

AGENDA ITEM NO. 1B
COUNCIL MEETING 04/03/14
APPROVED BY

April 3, 2014


DEPARTMENT DIRECTOR

CITY MANAGER

FROM: Department of Public Utilities

BY: MARTIN A. QUERIN, PE, Assistant Director
Department of Public Utilities, Water Division 

BROCK D. BUCHE, PE, PLS, Supervising Professional Engineer
Department of Public Utilities, Water Division 

LITO G. BUCU, Supervising Engineering Technician
Department of Public Utilities, Water Division 

SUBJECT: Adopt Categorical Exemption per Staff Determination pursuant to Section 15301(c) and approve acquisition of one parcel located at 6780 North Lafayette Avenue for the amount of \$290,000 from Seller: Marilyn R. Weaver to construct a new water supply well (County island within Council District 2)

RECOMMENDATIONS

Staff recommends that the City Council:

1. Adopt a finding of a Categorical Exemption pursuant to Class 1 of the CEQA Guidelines Section 15301(c) (Existing Facilities) for constructing a new water well at 6780 North Lafayette Avenue.
2. Approve the fee simple acquisition of one parcel (See Exhibit A), which is necessary for the construction of a new water supply well at 6780 North Lafayette Avenue from property owner: Marilyn R. Weaver (APN 406-161-15, see Exhibit B) for the amount of \$290,000.

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 The proposed property acquisition will provide a new water well site to augment lost production when the older outdated well in the area was decommissioned.

BACKGROUND

The subject parcel was identified as a suitable well site due to its size and location. Staff has negotiated with the land owner to purchase the subject parcel for the amount of \$290,000, which is based on appraised values. Owner of the parcel have agreed to the amount of compensation offered by the City and signed the Agreement for purchase and sale and the Grant Deed. With Council approval, payment will be made to the owner and the Grant Deed will be recorded.

REPORT TO CITY COUNCIL

PS 303A Site Acquisition

April 3, 2014

Page 2

The acquisition of this parcel will allow the Water Division to replace the old well known as Pump Station 303, 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.

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

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

Following acquisition of the property, plans and specifications will be prepared for the drilling of the production well, bids will be solicited and a well drilling contract will be presented to the Council for award. The last phase of the project is the construction of the well site improvements. These include structures, piping and equipments necessary for the operation of the well as well as improvements such as landscaping, masonry block wall and street work. This phase of the project will also be bid separately and award for the construction will also be presented to the Council for approval.

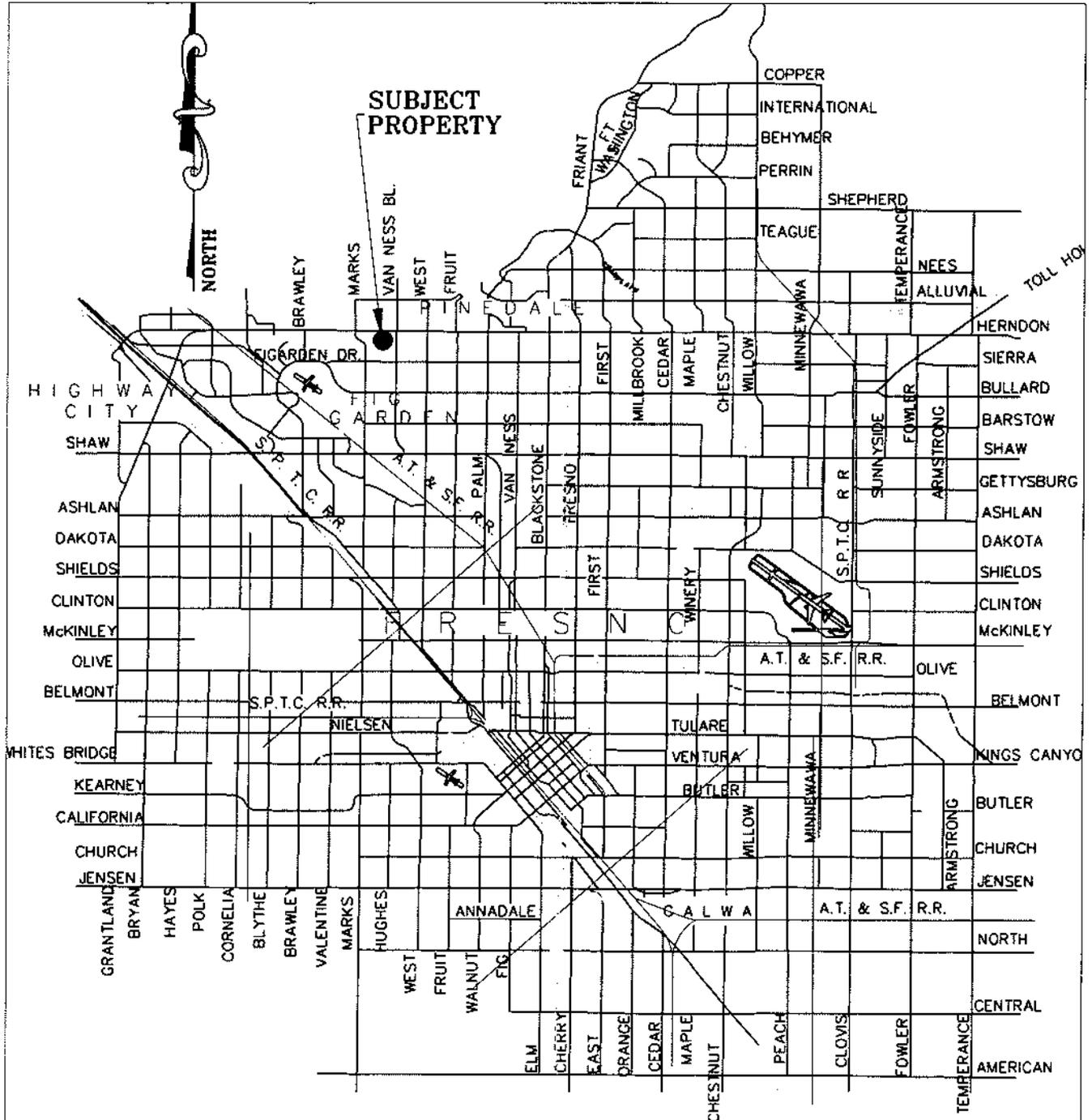
ENVIRONMENTAL FINDINGS

Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Class 1 Categorical Exemptions as set forth in CEQA Guidelines Sections 15301(c) which exempts the repair, maintenance or minor alternation of existing structures or facilities, because a new well will be constructed on 6780 N. Lafayette Avenue (see Exhibit C) to replace Pump Station 303. Furthermore, Staff has determined that none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project. Staff recommends that the Council, based on its own independent judgment adopt the finding of a Categorical Exemption per Staff determination; pursuant to Section 15301(c), Class 1 of the CEQA Guidelines for the acquisition of one parcel located at 6780 N. Lafayette Avenue to construct a new water supply well.

FISCAL IMPACT

The project, which is located in a County Island within District 2, will not have any impact to the General Fund. Funds for the site acquisition are included in Water Division's FY 2014 Capital Improvement Program budget within the Water Enterprise Fund (40101). Funding for this project was included in the water rate model used to create the four-year utility rate plan and subsequently adopted by City Council on August 15, 2013 (Resolution 2013-143).

Attachments: Exhibit A
 Exhibit B
 Exhibit C



CITY OF FRESNO		DEPT. OF PUBLIC UTILITIES	
EXHIBIT A: VICINITY MAP		DR. BY: LGB	SHT 1 OF 1
PUMP STATION 303A 6780 NORTH LAFAYETTE AVE.		DATE 02-25-14	

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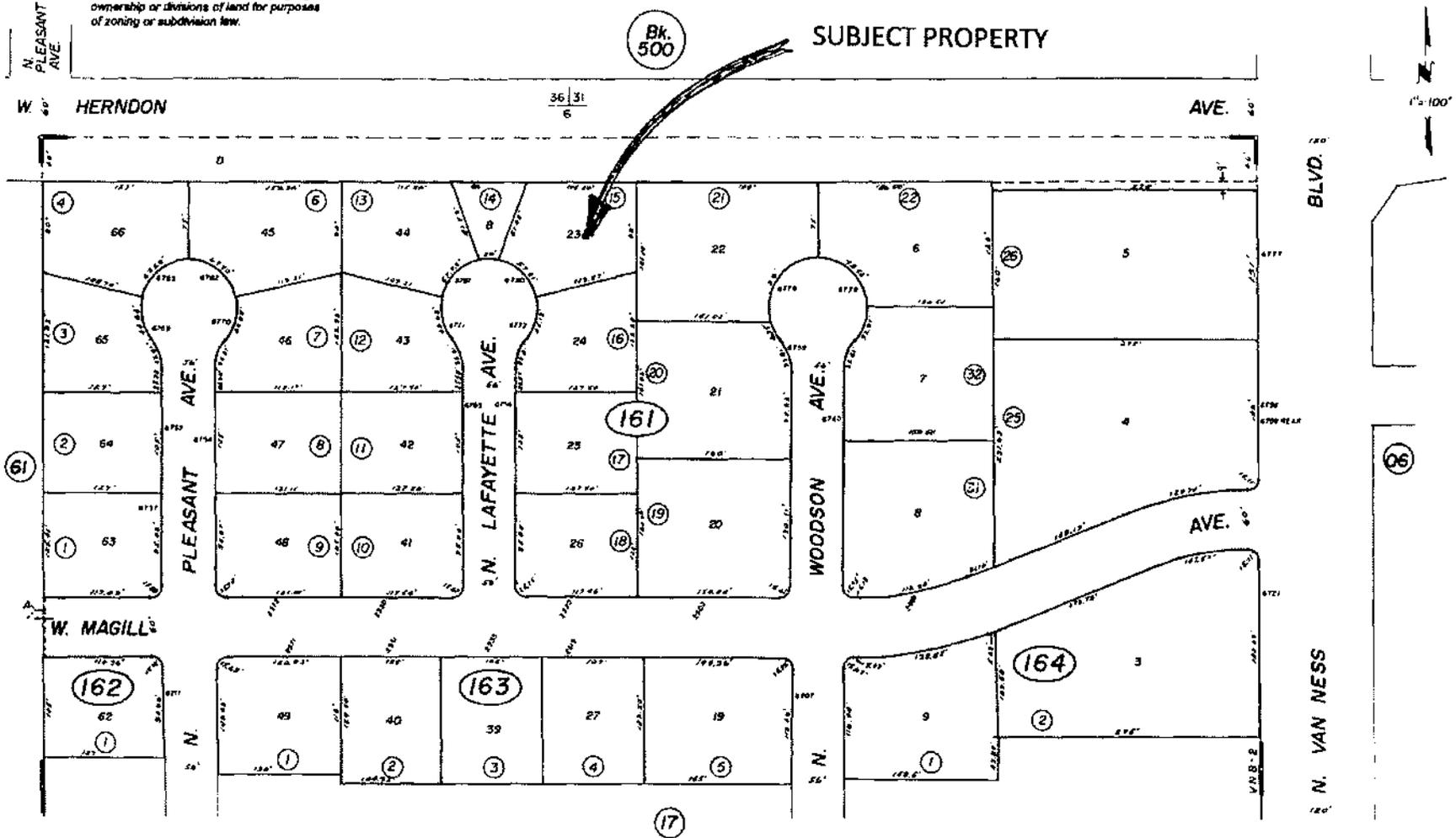
EXHIBIT B
PUMP STATION 303A SITE ACQUISITION
ASSESSOR'S PARCEL MAP

SUBDIVIDED LAND IN POR. SEC. 6, T. 13 S., R. 20 E., M.D.B. & M.

Tax Area
58-061

406-16

— NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



Van Ness Boulevard Estates No. 2 - Tr. 1899 - Plat Bk. 20, Pg. 99

Assessor's Map Bk. 406 - Pg. 16

County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

EXHIBIT C
PUMP STATION 303A SITE ACQUISITION
ENVIRONMENTAL ASSESSMENT

NOTICE OF EXEMPTION

E201410000041

FILED

FEB 21 2014

FROM: City of Fresno Planning and Development Dept.
2600 Fresno Street
Fresno, California 93721-3604

FRESNO COUNTY CLERK
By [Signature] DEPUTY

TO: X Fresno County Clerk
2221 Kern Street
Fresno, California 93721

RECEIVED

FEB 21 2014

STATE CLEARING HOUSE

X Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, California 95814

Project Title: Environmental Assessment (EA) No. 14-005 for Pump Station 303

Project Location: 6780-6790 North Lafayette Avenue (APNs 406-161-15 and 406-161-14), located on the south side of West Herndon Avenue approximately 700 ft west of North Van Ness Boulevard (site of City of Fresno Pump Station 303).

36°50'12.5" N Latitude and 119°50'17" W Longitude,
Section 6, Township 13 S, Range 20 E, Mount Diablo Base & Meridian.

Project Location – city: City of Fresno **Project Location- county:** County of Fresno

Description of Nature, Purpose and Beneficiaries of Project:

Acquisition of a 0.3-acre developed residential parcel at 6780 North Lafayette Avenue (APN 406-161-15) for future Pump Station 303A, and demolition and removal of the existing structures and swimming pool associated with the residence (including backfilling and compaction of the pool area); along with destruction of the existing water well at Pump Station 303 according to City and State standards and removal of appurtenant pump station equipment and structures on the abutting parcel to the west, APN 406-161-14 (addressed as 6790 W. Lafayette Ave.), and sale of that former pump station site. The City's California Department of Public Health/Office of Drinking Water public water system permit will be amended to reflect these changes.

Name of Public Agency Approving Project: City of Fresno

Name of Person or Agency Carrying Out Project: City of Fresno Department of Public Utilities – Water Division (contact person: Lito Bucu/Supervising Engineering Technician, (559) 621-5323)

Exempt Status: (check one)

- Ministerial - PRC § 21080(b)(1); CEQA Guidelines §15268
- Declared Emergency - PRC § 21080(b)(3); CEQA Guidelines §15269(a)
- Emergency Project - PRC § 21080(b)(4); CEQA Guidelines §15269(b) and (c)
- Categorical Exemption – Class 1/CEQA Guidelines §15301; Class 12/ CEQA Guidelines §15312
- Statutory Exemption – PRC § _____

Reasons why project is exempt:

§ 15301. Class 1 exempts operation, repair, maintenance, permitting, leasing, licensing, and minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. Examples include, but are not limited to:

...
(b) Existing facilities of . . . publicly owned utilities used to provide . . . public utility services. . . .

...
(d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety. . . .

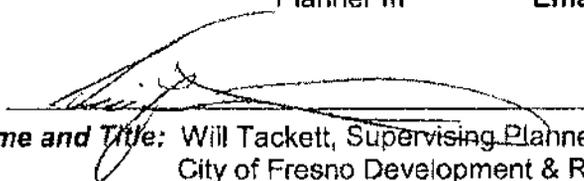
...
(l) Demolition and removal of individual small structures listed in this subdivision: (1) One single-family residence. . . . (4) Accessory appurtenant structures including garages, carports, patios, swimming pools, and fences.

§ 15312. Class 12 consists of sales of surplus government property. . . .

The above described project has been necessitated by deteriorated water well which no longer meets current standards of public health. The project consists of removal of existing improvements at an existing public utility water well pump station (6790 North Lafayette Avenue, APN 406-161-14) and subsequent sale of that property, which is at the terminus of a local street cul-de-sac. The proposed project involves negligible expansion of the current public utility pump station use at this location, effected through acquisition of an abutting residential parcel to the east and also at the cul-de-sac terminus (6780 North Lafayette Avenue., APN 406-161-25). The proposed project necessitates demolition of the single-family residential structures and appurtenant residential facilities on APN 406-161-25. Both properties are planned for medium-low density residential use in the 2025 Fresno General Plan and Bullard Community Plan, and both are zoned R-1-B (*Single Family Residential District*), which conditionally allows public facilities such as water wells pursuant to Fresno Municipal Code Section 12-209.3-K. Therefore, the above described project complies with Sections 15301 and 15312 of the CEQA Guidelines. Demolition activities are required to follow San Joaquin Valley Air Pollution Control District rules for asbestos surveillance and remediation, enacted under the National Emission Standards for Hazardous Air Pollutants (NESHAP). Water well destruction activities are required to conform to California Department of Water Resources Bulletin No. 74-90 and City of Fresno water well destruction standards. Prior to any excavation or subsurface activities, responsible utility agencies are required to be contacted in order to locate underground utilities. The subject property is located within a fully developed residential subdivision that backs up to a fully developed expressway street; the location does not host sensitive species or comprise sensitive habitat. It is not located in an area subject to flood events (it is in Zone X, depicted on FEMA NFIP Map Panel No. 06019C1555H). Therefore, no adverse potential environmental impacts will occur as a result of the proposed project. Staff has determined that none of the exceptions as set forth in Section 15300.2 of the CEQA Guidelines apply to this project.

Lead Agency Contact Person: Sandra L. Brock
Planner III

Full telephone # (559) 621-8041
Email: sandra.brock@fresno.gov

Signature: 

Date: February 21, 2014

Printed Name and Title: Will Tackett, Supervising Planner
City of Fresno Development & Resource Management Department

Signed by Lead Agency Signed by applicant

Attachments: Categorical Exemption Finding document

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CITY OF FRESNO
ENVIRONMENTAL ASSESSMENT NO. EA-14-005
CATEGORICAL EXEMPTION

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT
FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS PURSUANT TO
ARTICLE 19 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES

APPLICANT: Lito Bucu/Supervising Engineering Technician
City of Fresno – Department of Public Utilities, Water Division
1910 East University Avenue, Fresno, California 93703
Telephone (559) 621-5323; email *Lito.Bucu@fresno.gov*

PROJECT LOCATION: 6780-6790 North Lafayette Avenue (APNs 406-161-15 and 406-161-14), located on the south side of West Herndon Avenue approximately 700 feet west of North Van Ness Boulevard (site of City of Fresno Pump Station 303). This location has map coordinates 36°50'12.5" N Latitude and 119°50'17" W Longitude, and is in Section 6, Township 13 S, Range 20 E, Mount Diablo Base & Meridian.

PROJECT DESCRIPTION: Environmental Assessment Application No. EA-14-009 is prepared for the acquisition of a 0.3-acre developed residential parcel at 6780 North Lafayette Avenue (APN 406-161-15) for future Pump Station 303A, and demolition and removal of the existing structures and swimming pool associated with the residence (including backfilling and compaction of the pool area); along with destruction of the existing water well at Pump Station 303 according to City and State standards and removal of appurtenant pump station equipment and structures on the abutting parcel to the west, APN 406-161-14 (addressed as 6790 W. Lafayette Ave.), and sale of that former pump station site. The City's California Department of Public Health/Office of Drinking Water public water system permit will be amended to reflect these changes.

This project is exempt under Section 15301/Class 1 and Section 15312/Class 12 of the State of California CEQA Guidelines (Title 14 California Code of Regulations, Chapter 3 (as amended January 4, 2013), Article 19 Categorical Exemptions).

EXPLANATION:

§ 15301. *Class 1 exempts operation, repair, maintenance, permitting, leasing, licensing, and minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use. Examples include, but are not limited to:*

...
(b) *Existing facilities of . . . publicly owned utilities used to provide . . . public utility services. . .*

...
(d) *Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety. . .*

...

(f) Demolition and removal of individual small structures listed in this subdivision: (1) One single-family residence. . . . (4) Accessory appurtenant structures including garages, carports, patios, swimming pools, and fences.

§ 15312. Class 12 consists of sales of surplus government property. . . .

The above described project has been necessitated by deteriorated water well which no longer meets current standards of public health. The project consists of removal of existing improvements at an existing public utility water well pump station (6790 North Lafayette Avenue, APN 406-161-14) and subsequent sale of that property, which is at the terminus of a local street cul-de-sac. The proposed project involves negligible expansion of the current public utility pump station use at this location, effected through acquisition of an abutting residential parcel to the east and also at the cul-de-sac terminus (6780 North Lafayette Avenue., APN 406-161-25). The proposed project necessitates demolition of the single-family residential structures and appurtenant residential facilities on APN 406-161-25. Both properties are planned for medium-low density residential use in the 2025 Fresno General Plan and Bullard Community Plan, and both are zoned R-1-B (*Single Family Residential District*), which conditionally allows public facilities such as water wells pursuant to Fresno Municipal Code Section 12-209.3-K. Therefore, the above described project complies with Sections 15301 and 15312 of the CEQA Guidelines. Demolition activities are required to follow San Joaquin Valley Air Pollution Control District rules for asbestos surveillance and remediation, enacted under the National Emission Standards for Hazardous Air Pollutants (NESHAP). Water well destruction activities are required to conform to California Department of Water Resources Bulletin No. 74-90 and City of Fresno water well destruction standards. Prior to any excavation or subsurface activities, responsible utility agencies are required to be contacted in order to locate underground utilities. The subject property is located within a fully developed residential subdivision that backs up to a fully developed expressway street; the location does not host sensitive species or comprise sensitive habitat. It is not located in an area subject to flood events (it is in Zone X, depicted on FEMA NFIP Map Panel No. 06019C1555H). Therefore, no adverse potential environmental impacts will occur as a result of the proposed project. Staff has determined that none of the exceptions as set forth in Section 15300.2 of the CEQA Guidelines apply to this project.

Date: February 21, 2014

Prepared By: 
Sandra L. Brock, Planner III
Development Services Division

Submitted By: 
Will Tackett, Supervising Planner
Development Services Division
City of Fresno Development and Resource Management Department
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E201410000041