

**CITY OF FRESNO
ADDENDUM TO A MITIGATED NEGATIVE DECLARATION
PREPARED FOR ENVIRONMENTAL ASSESSMENT NO. C-16-065**

(As filed with the Fresno County Clerk on October 21, 2016)

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

The full Initial Studies and the Master Environmental Impact Report SCH No. 2012111015 are on file in the Development and Resource Management Department, Fresno City Hall, 3rd Floor
2600 Fresno Street
Fresno, California 93721
(559) 621-8277

**ENVIRONMENTAL
ASSESSMENT NUMBER:**

C-16-065/DP-16-126

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

APPLICANT:

Keyvan Abedi
City of Fresno
Department of Public Utilities, Water Division
2101 'G' Street, Bldg. 'A'
Fresno, CA 93706

PROJECT LOCATION:

720 West Vassar Avenue

Located on the north side of West Vassar Avenue, between North Teilman and North Delno Avenues, in the City and County of Fresno, California

Site Latitude: 36°46'17.00"N

Site Longitude: 119°49'14.00"W

Assessor's Parcel Number: 444-041-17

PROJECT DESCRIPTION:

Conditional Use Permit Application No. C-16-065 was filed by Keyvan Abedi, Engineer on behalf of the City of Fresno DPU, Water Division, which pertains to an approximately 16,553 square foot property located on the north side of West Vassar Avenue, between North Teilman and North Delno Avenues. The applicant proposes to construct a new Water Well Pump Station No. 60A (PS 60A) on the subject property. The proposed PS 60A will pump groundwater into the City's municipal water distribution system and will be constructed in three phases, including 1) well construction, 2) site improvements, and 3) installation of water treatment systems. The project may involve installation and construction of related public street facilities and infrastructure to conform to City standards, specifications, and policies. The subject property is located in the RS-5 (*Single Family Residential, Medium Density*) zone district and is designated for *Residential/Medium Density* planned land use in the Fresno General Plan and Fresno High-Roeding Community Plan. In accordance with Table 15-902 (Use Regulations – Residential, Single Family District), a Development Permit is required prior to installation of a water well and appurtenant equipment as water wells are classified under the definition of "Utilities, Minor" per Director determination/policy. Therefore, Conditional Use Permit Application No. C-16-065 has been converted to Development Permit Application No. DP-16-126 and an addendum to the previously filed environmental assessment and findings has been prepared acknowledging the change.

On October 21, 2016 the City of Fresno, as the Lead Agency, filed the Mitigated Negative Declaration

prepared for Environmental Assessment No. C-16-065. This Mitigated Negative Declaration considered and evaluated the potential effects associated with the proposed project.

The conversion of the proposed project application from a Conditional Use Permit to a Development Permit will not have a significant impact. It may be determined that: (1) The project does not significantly exceed the scope of Environmental Assessment Application No. C-16-065; (2) No substantial changes are proposed in the project which require major revisions to the previous environmental finding due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (3) No substantial changes will occur with respect to the circumstances under which the project is undertaken; and, (4) No new information, which was not known and could not have been known, at the time the environmental finding for Environmental Assessment No. C-16-065 was adopted, has become available.

Therefore, the City of Fresno has determined that an addendum to Environmental Assessment Application No. C-16-065 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 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 negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

<i>Finding (1):</i>	The conversion of the special permit/entitlement application type from a Conditional Use Permit to a Development Permit does not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
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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 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>Finding (2):</i>	Substantial changes have not occurred with respect to the circumstances under which the project is undertaken.
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(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 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 negative declaration, would substantially reduce one or more significant effects on the environment.*

Finding (3):	No 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 environmental determination was adopted, has become available. The proposed project changes will not result in new significant environmental effects, or increase the severity of previously identified significant effects.
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ADDENDUM PREPARED BY:

Will Tackett, Supervising Planner

DATE: November 10, 2016

SUBMITTED BY:


Will Tackett, Supervising Planner
CITY OF FRESNO DEVELOPMENT AND
RESOURCE MANAGEMENT DEPARTMENT

CITY OF FRESNO MITIGATED NEGATIVE DECLARATION		Notice of Intent was filed with: FRESNO COUNTY CLERK 2221 Kern Street Fresno, California 93721 on October 21, 2016
The full Initial Study and the Master Environmental Impact Report No. SCH 2012111015 are on file in the Development and Resource Management Department, Fresno City Hall 2600 Fresno Street, 3rd Floor Fresno, California 93721 (559) 621-8277	Environmental Assessment Number: C-16-065	
APPLICANT: Keyvan Abedi City of Fresno Department of Public Utilities, Water Division 2101 'G' Street, Bldg. 'A' Fresno, CA 93706	PROJECT LOCATION: 720 West Vassar Avenue Located on the north side of West Vassar Avenue, between North Teilman and North Delno Avenues, in the City and County of Fresno, California Site Latitude: 36°46'17.00"N Site Longitude: 119°49'14.00"W Assessor's Parcel Number: 444-041-17	
PROJECT DESCRIPTION: Conditional Use Permit Application No. C-16-065 was filed by Keyvan Abedi, Engineer on behalf of the City of Fresno DPU, Water Division, which pertains to an approximately 16,553 square foot property located on the north side of West Vassar Avenue, between North Teilman and North Delno Avenues. The applicant proposes to construct a new Water Well Pump Station No. 60A (PS 60A) on the subject property. The proposed PS 60A will pump groundwater into the City's municipal water distribution system and will be constructed in three phases, including 1) well construction, 2) site improvements, and 3) installation of water treatment systems. The project may involve installation and construction of related public street facilities and infrastructure to conform to City standards, specifications, and policies. An approved Conditional Use Permit is required prior to installation of the well and appurtenant equipment. The subject property is located in the RS-5 (<i>Single Family Residential, Medium Density</i>) zone district and is designated for <i>Residential/Medium Density</i> planned land use in the Fresno General Plan and Fresno High-Roeding Community Plan.		
The City of Fresno has conducted an initial study and proposes to adopt a Mitigated Negative Declaration for the above-described project. The environmental analysis contained in the Initial Study and this Mitigated Negative Declaration is tiering off of Master Environmental Impact Report No. SCH # 2012111015 prepared for the Fresno General Plan ("MEIR"). A copy of the MEIR may be reviewed in the City of Fresno, Development and Resource Management Department as noted above. The proposed project has been determined to be a subsequent project that is not fully within the scope of the MEIR for the Fresno General Plan. Pursuant to Public Resources Code § 21157.1 and California Environmental Quality Act (CEQA) Guidelines § 15177, this project has been evaluated with respect to each item on the attached environmental checklist to determine whether this project may cause any additional significant effect on the environment which was not previously examined in the MEIR. After conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that		

no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available.

This completed environmental impact checklist form, its associated narrative, and proposed mitigation measures reflect applicable comments of responsible and trustee agencies and research and analysis conducted to examine the interrelationship between the proposed project and the physical environment. The information contained in the project application and its related environmental assessment application, responses to requests for comment, checklist, initial study narrative, and any attachments thereto, combine to form a record indicating that an initial study has been completed in compliance with the CEQA Guidelines.

All new development activity and many non-physical projects contribute directly or indirectly toward cumulative impacts on the physical environment. It has been determined that the incremental effect contributed by this project toward cumulative impacts is not considered substantial or significant in itself, and/or that cumulative impacts accruing from this project may be mitigated to less than significant with application of feasible mitigation measures.


Based upon the evaluation guided by the environmental checklist form, it was determined that there are foreseeable impacts from the Project that are additional to those identified in the MEIR, and/or impacts which require mitigation measures not included in the MEIR Mitigation Measure Checklist.

The completed environmental checklist form indicates whether an impact is potentially significant, less than significant with mitigation, or less than significant.

For some categories of potential impacts, the checklist may indicate that a specific adverse environmental effect has been identified which is of sufficient magnitude to be of concern. Such an effect may be inherent in the nature and magnitude of the project, or may be related to the design and characteristics of the individual project. Effects so rated are not sufficient in themselves to require the preparation of an Environmental Impact Report, and have been mitigated to the extent feasible. With the project specific mitigation imposed, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR. Both the MEIR mitigation checklist measures and the project-specific mitigation checklist measures will be imposed on this project.

The initial study has concluded that the proposed project will not result in any adverse effects which fall within the "Mandatory Findings of Significance" contained in Section 15065 of the State CEQA Guidelines.

The finding is, therefore, made that the proposed project will not have a significant adverse effect on the environment.

INITIAL STUDY PREPARED BY: Will Tackett	SUBMITTED BY: 
DATE: October 21, 2016	Will Tackett, Supervising Planner DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
Attachments:	-Notice of Intent -Vicinity Map -Initial Study Impact Checklist and Initial Study (Appendix G) -Master Environmental Impact Report No. SCH # 2012111015 Fresno General Plan Mitigation Monitoring Checklist dated October 21, 2016 - Project Specific Mitigation Monitoring Checklist dated October 21, 2016

<p align="center">CITY OF FRESNO</p> <p align="center">NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION</p>	<p>Filed with:</p> <p>FRESNO COUNTY CLERK 2221 Kern Street, Fresno, CA 93721</p> <p align="center">FILED</p> <p align="center">OCT 21 2016 TIME 11:53am</p> <p align="center">By <i>Christina A. Babcock</i> FRESNO COUNTY CLERK DEPUTY</p>
<p align="center">PROJECT TITLE AND ENVIRONMENTAL ASSESSMENT NO. C-16-065</p>	
<p><u>APPLICANT:</u></p> <p>Keyvan Abedi City of Fresno Department of Public Utilities, Water Division 2101 'G' Street, Bldg. 'A' Fresno, CA 93706</p>	
<p><u>PROJECT LOCATION:</u></p> <p>720 West Vassar Avenue</p> <p>Located on the north side of West Vassar Avenue, between North Teilman and North Delno Avenues, in the City and County of Fresno, California</p> <p>Site Latitude: 36°46'17.00"N Site Longitude: 119°49'14.00"W</p> <p>Assessor's Parcel Number: 444-041-17</p>	
<p>Conditional Use Permit Application No. C-16-065 was filed by Keyvan Abedi, Engineer on behalf of the City of Fresno DPU, Water Division, which pertains to an approximately 16,553 square foot property located on the north side of West Vassar Avenue, between North Teilman and North Delno Avenues. The applicant proposes to construct a new Water Well Pump Station No. 60A (PS 60A) on the subject property. The proposed PS 60A will pump groundwater into the City's municipal water distribution system and will be constructed in three phases, including 1) well construction, 2) site improvements, and 3) installation of water treatment systems. The project may involve installation and construction of related public street facilities and infrastructure to conform to City standards, specifications, and policies. An approved Conditional Use Permit is required prior to installation of the well and appurtenant equipment. The subject property is located in the RS-5 (<i>Single Family Residential, Medium Density</i>) zone district and is designated for <i>Residential/Medium Density</i> planned land use in the Fresno General Plan and Fresno High-Roeding Community Plan.</p>	
<p>The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that is not fully within the scope of the Master Environmental Impact Report prepared for the Fresno General Plan No. SCH 2012111015. Therefore, the Development and Resource Management Department proposes to adopt a Mitigated Negative Declaration for this project.</p>	

Notice of Intent to File
 Mitigated Negative Declaration
 Conditional Use Permit Application No. C-16-065
 October 21, 2016

With the project specific mitigation measures imposed, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR. After conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available. The project is not located on a site which is included on any of the lists enumerated under Section 65962.5 of the Government Code including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, hazardous waste disposal sites and others, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that Section.

Additional information on the proposed project, including the MEIR, proposed environmental finding of a mitigated negative declaration initial study and all documents and technical studies referenced in the initial study, may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor, Fresno, California 93721-3604. Please contact Will Tackett, at (559) 621-8063, or by e-mail at Will.Tackett@fresno.gov for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on **November 10, 2016**. Please direct comments to Will Tackett, Supervising Planner, City of Fresno, Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to Will.Tackett@fresno.gov; or they can be sent by facsimile to (559) 498-1026.

INITIAL STUDY PREPARED BY:
 Will Tackett, Supervising Planner

DATE: October 21, 2016

SUBMITTED BY:


 Will Tackett, Supervising Planner
 CITY OF FRESNO DEVELOPMENT AND
 RESOURCE MANAGEMENT
 DEPARTMENT



LEGEND

 Subject Property

Exhibit "A"

VICINITY MAP

CONDITIONAL USE PERMIT
APPLICATION NO. C-16-065

**PLANNING & DEVELOPMENT
DEPARTMENT**



NOT TO SCALE

A.P.N.: 444-041-17
 ZONE MAP: _____
 BY/DATE: 10/21/16

NOTICE OF DETERMINATION

E201110000214

DATE RECEIVED FOR FILING
F I L E D

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

FROM: CITY OF FRESNO
Planning and Development Dept.
2600 Fresno Street
Fresno, California 93721-3604

AUG 11 2011

X County Clerk
County of Fresno
2221 Kern Street
Fresno, California 93721

FRESNO COUNTY CLERK
Blanca H. Avalos
DEPUTY

Subject: Filing of Notice of Determination in compliance with Section 21152 of the Public Resource Code.

Conditional Use Permit Application No. C-11-060

Project Title

2011041072 Development and Resource Management Department
City of Fresno
Ms. Chris Weibert, Management Analyst II (559) 621-8628

State Clearinghouse Number **Lead Agency** **Area Code/Telephone/Extension**
(If subject to Clearinghouse) Contact Person

Approximately 0.38 acre of property located on the north side of West Vassar Avenue between North Delno Avenue and North Teilman Avenue, City of Fresno, County of Fresno.

Project Location (Include County)

Project Description: Conditional Use Permit Application No. C-11-060 requests authorization to acquire property for the construction of Water Well Pump Station No. 60A. The proposed pump station facility will pump groundwater into the City's municipal water distribution system and has been configured to use water remediation tools such as an iron manganese filtration system, a Granular Activated Carbon (GAC) treatment system and/or an air stripping tower. The pump station facility will be constructed in three phases at 720 West Vassar Avenue, located on the north side of West Vassar Avenue between North Delno Avenue and North Teilman Avenue. The property is zoned R-1 (*Single Family Residential*).

This is to advise that the City of Fresno, the Lead Agency, has approved the above-described project on July 8, 2011, and has made the following determinations regarding the above-described project:

1. The project ([] will [X] 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.
[X] A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
[] A determination of project conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) was made.
3. Mitigation measures ([X] were [] were not) made a condition of the approval of the project as related to MEIR No. 10130.
4. A statement of Overriding Considerations ([] was [X] was not) adopted for this project.
5. Findings ([] were [X] were not) made pursuant to the provisions of CEQA.

This is to certify that the above-described Mitigated Negative Declaration with comments and responses and record of project approval is available to the general public at the City of Fresno, Development and Resource Management Department, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604.

Mike Sanchez
Mike Sanchez
Planning Manager, City of Fresno

8/9/11
Date

Attachments: Project Vicinity Map

E201110000214

<p align="center">CITY OF FRESNO</p> <p align="center">NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION</p>	<p>Filed with:</p> <p>FRESNO COUNTY CLERK 222 Kern Street, Fresno, CA 93721</p> <p align="center">FILED</p> <p align="center">JUN 07 2011</p> <p align="center">FRESNO COUNTY CLERK By <i>[Signature]</i> DEPUTY</p>
<p>PROJECT TITLE AND ENVIRONMENTAL ASSESSMENT NO. C-11-060</p>	
<p>APPLICANT: Lito Bucu, on behalf of the City of Fresno, Water Division 1910 East University Avenue Fresno, CA 93703</p>	
<p>PROJECT LOCATION:</p> <p>720 West Vassar Avenue P/S</p> <p>Located on the north side of West Vassar Avenue between North Delno Avenue and North Teilman Avenue in Fresno</p> <p>36°46'16.09"N Latitude, 119°49'12.54"W Longitude</p> <p>Assessor's Parcel Number(s): 444-041-16 (Portion)</p>	
<p>PROJECT DESCRIPTION:</p> <p>Lito Bucu has filed this application on behalf of the City of Fresno, Water Division, which pertains to approximately 0.38 acre of property located on the north side of West Vassar Avenue between North Delno Avenue and North Tellman Avenue in Fresno. The applicant proposes to acquire property for the construction of Water Well Pump Station No. 60A located at 720 West Vassar Avenue. The proposed pump station facility will pump groundwater into the City's municipal water distribution system and has been configured to use water remediation tools such as an iron manganese filtration system, a Granular Activated Carbon (GAC) treatment system and/or an air stripping tower. The pump station facility will be constructed in three phases at 720 West Vassar Avenue P/S. The subject property is zoned R-1 (<i>Single Family Residential</i>) and is designated for medium density residential planned land uses by the 2025 Fresno General Plan and the Fresno High/Roeding Community Plan.</p>	
<p>The City of Fresno has conducted an initial study of the above-described project and it has been determined to be a subsequent project that is not fully within the scope of the Master Environmental Impact Report No. 10130 (MEIR) prepared for the 2025 Fresno General Plan (SCH # 2001071097). Therefore, the Development and Resource Management Department proposes to adopt a Mitigated Negative Declaration for this project.</p> <p>With the project specific mitigation measures imposed, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant and that were not identified and analyzed in the MEIR. After conducting a review of the adequacy of the MEIR pursuant to Public Resources Code, Section 21157.6(b)(1), the Development and Resource Management Department, as lead agency, finds that no substantial changes have occurred with respect to the circumstances under which the MEIR was certified and that no new information, which was not known and could not have been known at the time that the MEIR was certified as complete, has become available.</p>	

Notice of Intent to File
Mitigated Negative Declaration
EA No. C-11-060
June 7, 2011

Additional information on the proposed project, including the proposed environmental finding of a mitigated negative declaration initial study and all documents and technical studies referenced in the initial study, may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor Fresno, California 93721-3604. Please contact Ms. Chris Weibert at (559) 621-8628, or by e-mail at Chris.Weibert@fresno.gov for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on July 12, 2010. Please direct comments to Ms. Chris Weibert, Management Analyst II, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to Chris.Weibert@fresno.gov; or they can be sent by facsimile to (559) 457-1434.

INITIAL STUDY PREPARED BY:
Ms. Chris Weibert, Management Analyst II

SUBMITTED BY:



Mike Sanchez, Planning Manager
CITY OF FRESNO DEVELOPMENT AND
RESOURCE MANAGEMENT DEPARTMENT

DATE: June 7, 2011