such that an addendum to Environmental Assessment No. A-16-014/R-16-013/T-6165 is appropriate pursuant to CEQA Guidelines Section 15164 and Public Resources Code Section 21166.

Therefore, the City of Fresno has determined that a Second Addendum to Environmental Assessment No. A-16-014/R-16-013/T-6165 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 66 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 5.82 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,*

March 12, 2021

<p>Finding (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 Mitigated Negative Declaration dated October 21, 2016 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 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>					
<p>Finding (3):</p>	<p>This Second Addendum is relative to the Prior MND, and assesses the specified number of single-family residential lots (66 lots) for the project that was not previously specified in the First Addendum. 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="77 1556 870 1713"> <p>ADDENDUM PREPARED BY:</p> <p>Rob Holt, Planner III </p> </td> <td data-bbox="870 1556 1544 1713"> <p>SUBMITTED BY:</p> <p>Israel Trejo</p> </td> </tr> <tr> <td data-bbox="77 1713 870 1890"> <p>DATE: March 12, 2021</p> </td> <td data-bbox="870 1713 1544 1890"> <p>Israel Trejo, Supervising Planner</p> <p>CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT</p> </td> </tr> </table>		<p>ADDENDUM PREPARED BY:</p> <p>Rob Holt, Planner III </p>	<p>SUBMITTED BY:</p> <p>Israel Trejo</p>	<p>DATE: March 12, 2021</p>	<p>Israel Trejo, Supervising Planner</p> <p>CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT</p>
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