

PLEASE POST FOR THIRTY (30) DAYS FROM FILING

NOTICE OF DETERMINATION

DATE RECEIVED FOR FILING:

TO: ___ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: CITY OF FRESNO
Capital Projects Department
747 R Street, Second Floor
Fresno, CA 93721

County Clerk
County of Fresno
2220 Tulare Street
Fresno, CA 93721

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

PROJECT TITLE:

Environmental Assessment Addendum to the Mitigated Negative Declaration for City of Fresno Senior Center (P24-00678) and Affordable Housing Project (P24-00214)

State Clearinghouse Number
(If subject to Clearinghouse)

Lead Agency Contact Person

Area Code/Telephone

City of Fresno
Capital Projects Department
Gustavo Rangel, Project Manager

(559) 621-8634

PROJECT LOCATION:

4343 North Blackstone Avenue and 4233-4333 North Blackstone Avenue, Fresno, CA 93726; Located on the west side of North Blackstone Avenue between East Holland Avenue and East Swift Avenue in the City and county of Fresno, California (APN: 426-253-17 and 426-253-19); 36°47'49" N & Site Longitude: -119°47'30.5" W Mount Diablo Base & Meridian, Township 13, Range 20, Section 16.

PROJECT DESCRIPTION:

The City of Fresno (Applicant) proposes the development of a Senior Center and Affordable Housing Project ("Project" or "proposed Project") on two (2) parcels located on the west side of North Blackstone Avenue between East Holland Avenue and East Swift Avenue at 4343 North Blackstone Avenue and 4233-4333 North Blackstone Avenue (APNs 426-253-17 and 426-253-19) totaling approximately 5.51 acres. The Senior Center would be located on the parcel identified as APN 426-253-17 and the Senior Affordable Housing would be located on the parcel identified as APN 426-253-19. The proposed Project consists of an approximately 35,000 square foot, two (2) story Senior Center and approximately 100 affordable housing units for seniors, which will be prefabricated, modular construction. Additional on-site improvements include parking, open space, recreational amenities (e.g., swimming pool, pickle ball courts, bocci ball courts), landscape and garden areas, pedestrian walkways, trash enclosures, drive aisles, and driveways. The Project would also construct 12 ft. sidewalks and reconstruct existing driveway approaches to City Standards. The Senior Center would provide programs and services for senior residents including, but not limited to, meal and nutrition programs, information and assistance, health and

Addendum to a Mitigated Negative Declaration
Environmental Assessment for City of Fresno Proposed Acquisition for Senior Center and Housing Project
May 21, 2026

fitness programs, wellness programs, recreation activities, educational and arts programs, etc. to serve approximately 1,162 to 2,323 seniors a year. The Senior Center would operate from 9 am to 6 pm daily.

This is to advise and certify that the City of Fresno, the Lead Agency, approved the environmental finding and assessment prepared for the above-described project on May 21, 2026. The following determinations have been made regarding this project:

1. The project (will will not) have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 An Addendum to the Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 A determination of project conformity to the Fresno General Plan Master Environmental Impact Report (City of Fresno MEIR No. SCH No. 2012111015) was made. (Fresno County Clerk File No. E201410000345)
3. Mitigation measures (were were not) made a condition of the approval of the project.
4. A statement of Overriding Considerations (was was not) adopted for this project.
5. Findings (were were not) made pursuant to the provisions of CEQA.

The above-described environmental assessment, together with the full initial study, comments and responses and record of project approval, is available to the general public at the City of Fresno Capital Projects Department, 747 R Street, Second Floor, Fresno, CA 93721.

Gustavo Rangel
Gustavo Rangel
Project Manager

5/21/2026
Date

Attachments: Addendum to the Mitigated Negative Declaration
Project Vicinity Map

**CITY OF FRESNO
ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION
PREPARED FOR ENVIRONMENTAL ASSESSMENT OF THE CITY OF
FRESNO SENIOR CENTER (P24-00678) AND AFFORDABLE
HOUSING (P24-00214) PROJECT**

**(As adopted by the Fresno City Council on December 5, 2024, and
filed with the Fresno County Clerk on December 19, 2024)**

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

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

The full Initial Study and Mitigated Negative Declaration SCH No. 2024101319 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:
PW01067**

APPLICANT:

City of Fresno
Capital Projects Department
Attn. Gustavo Rangel
2600 Fresno Street, Room 4016
Fresno, CA 93721-3623

PROJECT LOCATION:

The Project site is located on the west side of North Blackstone Avenue between East Holland Avenue and East Swift Avenue at 4343 North Blackstone Avenue, Fresno, CA 93726, and 4323-4333 North Blackstone Avenue, Fresno, CA 93726, approximately 0.29 miles west of State Route (SR)-41. The site consists of two (2) parcels identified as Fresno County Assessor Parcel Numbers (APNs) 426-253-17 (4.25 acres) and 426-253-19 (1.26 acres), totaling approximately 5.51 acres. The site is a portion of Section 16, Township 13 South, Range 20 East, Mount Diablo Base and Meridian. See Vicinity Map.

PROJECT DESCRIPTION (ORIGINAL):

The City of Fresno (Applicant) proposes the development of a Senior Center and Affordable Housing Project (“Project” or “proposed Project”) on two (2) parcels located on the west side of North Blackstone Avenue between East Holland Avenue and East Swift Avenue at 4343 North Blackstone Avenue and 4233-4333 North Blackstone Avenue (APNs 426-253-17 and 426-253-19) totaling approximately 5.51 acres. The Senior Center would be located on the parcel identified as APN 426-253-17 and the Senior Affordable Housing would be located on the parcel identified as APN 426-253-19. The proposed Project consists of an approximately 35,000 square foot, two (2) story Senior Center and approximately 100 affordable housing units for seniors, which will be prefabricated, modular construction. Additional on-site improvements include parking, open space, recreational amenities (e.g., swimming pool, pickle ball courts, bocci ball courts), landscape and garden areas, pedestrian walkways, trash enclosures, drive aisles, and driveways. The Project would also construct 12 ft. sidewalks and reconstruct existing driveway approaches to City Standards. The Senior Center would provide programs and services for senior residents including, but not limited to, meal and nutrition programs, information and assistance, health and

fitness programs, wellness programs, recreation activities, educational and arts programs, etc. to serve approximately 1,162 to 2,323 seniors a year. The Senior Center would operate from 9 am to 6 pm daily.

PROJECT DESCRIPTION (REVISED):

For the environmental analysis, this addendum analyzes the change contemplated from the original Project. The original Mitigated Negative Declaration (Original MND), State Clearinghouse Number 2024101319, adopted by the Fresno City Council on December 5, 2024, considered streetscape improvements at the intersection of Blackstone Avenue and Holland Avenue, adjacent to the Project site, subject to future approval. Since the Original MND was approved, the City of Fresno's Public Works Department has secured a grant to implement streetscape improvements at this intersection and is proceeding with improvement drawings and right-of-way acquisition. Specifically, the City will install a traffic signal and crosswalk at the Blackstone Avenue and Holland Avenue intersection as well as streetscape improvements along 500 feet of the frontage of Blackstone Avenue adjoining the Senior Center site and along 450 feet of Holland Avenue. Traffic signal improvements include the construction of ADA compliant curb ramps, pedestrian push buttons, crosswalks, traffic loops, asphalt, removal of the median island along Blackstone Avenue, and relocation of utilities and signs. Streetscape improvements include replacement of the existing sidewalks and construction of a 12-foot commercial concrete sidewalk with tree wells and irrigation, planting street trees, and construction of an underground street lighting system with pedestrian scale. Two portions of City-owned property will be dedicated as public street easement by Resolution to accommodate the construction of the project.

The purpose of the traffic improvements is to improve accessibility and safety for individuals accessing the new City of Fresno Senior Activity Center and Planned Senior housing development. It will help transform the Blackstone Avenue and Holland Avenue intersection and the property street frontages into a safer, more accessible, and multimodal space, while also creating a public space that is comfortable for seniors and individuals with varied modes of transportation and mobility as they access and utilize the planned Senior Center.

The revised Project would not have a significant impact. It may be determined that: (1) No substantial changes are proposed in the revised Project which require major revisions to the Original MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) No substantial changes will occur with respect to the circumstances under which the Project is undertaken which will require major revisions of the Original MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and, (3) No new information, which was not known and could not have been known with the exercise of reasonable diligence at the time the Original MND was adopted has become available. Analysis for this determination is detailed in the section below.

Therefore, the City of Fresno has determined that an addendum to the Original MND is appropriate given that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent 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.

Section 15162 provides that when a mitigated negative declaration has been adopted for a project, no subsequent mitigated 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 revised project proposes the installation of a new traffic signal, crosswalks, and related infrastructure at the Blackstone and Holland intersection. This will involve the construction of ADA-compliant curb ramps, pedestrian push-buttons, traffic loops, and asphalt work. The median on Blackstone Avenue will be removed, and existing utilities and signs will be relocated. The revised project also proposes streetscape upgrades. The project will replace existing sidewalks and construct new 12-foot commercial concrete sidewalks along the frontage of Blackstone Avenue (500 feet) and Holland Avenue (450 feet). These improvements will also include the planting of new street trees with irrigation and the installation of an underground street lighting system with pedestrian-scale lighting.

This is not a substantial change and would not create new significant environmental effects since the original environmental document considered roadway improvements, subject to future approval. It is also assessed that the revised project would not cause a substantial increase in the severity of previously identified significant effects, as demonstrated below.

Table: Assessment of New Significant Effects

CEQA Impact Area	New Significant Effects (compared with the original project)
Aesthetics	<i>Less than Significant Impact.</i> The Project site is not adjacent to scenic highways, rivers, or historical buildings. There are also no scenic resources within or adjacent to the Project site. The Project, as revised, would still be required to comply with Fresno Municipal Code requirements and California Building Code requirements related to light and glare which would reduce potential light and glare impact to a less than significant level. Thus, there are no new significant impacts.
Agriculture/ Forestry Resources	<i>No Impact.</i> The Project site and immediate vicinity are developed, are not located within areas zoned for agricultural or forestry uses, and do not contain agricultural or forestry resources. Since these conditions remain the same, the revised Project would not result in additional or new impacts.
Air Quality	<i>Less than Significant Impact.</i> The revised Project does not result in increased density or intensity of the Project site. The Project, as revised, would still be required to comply with all rules and regulations administered by the San Joaquin Valley Air Pollution Control District which would reduce potential impacts to a less than significant level. Construction related emissions for the revised Project were estimated using CalEEMod. AS shown in Table 2 below, the estimated total construction emissions are below the thresholds of significance. Based on the SJVAPCD's guidance, the construction emissions would not cause an ambient air quality standard violation. Since the use and intensity of the site remain the same, and construction emissions would continue to be below all significance thresholds, the revised Project would not result in additional or new impacts.

Table 1: Construction Emissions of Criteria Air Pollutants – Unmitigated

Emissions Source (Tons Per Year)	CO	NO _x	ROG	PM ₁₀	PM _{2.5}
Original Environmental Assessment¹					

	Construction Year 2024	0.23	0.26	0.03	0.02	0.01
	Construction Year 2025	2.16	1.59	0.20	0.29	0.16
	Construction Year 2026	0.13	0.08	0.42	0.01	<0.005
	Maximum Year of Emissions	2.16	1.59	0.42	0.29	0.16
	Significance Threshold	100	10	10	15	15
	Exceed Threshold?³	No	No	No	No	No
	Revised Project²					
	Construction Year 2026	0.7	0.6	0.1	0.1	< 0.1
	Maximum Year of Emissions	0.7	0.6	0.1	0.1	<0.1
	Significance Threshold	100	10	10	15	15
	Exceed Threshold?	No	No	No	No	No
	Original Environmental Assessment plus Revised Project					
	Construction Year 2024	0.23	0.26	0.03	0.02	0.01
	Construction Year 2025	2.16	1.59	0.20	0.29	0.16
	Construction Year 2026	0.83	0.68	0.52	0.01	<0.005
	Maximum Year of Emissions	2.16	1.59	0.42	0.11	<0.1
	Significance Threshold	100	10	10	15	15
	Exceed Threshold?³	No	No	No	No	No
	Source:					
	¹ CalEEMod, Version 2022.1.1.26, ran on October 7, 2024. See <i>Appendix A of Original ISMND</i> .					
² CalEEMod, Version 2022.1.1.26, ran on October 8, 2025. See <i>Appendix A</i>						
³ SJVAPCD. 2015. <i>Guidance for Assessing and Mitigating Air Quality Impacts</i> . February 19. Website: https://www.valleyair.org/transportation/GAMAQI-2015/FINAL-DRAFT-GAMAQI.PDF . Accessed October 8, 2025.						
Biological Resources	<i>No Impact.</i> The Project site and adjacent roadways were previously developed and improved. Since all site conditions remain the same and the only changes to the Project proposed here are to reconstruct and improve existing traffic infrastructure, the revised Project would not result in additional or new impacts.					
Cultural Resources	<i>No Impact.</i> A CHRIS record search for the Project site was conducted on June 20, 2022, with no evidence that historical resources exist on the site. The Project, as revised, would implement the MND's mitigation measure to mitigate hidden or buried resources that may exist on site, including the locations of the proposed traffic improvements. Since all site conditions remain the same, the revised Project would not result in additional or new impacts.					

	<p>Energy</p>	<p><i>Less than Significant Impact.</i> The revised Project does not result in increased density or intensity of the Project site. The new traffic signal with pedestrian buttons would run on a typical average wattage of approximately 120/240 voltage, which would run off a 60 Watt with a lumen of 6100. The traffic signal would be a modern, LED model and is not expected to be a significant energy source due to LED related energy and operational cost savings. Since the use and intensity of the site remain the same, the revised Project would not result in additional or new impacts.</p>
	<p>Geology/ Soils</p>	<p><i>No Impact.</i> There are no active faults in the City of Fresno and because the site is relatively flat with stable, native soils, and in an area that is not susceptible to seismic activities, geologic instability, or landslides, there is low potential for ground failure, landslides, etc. In addition, the site is an infill site that has been previously developed and is surrounded by urbanized uses and the amount of impervious surface area will remain substantially the same as existing conditions. Since all site conditions remain the same, the revised Project would not result in additional or new impacts.</p>
	<p>Greenhouse Gas Emissions</p>	<p><i>Less than Significant Impact.</i> The revised Project does not result in increased density or intensity of the Project site. The Project, as revised, would still be required to comply with applicable measures of the 2022 Climate Change Scoping Plan, Fresno COG Regional Transportation Plan/Sustainable Communities Strategy, and the Fresno General Plan. Further, based on the CalEEMod run for the revised Project, the overall construction GHG emissions associated with buildout would be 149 MT CO₂e (Appendix A), which would not constitute a significant increase; the original project plus the revised Project would result in 578.3 MT CO₂e (429.3 MT CO₂e plus 149 MT CO₂e equals 578.3 MT CO₂e). These construction GHG emissions are a one-time release. As such, it can be anticipated that these construction emissions would not generate a significant contribution to global climate change over the lifetime of the Project. Since the use and intensity of the site remain the same, the revised Project would not result in additional or new impacts.</p>
	<p>Hazards/ Hazardous Materials</p>	<p><i>Less than Significant Impact.</i> Since the revised Project proposes the same use and operations as the original Project, it is anticipated that the use, transport, and disposal of hazardous materials would be similar, and thus would not be the type or quantity that would pose a significant hazard to the public. The Project, as revised, would still be required to comply with all rules and regulations administered by the County, State, and Federal government related to hazards and hazardous materials, which would reduce potential impacts to a less than significant level. Since all site conditions and proposed operations remain the same, the revised Project would not result in additional or new impacts.</p>
	<p>Hydrology/ Water Quality</p>	<p><i>Less than Significant Impact.</i> The revised Project does not result in increased density or intensity of the Project site, nor does it result in increased water demand. The Project, as revised, would still be required to comply with water quality standards and waste discharge requirements to ensure runoff is managed in compliance with the Storm Drainage and Flood Control Master Plan and grading and drainage plans. Since the revised Project would not result in increased density or intensity, the revised Project would not result in significant or new impacts.</p>
	<p>Land Use/ Planning</p>	<p><i>No Impact.</i> The Project site is considered “infill” since it is in an urban neighborhood surrounded by existing developments, roadways, and utility</p>

	lines. The revised Project does not result in physical division. Since site conditions and the proposed use and operations remain the same, the revised Project would not result in additional or new impacts.
Mineral Resources	<i>No Impact.</i> The Project site is not located in an area designated for mineral resource preservation or recovery. Since site conditions remain the same, the revised Project would not result in additional or new impacts.
Noise	<i>Less than Significant Impact.</i> The Project, as revised, would continue to implement the MND's mitigation measure to mitigate construction noise. Since site conditions and the proposed operations remain the same, the revised Project would not result in additional or new impacts.
Population and Housing	<i>Less than Significant Impact.</i> The revised Project does not result in increased density or intensity of the Project site, as no additional housing units will be added. Since the use and intensity of the site remain the same, the revised Project would not result in additional or new impacts.
Public Services	<i>Less than Significant Impact.</i> The revised Project does not result in increased density or intensity of the Project site and would not increase the demand for public services beyond that which was analyzed in the Original MND. Since the use and intensity of the site remain the same, the revised Project would not result in additional or new impacts.
Recreation	<i>Less than Significant Impact.</i> The revised Project does not result in increased density or intensity of the Project site and would not increase the demand for park and recreation facilities beyond that which was analyzed in the Original MND. Since the use and intensity of the site remain the same, the revised Project would not result in additional or new impacts.
Transportation	<i>Less than Significant Impact.</i> The revised Project would not conflict with any existing circulation plans, policies, or ordinances. It is required to comply with all City Standards and through submittal of improvement plans to the City Engineer for review and approval to ensure consistency. The Project's impact on vehicle miles traveled (VMT) is considered less than significant under Senate Bill (SB) 743. The Project qualifies for a VMT analysis exemption under the City of Fresno's CEQA Guidelines for Vehicle Miles Traveled Thresholds due to its location within 0.5 miles of a Transit Priority Area and a High-Quality Transit Area, consistency with Fresno COG's Regional Transportation Plan and Sustainable Communities Strategy, a floor area ratio greater than 0.75 and standard parking that does not exceed City standards, and the creation of new affordable housing units. Since the site location, design, and the transit conditions remain the same, the revised Project would not result in additional or new impacts.
Tribal Cultural Resources	<i>Less than Significant Impact.</i> A CHRIS record search was conducted on June 20, 2022, with no evidence found that historical resources exist on the Project site. Further, the Table Mountain Rancheria Tribe and Dumna Wo Wah Tribe were notified pursuant to Assembly Bill 52 on June 7, 2022. The 30-Day comment period ended on July 7, 2022. No consultation was requested. The Project, as revised, would continue to implement the MND's mitigation measure to mitigate hidden or buried resources that may exist. The revised Project would not result in additional or new impacts.
Utilities and Service Systems	<i>Less than Significant Impact.</i> The revised Project does not result in increased density or intensity of the Project site and would not increase the demand for utilities and service systems. As a result, it can be presumed that the existing and planned utilities and service systems would be

		adequate to serve the Project. The revised Project would not result in significant or new impacts.
	Wildfire	<i>Less than Significant Impact.</i> The Project would not hinder access for vehicles or pedestrians, including emergency responders. The Project has been reviewed and approved by the Fresno Police and Fire Departments, ensuring it meets all applicable codes and will not impair the city's emergency response or evacuation plans. Further, the Project site is not in a high-risk wildfire area. It is located adjacent to a flat, urban infill lot, not in a wildland, and is not designated as a Very High Fire Hazard Severity Zone (VHFHSZ) by Cal Fire. Improvements will be reviewed by the City of Fresno, ensuring they do not increase fire risk or cause environmental harm. Lastly, the Project site is relatively flat and is not at risk from landslides or flooding. The revised Project would not result in additional or new impacts.
	Mandatory Findings of Significance	<i>Less than Significant Impact.</i> The Project, as revised, does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory. Further, the Project, as revised, does not have impacts that are individually limited, but cumulatively considerable. Due to the nature of the Project and consistency with environmental policies, incremental contributions to impacts are considered less than cumulatively considerable. Lastly, the Project, as revised, would not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard requirements and conditions imposed on the original project have been incorporated in the Project as revised to reduce all potentially significant impacts to less than significant. The revised Project would not result in significant or new impacts.
<p>(2) <i>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></p>		
<p>Finding (2):</p>	<p>The Initial Study (IS) and Mitigated Negative Declaration (MND) that was prepared for the original project was adopted in 2024. Since then, there have been no substantial changes to the circumstances under which the Project is undertaken. The development on the Project site and within the vicinity of the project is generally the same as it was in 2024.</p>	

(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 mitigated negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous mitigated 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, but the project proponents decline to adopt the mitigation measure or alternative; 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, but the project proponents decline to adopt the mitigation measure or alternative.*

Finding (3):

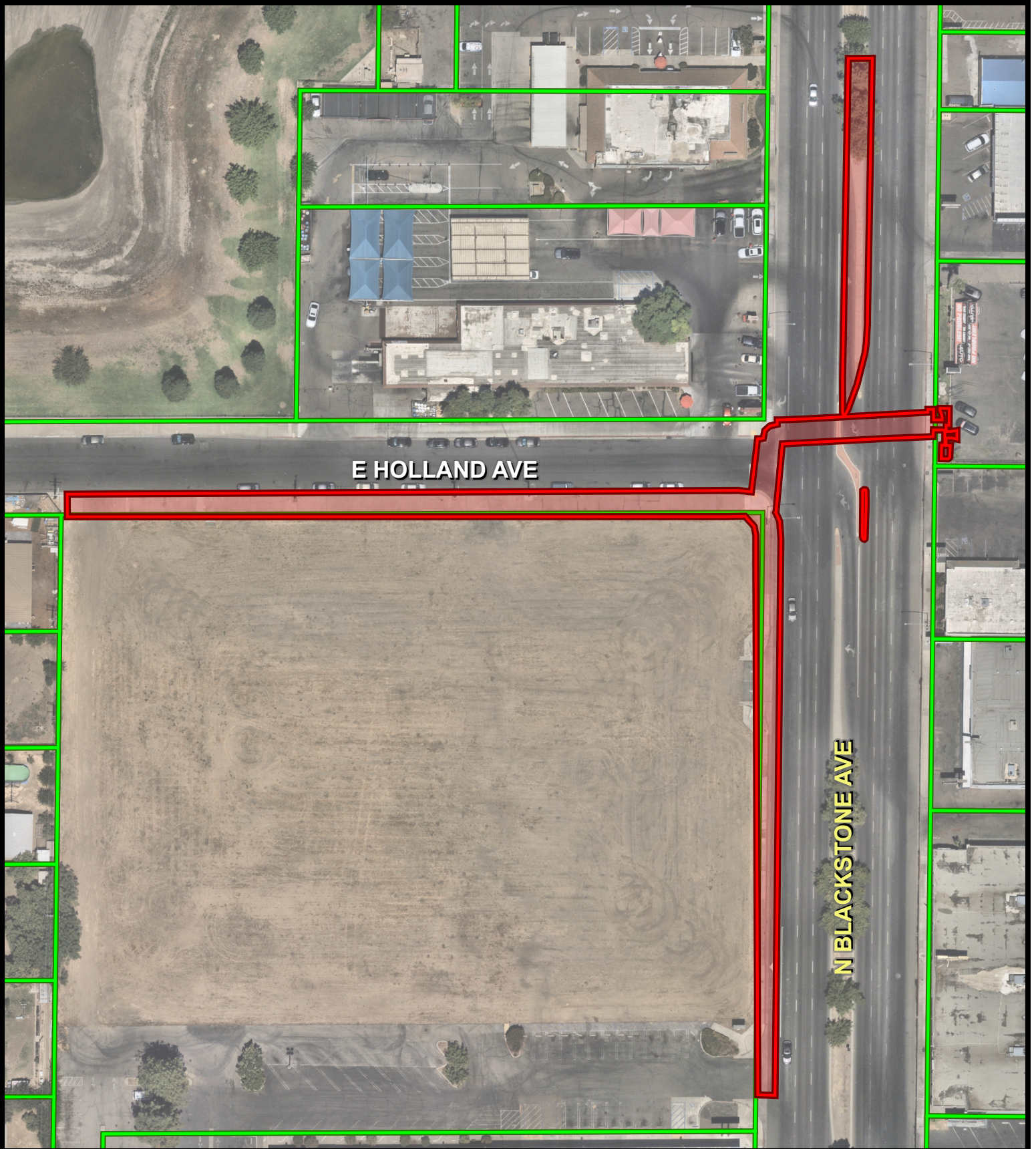
All significant effects were discussed in the Original MND and the impacts that were identified as a result of the changes proposed under the revised Project are not anticipated to be more significant than those identified in the Original MND. In addition, mitigation measures of the Original MND remain feasible and effective. As such, there is no new information of substantial information that show a significant effect beyond those previously identified and mitigated in the Original MND.

ADDENDUM PREPARED BY:
 Bonique Emerson, AICP, VP of Planning

SUBMITTED BY:
 Gustavo Rangel

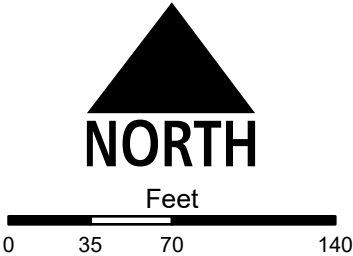
DATE: October 8, 2025

Gustavo Rangel
 CITY OF FRESNO CAPITAL PROJECTS
 DEPARTMENT



E HOLLAND AVE

N BLACKSTONE AVE



LOCATION MAP
 Senior Activity Center
 TOD Housing Street
 Improvements

- Legend**
- Project Limits
 - Parcel Boundary

Project ID: PW01067
 Council District: 4