

PLEASE POST UNTIL CLOSE OF BUSINESS ON MARCH 22, 2016

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
Development & Resource Management Dept.
2600 Fresno Street, Room 3043
Fresno, CA 93721-3604

FILED
FEB 17 2017 TIME
4:38 pm
FRESNO COUNTY CLERK
By Cynthia W. Baddock
DEPUTY

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:

**City of Fresno Environmental Assessment No. C-14-159 for Conditional Use Permit
Application No. C-14-159**

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

N/A

City of Fresno
Development & Resource Management
Dept.
McKencie Contreras, Supervising Planner

(559)621-8066

PROJECT LOCATION:

Conditional Use Permit Application No. C-14-159 pertains to approximately 15,240 square feet of property located at 2421 East Sussex Way on the north side of East Sussex Way, between North Thesta and North First Streets in Fresno (APN: 436-112-26) in the City and County of Fresno, California.

PROJECT DESCRIPTION:

Lito Buco, Engineer for the City of Fresno Department of Public Utilities, Water Division, filed Conditional Use Permit Application No. C-14-159 proposing to construct Water Well Pump Station No. 51A (PS 51A). The proposed new 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 treatment system and/or an air stripping tower. The pump station facility will be constructed in three phases which include 1) well construction, 2) site improvements, and 3) installation of water treatment systems. The proposed project may also involve installation and construction of associated public street facilities and infrastructure in accordance with the standards, specifications, and policies of the City of Fresno. An approved Conditional Use Permit is required prior to installation of the well and appurtenant equipment. The subject property was zoned R-A (*Single Family Residential, Agriculture*) and is designated for *employment/office* planned land uses by the Fresno General Plan and the Bullard Community Plan. The subject property is now zoned O (*Office*).

This is to advise and certify that the City of Fresno, the Lead Agency, approved the proposed project as well as the environmental finding and assessment prepared for the above-described project on

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July 27, 2015. 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.
 A 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, with Mitigated Negative Declaration, 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 Development and Resource Management Department, 2600 Fresno Street, Room 3043, Fresno, California 93721-3604.



McKencie Contreras
Supervising Planner, City of Fresno

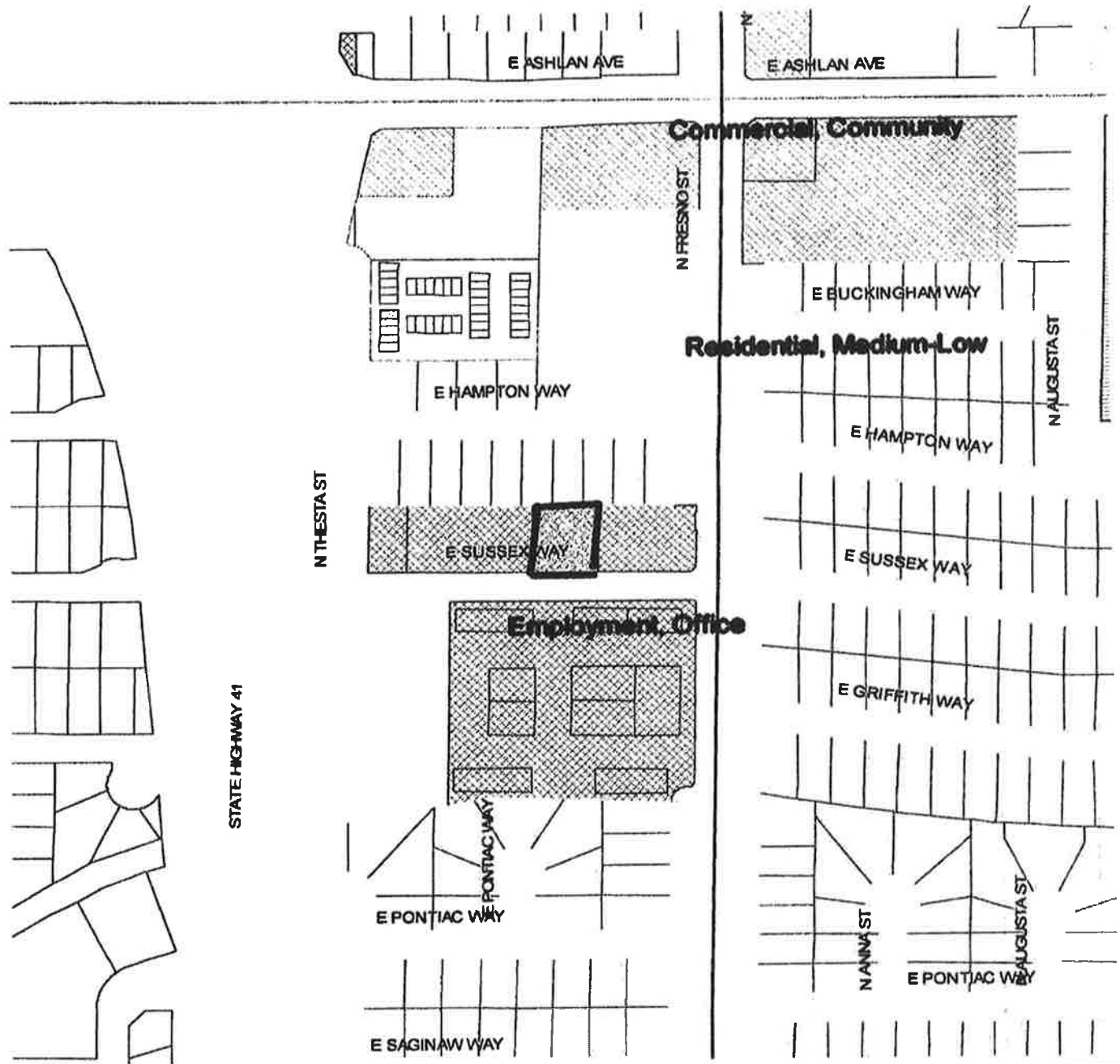
2.17.17

Date

Attachments: Project Vicinity Map

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EXHIBIT B



Planned Land Use Map

**ENVIRONMENTAL ASSESSMENT FOR
CONDITIONAL USE PERMIT NO. C-15-159**

**DEVELOPMENT AND RESOURCE
MANAGEMENT DEPARTMENT**

Subject Property



PROPERTY ADDRESSES

2421 East Sussex Way, PS 51A



Not To Scale

APN: 436-112-26

Plan Area: Employment, Office

By: Lauren Filice, June 12, 2015

E20171000040

P51A

CITY OF FRESNO MITIGATED NEGATIVE DECLARATION		Notice of Intent was filed with: FRESNO COUNTY CLERK 2221 Kern Street Fresno, California 93721 on June 12, 2015 E201510000153 100001
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-14-159	
APPLICANT: Lito Buco, Engineer City of Fresno, DPU Water Division PMO & Engineering 2101 'G' Street, Bldg. 'A' Fresno, CA 93706 <div style="text-align: center;"> FILED JUN 12 2015 <small>FRESNO COUNTY CLERK</small> <small>By: <i>[Signature]</i></small> <small>DEPUTY</small> <small>TIME 3:05pm</small> </div>	PROJECT LOCATION: 2421 East Sussex Way; Located on the north side of East Sussex Way, between North Thesta and North Fresno Streets in Fresno, CA 36°47'28.9824" N Latitude, 119°46'57.9612" W Longitude Assessor's Parcel Number(s): 436-112-26	
PROJECT DESCRIPTION: Lito Buco, Engineer for the City of Fresno Department of Public Utilities, Water Division, has filed Conditional Use Permit (CUP) Application No. C-14-159 for a capital improvement project for construction of a new water well within the area generally bounded by East Hampton Way on the north; North Fresno Street on the east; East Sussex Way on the South; and North Thesta Street on the west. The project involves acquisition of a vacant parcel at 2421 East Sussex Way, an approximately 15,240 square foot parcel in an area zoned and developed with residential and professional offices. The new well (Water Well pump Station No. 51A) will primarily replace Pump Station 51 located at 3773 North Fresno Street which must be taken out of service and destroyed due to sand production problems and non-compliance with modern sanitary well construction standards. The proposed scope of work will include the construction of a new water supply well, in three (3) phases which include 1) well construction, 2) site improvements, and 3) installation of water treatment systems. Phase 1 consists of well drilling, well development and equipment installation including pump, motor and power supply, and connection to the water main, located within the existing public street right-of-way. Phase 2 consists of site improvements that include a masonry wall and landscaping, curbs, gutters, sidewalks, street paving and on-site lighting. An Iron Manganese Filtration System may be installed on site. If required to address water contamination, Phase 3 consists of installation of a Granular Activated Carbon (GAC) Filtration System and water treatment will commence after installation of GAC vessels. The proposed project may also involve installation and construction of associated public street facilities and infrastructure in accordance with the standards, specifications, and policies of the City of Fresno. An approved Conditional Use Permit will be required prior to installation of the well and appurtenant equipment. The subject property is zoned R-A (<i>Single Family Residential, Agriculture</i>) and is designated for <i>employment/office</i> planned land uses by the Fresno General Plan and the McLane 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 State CEQA Guidelines and the CEQA.

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.

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INITIAL STUDY PREPARED BY: Ms. Lauren Filice, Planner	SUBMITTED BY: 
DATE: June 12, 2015	Sophia Pagoulatos, Supervising Planner DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
Attachments:	-Notice of Intent -Initial Study Impact Checklist and Initial Study (Appendix G) -Master Environmental Impact Report No. SCH # 2012111015 Fresno General Plan Mitigation Monitoring Checklist dated June 12, 2014 - Project Specific Mitigation Monitoring Checklist dated June 12, 2014

FILED
JUN 12 2015 TIME 3:05 pm
FRESNO COUNTY CLERK
By  DEPUTY

<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">JUN 12 2015 TIME 3:05 pm</p> <p align="center">By <u>Victoria Vitiana</u> FRESNO COUNTY CLERK DEPUTY</p>
<p align="center">PROJECT TITLE AND ENVIRONMENTAL ASSESSMENT NO. C-14-159</p>	
<p>APPLICANT: Lito Buco, Engineer City Of Fresno, DPU/Water Division 1910 East University Avenue Fresno, CA 93703</p>	
<p>PROJECT LOCATION:</p> <p><u>2421 East Sussex Way; Generally bounded by East Hampton Way on the north; North Fresno Street on the east; East Sussex Way on the South; and North Thesta Street on the west, in Fresno</u></p> <p><u>36°47'28.9824" N Latitude, 119°46'57.9612" W Longitude</u></p> <p>Assessor's Parcel Number(s): 436-112-26</p>	
<p>PROJECT DESCRIPTION:</p> <p>Lito Buco, Engineer for the City of Fresno Department of Public Utilities, Water Division, has filed Conditional Use Permit No. C-14-159 which pertains to approximately 15,240 square foot property located on the north side of East Sussex Way, between North Thesta and North First Streets in Fresno. The applicant proposes to construct Water Well Pump Station No. 51A (PS 51A) located at 2421 East Sussex Way. The proposed new 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 treatment system and/or an air stripping tower. The pump station facility will be constructed in three phases which include 1) well construction, 2) site improvements, and 3) installation of water treatment systems. The proposed project may also involve installation and construction of associated public street facilities and infrastructure in accordance with the standards, specifications, and policies of the City of Fresno. An approved Conditional Use Permit is required prior to installation of the well and appurtenant equipment. The subject property is zoned R-A (<i>Single Family Residential, Agriculture</i>) and is designated for <i>employment/office</i> planned land uses by the Fresno General Plan and the Bullard 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>	
<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</p>	

Notice of Intent to File
Mitigated Negative Declaration
Conditional Use Permit No. C-14-159
June 12, 2015

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 and the Air Quality MND was adopted, 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.

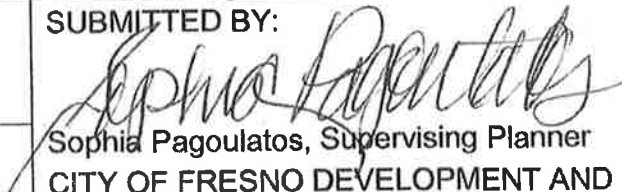
Additional information on the proposed project, including the MEIR, proposed environmental finding of a mitigated negative declaration initial study and all documents and technical studies referenced in the initial study, may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor, Fresno, California 93721-3604. Please contact Ms. Lauren Filice at (559) 621-8070, or by e-mail at Lauren.Filice@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 13, 2015**. Please direct comments to Ms. Lauren Filice, Planner III, City of Fresno, Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3076, Fresno, California, 93721-3604; or by email to Lauren.Filice@fresno.gov; or they can be sent by facsimile to (559) 498-1026.

INITIAL STUDY PREPARED BY:
Lauren Filice, Planner III

DATE: June 12, 2015

SUBMITTED BY:


Sophia Pagoulatos, Supervising Planner
CITY OF FRESNO DEVELOPMENT AND
RESOURCE MANAGEMENT
DEPARTMENT

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