

CITY OF FRESNO

**ADDENDUM TO A MITIGATED NEGATIVE DECLARATION  
PREPARED FOR ENVIRONMENTAL ASSESSMENT NO. R-17-  
015/ANX-17-007**

**(As filed with the Fresno County Clerk on January 19, 2018)**

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

The full Initial Study and the Fresno  
General Plan Master Environmental  
Impact Report 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:

**R-17-015/ANX-17-007**

 6/26/18

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

**APPLICANT:**

City of Fresno  
Department of Development and  
Resource Management  
2600 Fresno Street, 3<sup>rd</sup> Floor  
Fresno, CA 93721  
Attention: Bruce Barnes, Project  
Manager

**PROJECT LOCATION:**

± 7.8 acres of property located on the north side of East  
Belmont Avenue between North Fowler and North Armstrong  
Avenues in the unincorporated portion of the City of Fresno's  
Sphere of Influence boundary.

Site Latitude: 36°45'1.38" N  
Site Longitude: 119°40'30.55" W

Mount Diablo Base & Meridian, Township 13S, Range 19E  
Section 34, CA Quadrangle

Assessor's Parcel Number: 310-120-36,38,40

**PROJECT DESCRIPTION:**

**Rezone Application No. R-17-015 and Annexation Application No. ANX-17-007** were filed by Mike Pickett of Don Pickett & Associates, Inc and pertains to ±7.8 acres of property located on the north side of East Belmont Avenue between North Fowler and North Armstrong Avenues. **Rezone Application No. R-17-015** proposes to amend the Official Zone Map from the AE-20 (Ag, Exclusive 20-Acres) County of Fresno zone district to the City of Fresno BP (*Business Park*) zone district consistent with the Fresno General Plan planned land uses. The prezone of the property is for purposes of facilitating annexation pursuant to **Annexation Application No. ANX-17-007**, which also proposes detachment of the property from the Kings River Conservation District and the Fresno County Fire Protection District and annexation to the City of Fresno. These actions are under the jurisdiction of the Local Agency Formation Commission (LAFCO). **NOTE:** The prezone only affects ±1.86 acres of private property. However, the annexation will include 7.8 acres which includes the private property as well as the entire right-of-way for State Route 180 to the north of the private property. The Local Agency Formation Commission (LAFCo) of Fresno is the responsible agency for

the final determination of annexation from the County of Fresno to the City of Fresno.

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 tiered from the Master Environmental Impact Report (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 Master Environmental Impact Report ("MEIR") prepared 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, technical studies and proposed mitigation measures reflect applicable comments of responsible and trustee agencies and research and analyses 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.

PREPARED BY:

Bruce Barnes  
Project Manager

SUBMITTED BY:



Bonique Emerson, Planning Manager  
DEVELOPMENT & RESOURCE MANAGEMENT DEPARTMENT

DATE: June 26, 2018

CITY OF FRESNO

NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION

EA No. R-17-015/ANX-17-007

Rezone Application No. R-17-015  
Annexation Application No. ANX-17-007

APPLICANT:

Mike Pickett  
Don Pickett and Associates, Inc.  
7395N. Palm Bluffs  
Fresno, CA 93711

PROJECT LOCATION:

6222,6252,6262 East Belmont Avenue  
± 7.8 acres of property located on the north side of East  
Belmont Avenue between North Fowler and North  
Armstrong Avenues in the unincorporated portion of the City  
of Fresno's Sphere of Influence boundary.

Site Latitude: 36°45'1.38" N

Site Longitude: 119°40'30.55" W

Mount Diablo Base & Meridian, Township 13S, Range 19E  
Section 34, CA Quadrangle

Assessor's Parcel Number: 310-120-36,38,40

Filed with: E201810000021

FILED

JAN 19 2018 TIME

FRESNO COUNTY CLERK  
DEPUTY

FRESNO COUNTY CLERK  
2221 Kern Street, Fresno, CA  
93721

PROJECT DESCRIPTION:

Rezone Application No. R-17-015 and Annexation Application No. ANX-17-007 were filed by Mike Pickett of Don Pickett & Associates, Inc and pertains to ±7.8 acres of property located on the north side of East Belmont Avenue between North Fowler and North Armstrong Avenues. Rezone Application No. R-17-015 proposes to amend the Official Zone Map from the AE-20 (Ag, Exclusive 20-Acres) County of Fresno zone district to the City of Fresno BP (*Business Park*) zone district consistent with the Fresno General Plan planned land uses. The prezone of the property is for purposes of facilitating annexation pursuant to Annexation Application No. ANX-17-007, which also proposes detachment of the property from the Kings River Conservation District and the Fresno County Fire Protection District and annexation to the City of Fresno. These actions are under the jurisdiction of the Local Agency Formation Commission (LAFCO). **NOTE:** The prezone only affects ±1.86 acres of private property. However, the annexation will include 7.8 acres which includes the private property as well as the entire right-of-way for State Route 180 to the north of the private property.

E201810000021

E201810000021

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 (MEIR) SCH No. 2012111015 prepared for the Fresno General Plan adopted by the Fresno City Council on December 18, 2014. Therefore, the Development and Resource Management Department proposes to adopt a Mitigated Negative Declaration for this project.

With 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. 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.

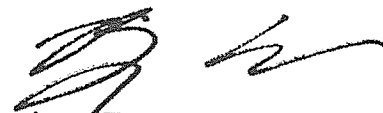
Additional information on the proposed project, including the proposed environmental Mitigated Negative Declaration, initial study and all documents and technical studies referenced in the initial study, as well as electronic copies of documents, may be obtained from the Development and Resource Management Department, Fresno City Hall, 2600 Fresno Street, Third Floor-North, Room 3043, Fresno, California 93721-3604. Please contact Bruce Barnes at (559) 621-8047 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. Comments may be submitted at any time between the publication date of this notice and close of business on February 16, 2018. Please direct comments to Bruce Barnes, City of Fresno Development and Resource Management Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-3604; or by email to [Bruce.Barnes@fresno.gov](mailto:Bruce.Barnes@fresno.gov); or comments can be sent by facsimile to (559) 498-1026. Para información en español, comuníquese con McKencie Contreras al teléfono (559) 621-8066.

INITIAL STUDY PREPARED BY:  
Bruce Barnes, Project Manager

DATE: January 19, 2018

SUBMITTED BY:



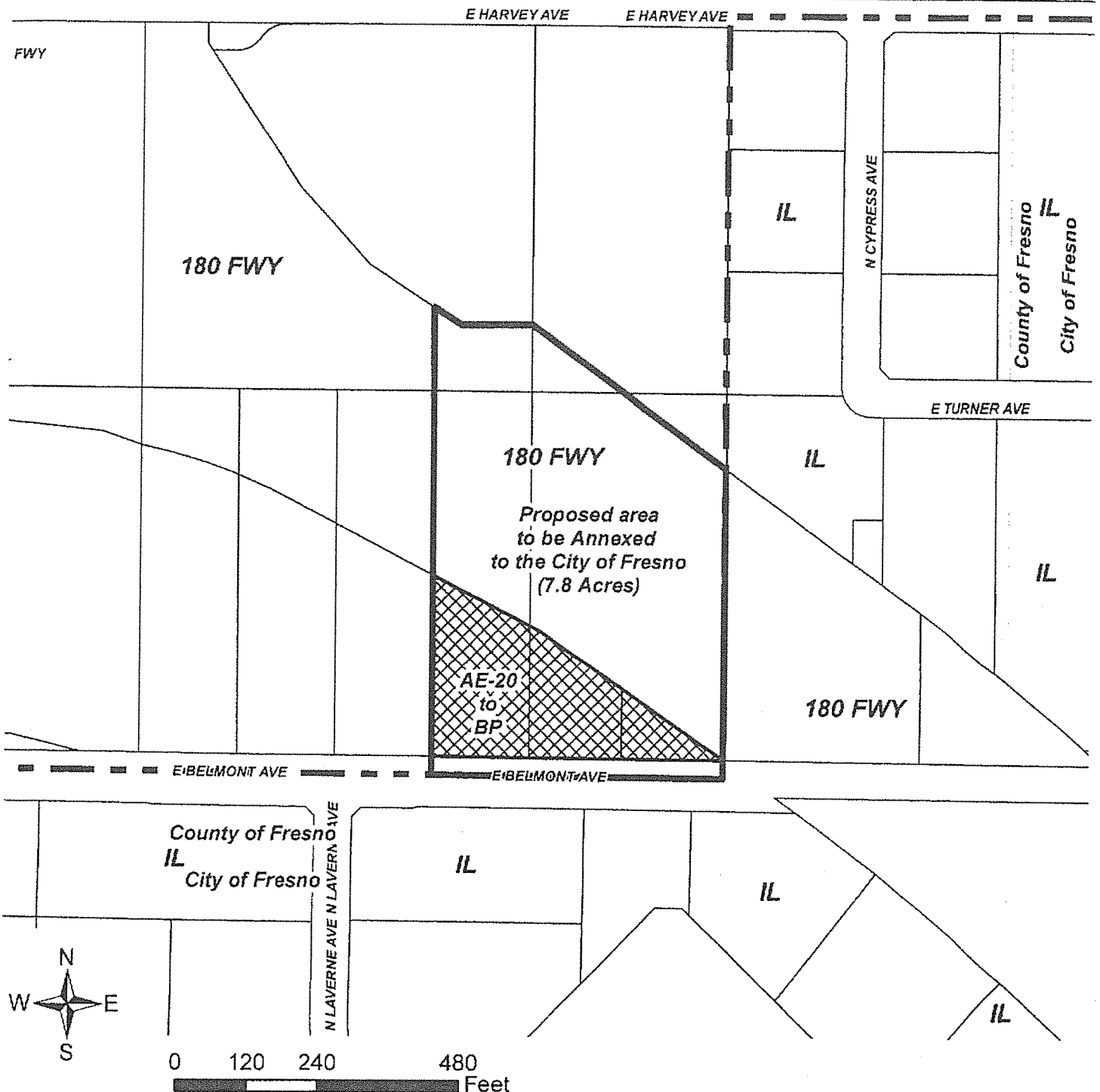
Bonique Emerson, Planning Manager  
CITY OF FRESNO DEVELOPMENT  
AND RESOURCE MANAGEMENT  
DEPARTMENT

E201810000021

# EXHIBIT A - PRE-ZONING

E201810000021

Detachment from Fresno County Fire Protection District and King River Conservation District and Annexation to the City of Fresno.





ANX-17-007

APN: 310-120-30T (partial), 310-120-38, 36, 40 and 310-132-10T, 18T, 20T, 25T, 31T, 32T, 35T, 39T  
6222, 6252, 6262 East Belmont Ave

--- City Limits

E201810000021

 Proposed area to be Annexed to the City of Fresno

 From the AE-20 (Ag, Exclusive 20-Acres) County of Fresno zone district to the City of Fresno BP (Business Park) zone district



## County of Fresno

COUNTY ADMINISTRATIVE OFFICE

**JEAN M. ROUSSEAU**

COUNTY ADMINISTRATIVE OFFICER

June 18, 2018

Wilma Quan-Schechter, City Manager  
City of Fresno  
2600 Fresno Street  
Fresno, CA 93721-3601

SUBJECT: Notice of Intent to file the Belmont-Fowler No. 1 Reorganization

Dear Ms. <sup>Wilma</sup>Quan-Schechter:

In accordance with Article II, Section 2.4 of the Amended and Restated Memorandum of Understanding (MOU) between the City of Fresno and the County of Fresno, we have reviewed the Notice of Intent (NOI) to annex an approximately 7.8-acre territory to the City of Fresno submitted by the City on April 16, 2018. The NOI was held in abeyance until requested additional information was provided on May 30, 2018.

We have determined that the proposed annexation is consistent with the Alternate Standard of Annexation contained in Article II, Section 2.4 of the Amended and Restated Memorandum of Understanding (MOU) between the City and County of Fresno.

The proposed annexation must include the full-width right-of-way along Belmont Avenue.

If you have any questions, you may contact me at (559) 600-1710 or Bernard Jimenez, Assistant Director, Department of Public Works and Planning at (559) 600-4234.

Sincerely,

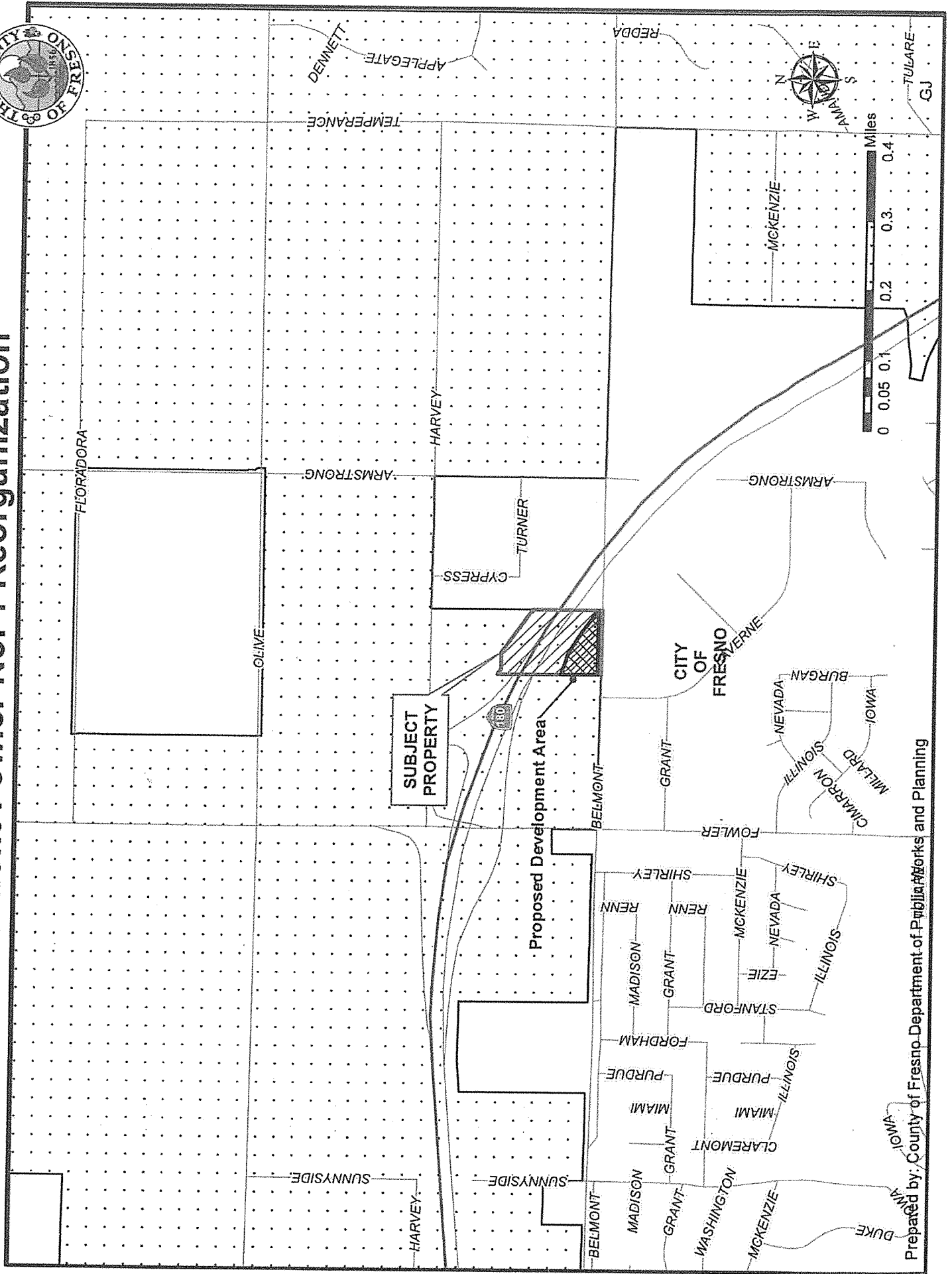
Jean M. Rousseau  
County Administrative Officer

DC:MK:ksn  
G:\4360Devs&P\in\PLANNING\ANNEXATIONS\Cities & Districts\Fresno\2018\Belmont-Fowler No. 1\Belmont-Fowler No. 1 CAO Consistency Ltr.doc

Enclosure

cc. Steven E. White, Public Works and Planning  
Bernard Jimenez, Public Works and Planning  
William M. Kettler, Development Services and Capital Projects  
Mohammad Khorsand, Development Services and Capital Projects  
David Fey, LAFCo  
Mike Sanchez, City of Fresno

# Belmont-Fowler No. 1 Reorganization





CITY OF FRESNO  
SERVICES AND IMPROVEMENT PLAN  
BELMONT-ARMSTRONG NO. 4 REORGANIZATION  
APRIL 2018

A. INTRODUCTION

A plan for providing services and improvements to land being annexed to cities is required by the Local Agency Formation Commission (LAFCO).

1. It provides assurance to LAFCO that newly annexed territory to a city will be properly served as urban territory.
2. It provides a basis for determining the impact of an annexation when a determination is made pursuant to the California Environmental Quality Act (CEQA).
3. It provides information to property owners, districts and interested individuals who may have other plans or proposals underway in the immediate vicinity of a proposed annexation, reorganization or boundary change. A service plan indicates the City of Fresno's intentions for providing service for a particular project.

B. SERVICES EXISTING OR PROPOSED TO BE EXTENDED TO THE BELMONT-ARMSTRONG NO. 4 REORGANIZATION:

1. **COMMUNITY WATER SERVICE:**  
The subject territory is served by Fresno City water. Adjacent to APNS 310-120-36, 38 and 40 there is an existing 12-inch water main E. Belmont Avenue.
2. **SANITARY SEWERS:**  
The subject territory is served by an existing 10-inch sewer main in E. Belmont Avenue.
3. **SOLID WASTE COLLECTION:**  
The City of Fresno or a private hauler will service this project's solid waste disposal and recycling needs.
4. **POLICE AND FIRE PROTECTION:**  
The subject properties are currently provided service by the Fresno County Sheriff's Department. Upon annexation, services would be provided by the City of Fresno Police Department.  
  
The subject properties are presently receiving fire protection services from the Fresno County Fire Protection District. Upon annexation, Fire protection services will be provided to the subject property by City of Fresno Fire Station No. 16 located at 5630 East Park Circle Drive (near intersection of E. Park Circle Drive Clovis Avenue), about 2.6 miles southwest of the subject territory.
5. **STREET LIGHTING:**  
The Pacific, Gas and Electric Company currently provides service to the area. Street lighting, when funds are available, shall be provided by the City in accordance with the City of Fresno Standards. The lighting shall be maintained by the City of Fresno.

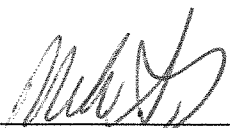
6. **PARKS AND RECREATION:**  
The City of Fresno's General Plan constitutes an update of the City's Master Parks Plan. The provision of neighborhood and community parks is guided and ensured by a specific planning and funding process directed toward meeting community needs for parks and related recreational programs. The demands for recreational service impacts are mitigated through the payment of Park Fees for parks and recreation facilities.
7. **TRANSIT SERVICES:**  
The subject property is NOT serviced by Fresno Area Express. For commuting outside of the Fresno Area, Greyhound and Amtrak services are available.
8. **AMBULANCE SERVICE:**  
The nearest hospital to the area is Fresno Community Medical Center located at Fresno and "R" Streets. American Ambulance has ambulance service for emergency purposes.
9. **STORM DRAINAGE:**  
The Fresno Metropolitan Flood Control District provides storm drainage service to the area. The proposed site for annexation will receive drainage service through the District's Drainage Area. Storm drainage fees paid to the District contribute to the construction of these facilities. Permanent drainage service is available provided the developer can verify to the satisfaction of the City of Fresno that runoff can be safely conveyed to the Master Plan inlet(s).
10. **EXTENSION OF CITY SERVICES:**  
City services will be extended to the area.
11. **UPGRADING OF PUBLIC FACILITIES AND IMPROVEMENTS:**  
The applicant will be required to construct public facilities consistent with the existing improvements in the immediate area, including, curb and gutter and street paving. The applicant will be required to pay Sewer Connection Charges, Water Connection Charges, Development Impact fees including Fire Facilities Impact fees, Park Impact fees, Police Impact fees and Traffic Signal charges. Flood fees will be required to be paid to the Fresno Metropolitan Flood Control Board. The required public improvements along with the payment of the required fees noted above will insure that all public facilities and improvements will be made.
12. **SCHOOLS:**  
The subject territory is within the enrollment area of the Clovis Unified School District. The school district has adopted developer fees in accordance with current state law, which will require the city to pay a fee for school facilities per the adopted schedule of fees.
13. **OTHER SERVICES:**  
Animal control services will be provided by the City of Fresno.

C. **FINANCING OF SERVICES AND FACILITIES:**

1. **Property tax**
2. **Fees:** The following development impact fees are required: parks, fire, police, water, sewer, street improvements, traffic signalization, and storm drainage. City permit and license fees are also collected.

3. Sales tax
4. State funds, i.e., gas tax, motor vehicle in lieu tax, are utilized by the City for street work and supporting the transit system.
5. Federal funds, i.e., Community Development Block Grant Funds.
6. Bonds and/or assessment districts as needed.

D. COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)  
A Mitigated Negative Declaration to the Fresno General Plan Master Environmental Impact Report (SCH No. 2012111015) has been prepared for this project in compliance with the California Environmental Quality Act. The findings were noticed as required by CEQA and were circulated to affected agencies.



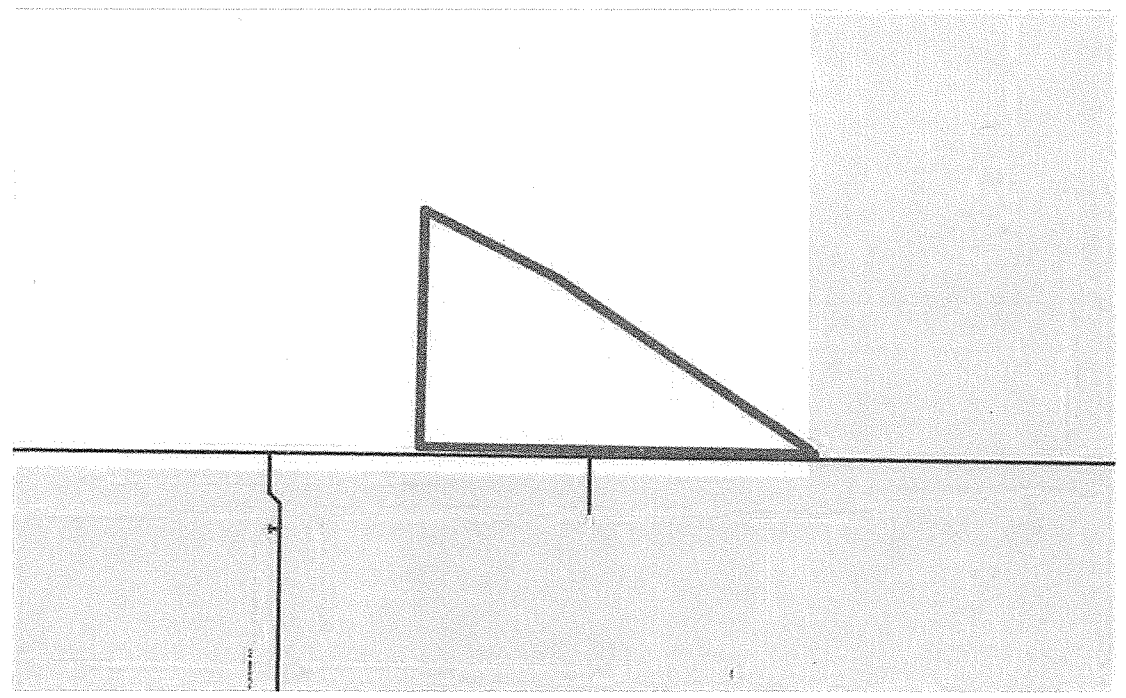
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BY: MIKE SANCHEZ, ASSISTANT DIRECTOR

# City of Fresno

Water Line  
12" inch

- Water
-  User Drawn Redlines
- Parcels
-  Parcels
-  City Limits
-  Fresno County



SCALE 1 : 2,825



# City of Fresno

Sewer Line  
10" inch

## Sewer

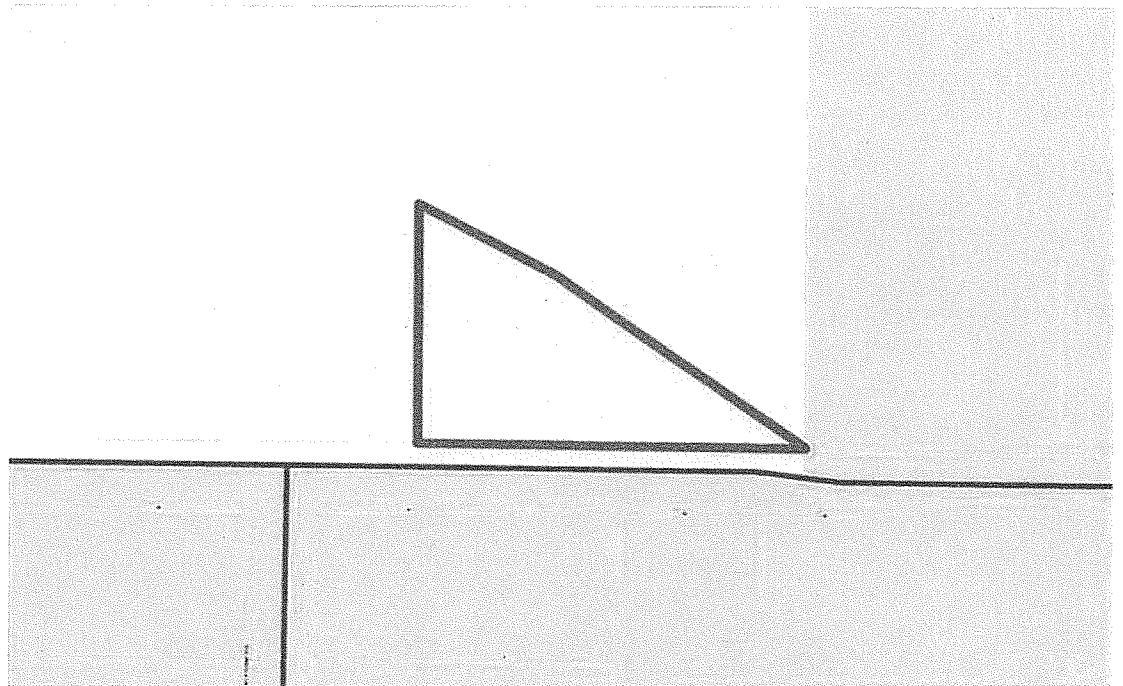
 User Drawn Redlines

## Parcels

Parcels

 City Limits

 Fresno County



SCALE 1 : 2,825



# City of Fresno


Fire Station  
2.6 miles from site


 User Drawn Redlines

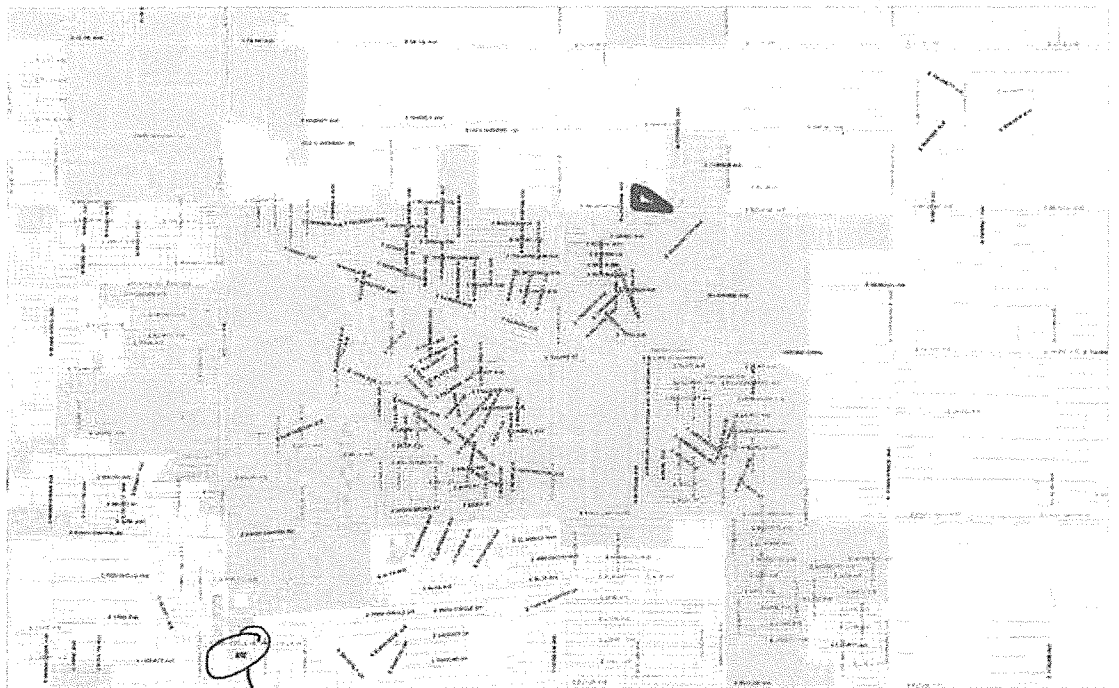
Fire

Parcels

Parcels

 City Limits

 Fresno County



SCALE 1 : 34,871

2,000 0 2,000 4,000 6,000  
FEET

Fire Station