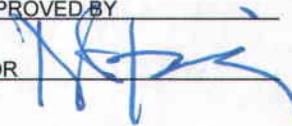
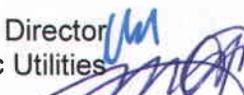
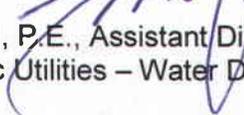


AGENDA ITEM NO.	1 B
COUNCIL MEETING:	4/8/2010
APPROVED BY	
	
DEPARTMENT DIRECTOR	
CITY MANAGER	

April 8, 2010

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

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

SUBJECT: ADOPT FINDINGS OF A MITIGATED NEGATIVE DECLARATION AND APPROVE ACQUISITION OF FOUR PARCELS COMPRISING 35.137 ACRES NEAR THE NORTHEAST CORNER OF BRAWLEY AND NIELSEN AVENUES IN THE AMOUNT OF \$1,804,827 FOR DEVELOPMENT OF A GROUNDWATER RECHARGE FACILITY

RECOMMENDATIONS

Staff recommends that City Council:

1. Adopt the findings as set forth in the Mitigated Negative Declaration (MND) that the project will not have a significant effect on the environment or an impact on environmental resources of hazardous or critical concern.
2. Approve the acquisition of those four parcels as shown in proximity in accordance with Exhibit 'A', and as further identified in Exhibit 'B' and described below:
 - 29.16 acres from the grantors: Mike J. and Tanya Kochergen (APN 326-140-18 and 326-140-23) located at 3616 West Nielsen Avenue for \$1,500,000
 - 3.304 acres from the grantors: Clarence F. and Joyce Miranda (APN 326-140-11) located at 3414 West Nielsen for \$136,323
 - 2.673 acres from the grantor: Mary Antunez Garcia (APN 326-140-10) located at 3506 West Nielsen for \$168,504
3. Authorize the Director of Public Utilities, or his designee, to sign all documents on behalf of the City.

EXECUTIVE SUMMARY

Historic use and multi-year drought have resulted in a state of groundwater overdraft. The City of Fresno's (City's) Urban Water Management Plan (UWMP) and the Metropolitan Water Resources Management Plan (MWRMP) require re-establishment of groundwater levels to a balanced and sustainable condition by the year 2025. To help mitigate this imbalance, Water Division needs to expand its groundwater recharge program by increasing the number of groundwater recharge sites. Those parcels noted above have been identified as prime recharge sites due to their exceptional recharge potential and proximity to Fresno Irrigation District's (FID's) Houghton canal. The acquisition of these parcels will be a very important initial step in achieving a

balanced groundwater condition and ensuring a sustainable and viable water supply is available for existing and future users.

BACKGROUND

The City utilizes surface water through allotments and entitlements from the Kings and San Joaquin watersheds respectively. These surface water sources are used for groundwater recharge and production of potable water at the City's Northeast Surface Water Treatment Facility. Groundwater recharge is necessary to replace a portion of the 150 million gallons per day (average) of groundwater that is delivered to our customers. Historically, even with the cooperative utilization of some Fresno Metropolitan Flood Control District (FMFCD) basins for groundwater recharge, "usage versus replacement" imbalances continue to grow, resulting in escalating annual groundwater deficits due to limited recharge facilities.

Expansion of the City's groundwater recharge program maintains several benefits to the City and its customers. One of these benefits includes strategically located recharge sites to help mitigate areas exhibiting groundwater contamination. Additionally, low-maintenance intentional groundwater recharge is the most economical method for replenishment of our aquifer.

As we continue to draw more water from our aquifer, groundwater levels drop, resulting in the deepening of existing wells, and significantly increased pump energy costs to maintain minimum water system pressures, and meet customer demands.

The subject sites have been chosen for several reasons. Results of a geotechnical investigation indicate underlying soils to be exceptionally favorable to recharge operations. Additionally, project construction costs will be minimized due to the proximity of FID's Houghton No. 78 Canal.

The City has prepared a MND to address the potential environmental effects of the proposed Nielsen Avenue Recharge Basin Project (Project). This document was prepared in accordance with the California Environmental Quality Act (CEQA), California Public Resources Code Section 21000 et seq; the California CEQA guidelines (California Code of Regulations, Title 14, Section 15000 et seq); and the rules, regulations, and procedures for implementing CEQA as adopted by the City of Fresno.

Acquisition of these properties is an important initial step in meeting the City's Metropolitan Water Resources, and Urban Water Management Plan goals.

The parcels are currently unused and the owners are willing sellers. The documents signed by the property owners have been 'approved as to form' by the City Attorney's Office.

FISCAL IMPACT

All costs for the acquisition have been approved and included in Water Division's FY10 Water Capital Improvement Program budget within the Water Enterprise Fund (40101).

Attachments:

- Exhibit 'A'
- Exhibit 'B'

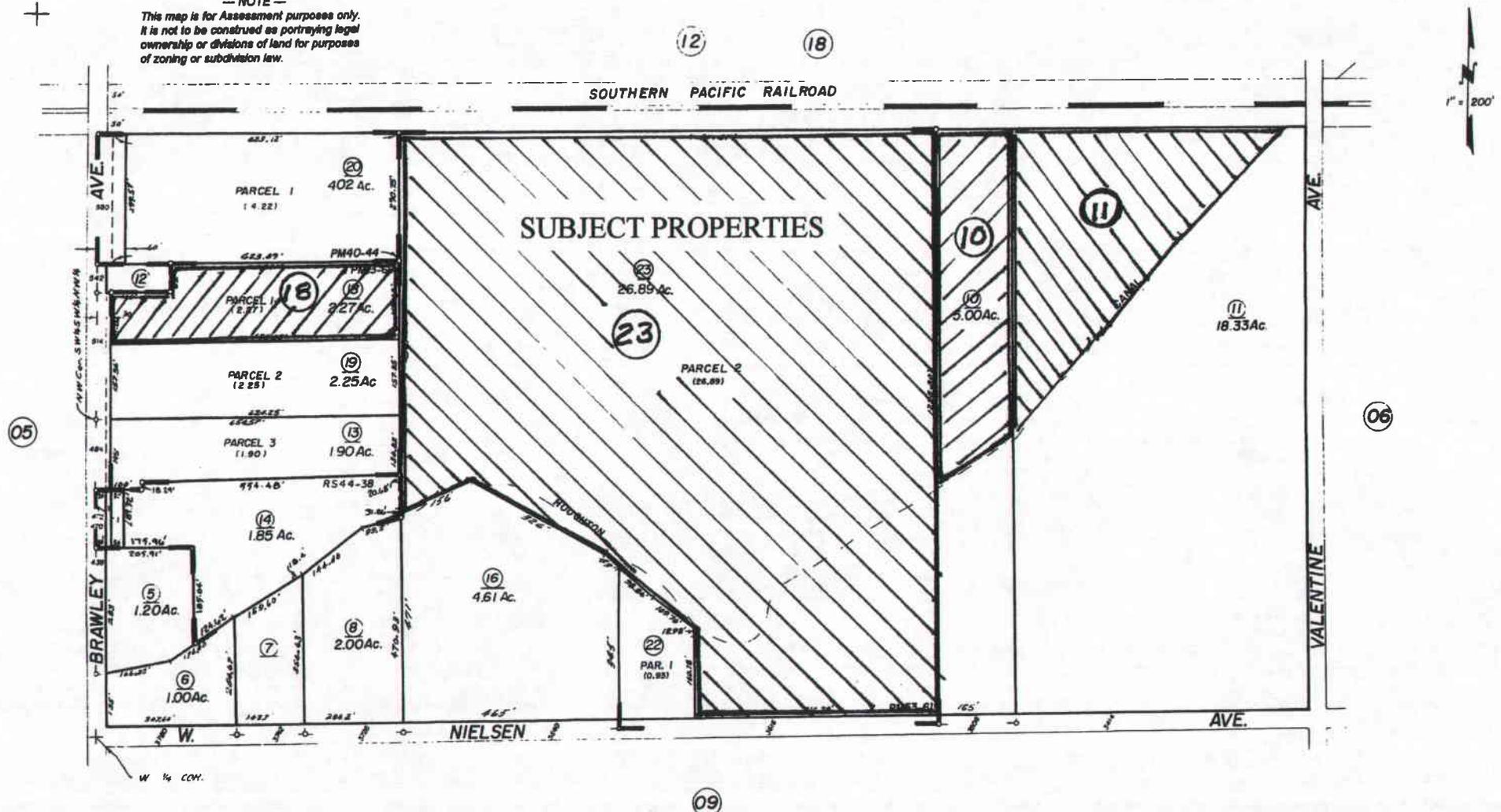
EXHIBIT "B"

POR. SEC. 1, T. 14 S., R. 19 E., M. D. B. & M.

Tax Area
5-642 98-220

326-14

— 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.



Agricultural Preserve
Parcel Map No. 2055 - Bk. 13, Pg. 68
Parcel Map No. 6260 - Bk. 40, Pg. 44
Parcel Map No. 7398 - Bk. 53, Pg. 61

Record of Survey - Bk. 44, Pg. 38

Assessor's Map Bk. 326 - Pg. 14
County of Fresno, Calif.

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