

ATTACHMENT A

**CITY OF FRESNO  
CATEGORICAL EXEMPTION  
ENVIRONMENTAL ASSESSMENT NO. P19-03812**

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, Supervising Engineering Technician  
City of Fresno, Department of Public Utilities  
Utilities Planning & Engineering  
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**PROJECT LOCATION:** City of Fresno; located on the south side on West California Avenue, between South Marks Avenue and South Hughes Avenue, and north of Fanning Ditch.  
(Council District No. 3, Councilmember Miguel A. Arias)

**PROJECT DESCRIPTION:** The applicant proposes to enter into a Municipal Well and Exclusive License Agreements with and between C & A Farms, LLC, and the City of Fresno for the future construction of a municipal public water supply well to serve the Mission Ranch Project Area. The project includes a waiver from the requirements of the Fresno Municipal Code (FMC) Section 15-2716 – H (11), and authorizes the City Manager, or designee, to execute all documents on behalf of the City of Fresno.

**Reasons why the project is exempt:**

1. The Project qualifies for CEQA 15061(b)(3) – General Rule, which states:  
*The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.*

The proposed Project will not significantly negatively impact the environment. Future construction of a municipal public water supply well will require entitlement application and environmental assessment. The proposed project is limited to entering into a Municipal Well and Exclusive License Agreements with and between C & A Farms, LLC, and the City of Fresno. There is no possibility that the execution of the agreement may have a significant effect on the environment, the activity as described above is not subject to CEQA.

2. According to CEQA Guidelines Section 15300.2 (Exceptions), a Categorical Exemption cannot be used if the Project will result in, or have an impact upon the following:

- a. **Cumulative Impact** – All exemptions are inapplicable when the cumulative impact of successive projects of the same type in the same area over time is significant. The assessment of the significance of the cumulative effects of a project must be conducted in connection with the effects of past projects, other current projects, and probable future projects. The proposed Project would not contribute substantially to adverse cumulative conditions or create any substantial indirect impacts. The agreement with and between C & A Farms, LLC, and the City of Fresno for the future construction of a municipal public water supply well to serve the Mission Ranch Project Area. The future construction of the public water supply well will require the filing of an entitlement application with the City of Fresno and environmental assessment of the future construction project. Entering into an agreement will not produce cumulative impact of successive projects.
- b. **Significant Effect** – Because of the nature of the project, the City has determined that the Project would not result in significant impacts to any of the 19 impact areas outlined in the CEQA Guidelines Appendix G, as follows:
  - I. **Aesthetics** – The Project as described above will not disrupt scenic vistas or aesthetic resources. No significant impacts.
  - II. **Agriculture/Forest Resources** – Because of the nature of the Project, no farmland or forests resources will be significantly impacted.
  - III. **Air Quality** – Because of the nature of the Project, no air emissions were calculated. No significant impacts.
  - IV. **Biological Resources** – No natural vegetation will be impacted by the Project, and there are no biological resources known. Future construction will require environmental assessment to determine impacts to biological resources. No significant impacts.
  - V. **Cultural Resources** – There are no known cultural resources on the Project site. However, in the event that undiscovered cultural resources are unearthed during ground disturbing activities, the applicant will be required to adhere to standard measures that include work stoppage and contacting local Native American Tribes and/or County Coroner so that potential cultural resources can be identified, preserved, or removed. No significant impacts.

- VI. Energy – No significant impacts as a result of the Project as described above.
- VII. Geology and Soils – For future construction, the applicant will be required to adhere to State and local building design guidelines pertaining to seismic hazards, soil stability, and related geotechnical issues. No significant impacts.
- VIII. Greenhouse Gas Emissions (GHG) – Due to the nature of the Project as described above, entering into an agreement for future public water well construction will not result in an increase in GHG emissions. No significant impacts.
- IX. Hazards & Hazardous Materials – Any hazardous materials used during construction are required to be transported and stored in compliance with applicable standards and regulations established by the Department of Toxic Substances Control (DTSC), the U.S. Environmental Protection Agency (EPA) and the Occupational Safety and Health Administration (OSHA). The Project is not listed as being on or adjacent to a hazardous materials site. No significant impacts.
- X. Hydrology & Water Quality – By entering into an agreement for the future construction of public water well no impact to water quality is expected to occur. No significant impacts.
- XI. Land Use & Planning - The proposed Project is consistent with the City's General Plan, and the Southwest Fresno Specific Plan in providing additional public utilities in Growth Area – 1. Growth Area – 1 is planned for residential and commercial growth and development. No significant impacts.
- XII. Mineral Resources – There are no known mineral resources on or around the Project site. No significant impacts.
- XIII. Noise – Future construction associated with the Project as described above will be assessed for noise. The Project, as defined above, would not generate any noise. No significant impacts.
- XIV. Population & Housing – Since the proposed Project is an agreement for the future construction of public water well, no housing will be added. Therefore, population and housing growth was not assessed. No significant impacts.
- XV. Public Services – No significant impact as a result of the Project.

- XVI. Recreation - The Project has no design, construction, or operational characteristics that would necessitate the need for new or expanded facilities related to recreational facilities which themselves would cause an environmental impact. No significant impacts.
  - XVII. Transportation & Traffic – The proposed Project will not significantly impact transportation and traffic. Actual construction may require environmental impacts that include transportation and traffic.
  - XVIII. Tribal Cultural Resources – Tribal consultation is not a requirement under CEQA when preparing a Categorical Exemption. No significant impacts.
  - XIX. Utilities & Service Systems – The proposed Project will not have any structures or buildings requiring the need for expanded water or waste water infrastructure. No significant impacts.
- c. **Scenic Highways** – There are no designated scenic highways located within the City. Therefore, there is no impact.
  - d. **Hazardous Waste Sites** – According to the Department of Toxic Substances Control *EnviroStor* database, the Project is not located near Hazardous Waste Sites. There is no impact.
  - e. **Historical Resources** – The proposed Project is located in a developed residential area. There are no structures listed on the National Registrar of Historic Resources designated by the City as Local Register of Historic Places, and the subject site is not within a designated historic district. There is no impact.

## Conclusion

The City of Fresno has determined that the proposed Project qualifies for the exemption discussed herein.

1. The City will adopt the Exemption through Resolution.

Date: September 6, 2019

Prepared by:



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