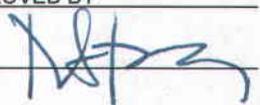
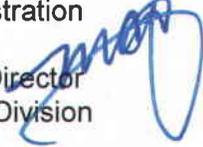


AGENDA ITEM NO.	1 A
COUNCIL MEETING:	10/7/2010
APPROVED BY	
DEPARTMENT DIRECTOR	
CITY MANAGER	

October 7, 2010

FROM: RENE A. RAMIREZ, Director 
Department of Public Utilities - Administration

BY: MARTIN A. QUERIN, P.E.; Assistant Director 
Department of Public Utilities – Water Division

SUBJECT: ADOPT CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CATEGORICAL EXEMPTION AND APPROVE PARTIAL ACQUISITION OF ONE PARCEL FOR THE AMOUNT OF \$131,506 FROM SELLERS: ELIZABETH BRYAN AND CORENE BOPP, CO-ADMINISTRATORS OF THE ESTATE OF FLORENCE L. SCHAEFFER, DECEASED, TO CONSTRUCT A NEW WATER SUPPLY WELL ON THE SOUTHEAST CORNER OF EAST SAN JOSE AND NORTH SHERMAN AVENUES (COUNCIL DISTRICT 4)

RECOMMENDATIONS

Staff recommends that the City Council:

1. Adopt a finding that the proposed project herein is categorically exempt from the preparation of environmental documents pursuant to Article 19 of the CEQA Guidelines Sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land) and 15332 (In-fill Development Projects) for constructing a new water well on the southeast corner of East San Jose and North Sherman Avenues.
2. Approve the fee simple partial acquisition of one parcel (See Exhibit A), which is necessary for the construction of a new water supply well on the southeast corner of East San Jose and North Sherman Avenues from property owners: Elizabeth Bryan and Corene Bopp, Co-administrators of the Estate of Florence L. Schaefer, deceased (APN 418-234-12, see Exhibit B) for the amount of \$131,506.
3. Authorize the Director of Public Utilities, or his designee, to sign all documents on behalf of the City.

EXECUTIVE SUMMARY

The Water Division maintains a network of some 260 plus municipal water supply wells that provides 88% of the City's potable water. New wells are required to meet new demands, replace wells that have reached the end of their useful life, or assist in remediating water quality issues. The proposed property acquisition will provide a new water well site to augment lost production when the older outdated well in the area was decommissioned.

The subject parcel was identified as a suitable well site due to its size and location. Staff has negotiated with the land owners to purchase the subject parcel for the amount of \$131,506, which is based on appraised values. Owners of the parcel have agreed to the amount of compensation offered by the City and signed the Agreements for Purchase and Sale and the Grant Deed. With Council approval, payment will be made to the owners and the Grant Deed will be recorded.

BACKGROUND

The acquisition of this parcel will allow the Water Division to replace the old well known as Pump Station 236, which had to be taken out of service, because it had reached the end of its useful life and was decommissioned per State requirements. Exploratory drilling was performed and confirmed the feasibility of drilling a water production well at the new site.

Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Categorical Exemptions as set forth in CEQA guidelines sections 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land) and 15332 (In-fill Development Projects) for constructing a new water well on the southeast corner of East San Jose and North Sherman Avenues (See Exhibit C). Furthermore, staff has determined that none of the exceptions set forth in CEQA Guidelines Section 15300.2 apply to this project.

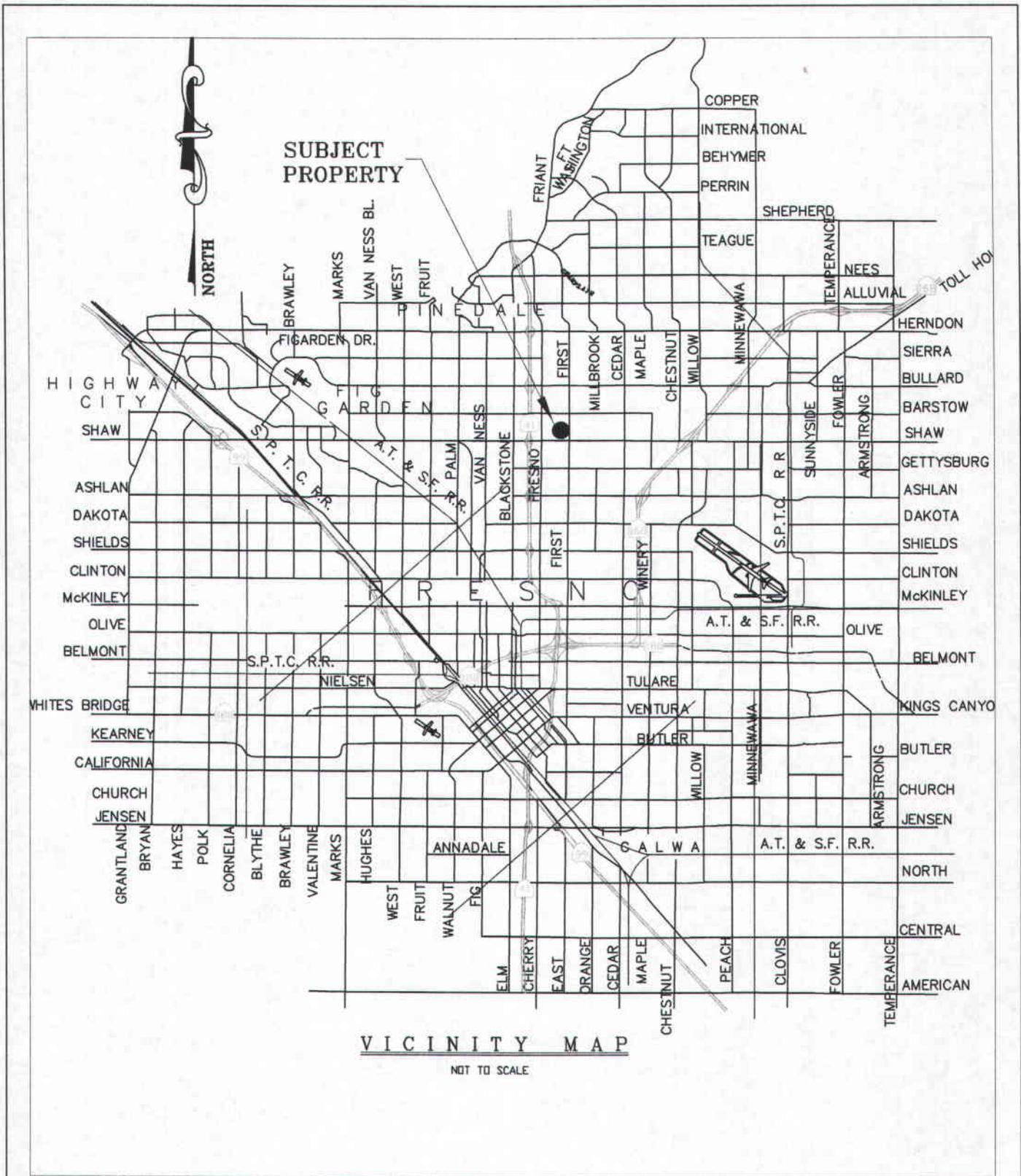
A Phase 1 Environmental Site Assessment was also completed and no environmental hazards were found at this location.

The documents signed by the property owners have been approved as to form by the City Attorney's Office.

FISCAL IMPACT

Funds for the property acquisition for Pump Station 236A are included in Water Division's FY11 Capital Improvement Program budget within the Water Enterprise Fund (40101). The site acquisition and development of replacement water wells was included in the water rate model used to create the five-year utility rate plan and subsequently adopted by City Council on February 27, 2007 (Resolution 2007-79). No additional funding is required for acquisition of this property. Funding for this project was contemplated and a part of the current five-year rate plan.

Attachments: Exhibit A
Exhibit B
Exhibit C

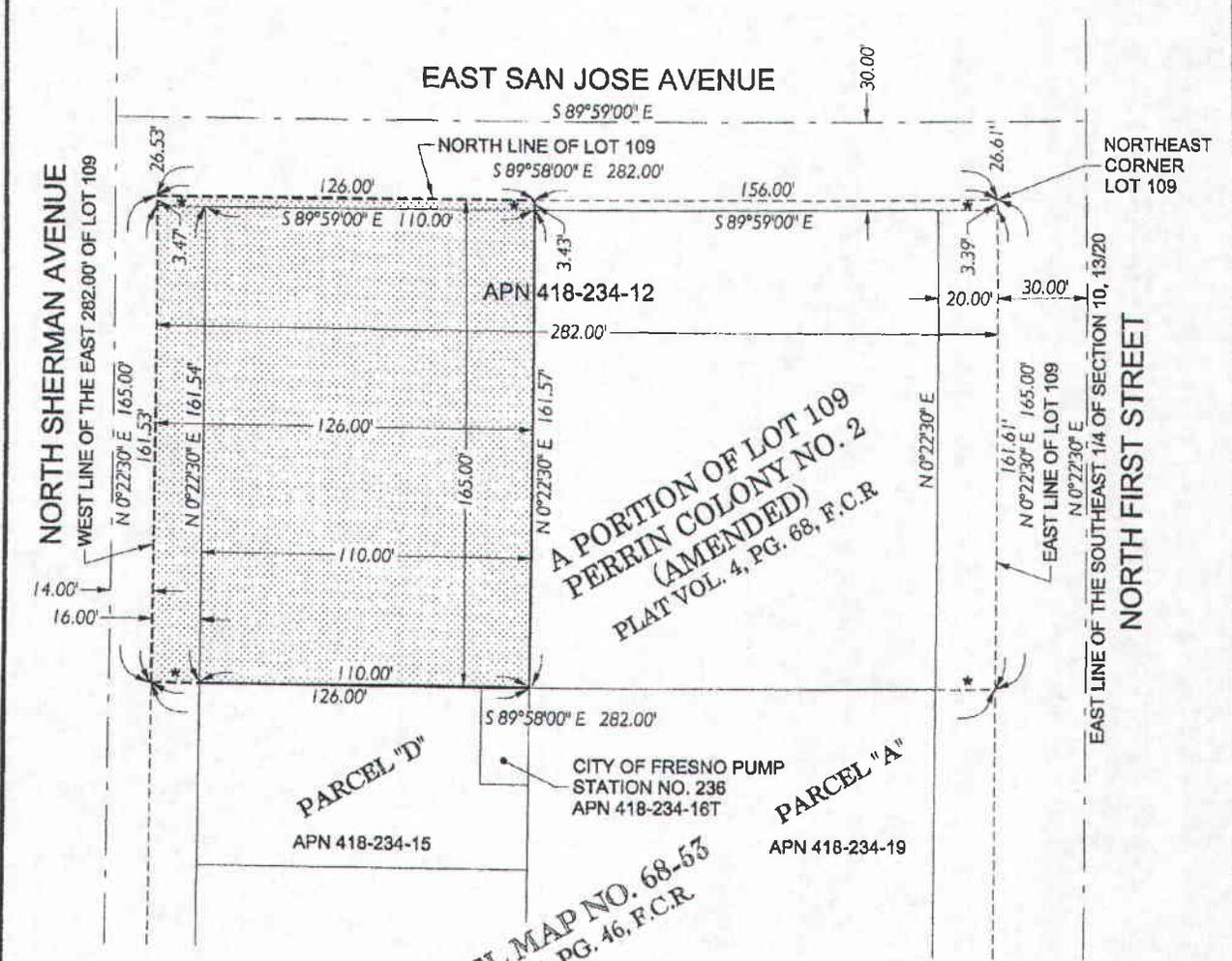


VICINITY MAP

NOT TO SCALE

CITY OF FRESNO	DEPT. OF PUBLIC UTILITIES	
PUMP STATION 236A EXHIBIT A	DR. BY: LGB	SHT 1 OF 1
	DATE 09-01-10	

EXHIBIT "B"



* = PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES BY A DEED OF EASEMENT RECORDED 11/7/1960 IN BOOK 4462 AT PAGE 432, O.R.F.C.

GROSS AREA = 20,790 S.F. ±
 STREET EASEMENT AREA = 3,019 S.F. ±
 NET AREA = 17,771 S.F. ±

 INDICATES AREA TO BE GRANTED



REF. & REV. 2010-033 PLAT 1657	CITY OF FRESNO DEPARTMENT OF PUBLIC WORKS		PRJ. ID. WC00015	KRA	SC002
	PARCEL TO BE GRANTED TO THE CITY OF FRESNO		FUND NO. 40101	RES TYPE	P236-2
DR. BY A.J.			SHEET NO. 1		
DATE MAR. 10, 2010	CH. BY H.B.		OF 1 SHEETS		15-A-8717
SCALE NO SCALE					

EXHIBIT 'C'

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. PU - 2010-02**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY
EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS
PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES

APPLICANT: Lito G. Bucu
City of Fresno-Water Division
Project Manager
1910 East University Avenue
Fresno, California 93703

PROJECT LOCATION: 5187 North First Street (APN 418-234-12 portion)

PROJECT DESCRIPTION: The City of Fresno, Department of Public Utilities proposes to acquire a portion of a parcel located at the southeast corner of East San Jose and North Sherman Avenues (APN 418-234-12 Portion) for the construction of a replacement water well. The parcel take which is approximately 20,790 square feet is needed to site a replacement well for an old well known as Pump Station 236, which had to be taken out of service because it had reached the end of its useful life and was destroyed.

This project is exempt under Section 15301, 15303, 15304 and 15332 of the State CEQA Guidelines

EXPLANATION: Section 15301 is applicable as this project involves minor alteration, repair, operation or maintenance of an existing public utility facility and mechanical equipment involving negligible or no expansion of pumping capacity. Section 15303 Class 3 consists of the construction and location of a limited number of new, small facilities or structures and installation of small new equipment and facilities in small structures including utility extensions. Section 15304 is applicable to the extent the project consists of minor alterations by a public entity in the condition of land and vegetation which do not involve the removal of healthy, mature scenic trees, including landscaping and minor trenching and backfilling where the surface is restored. Section 15332 is applicable as the project is consistent with the applicable plans and zoning regulations; it is located within City limits on a project site less than 5 acres surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. No adverse environmental impacts would occur as a result of the proposed project.

DATE: September 8, 2010

PREPARED BY: Rebecca L. Fraser
Consulting Planner

SUBMITTED BY: _____
City of Fresno Public Utilities