

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

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| SCH # |
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Project Title: Patterson Tract CSD Consolidation Project

Lead Agency: Patterson Tract Community Services District Contact Person: Danny Holquin
 Mailing Address: P.O. Box 532 Phone: (559) 730-8444
 City: Visalia Zip: 93279 County: Tulare

Project Location: County: Tulare City/Nearest Community: Visalia
 Cross Streets: see attached Project Description Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____
 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Consolidation

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Consolidation

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Tribal Cultural

Present Land Use/Zoning/General Plan Designation:

R-A (Rural Residential): C-1 (Neighborhood Commercial): C-2 (General Commercial): C-3 (Service Commercial)/Agriculture

Project Description: *(please use a separate page if necessary)*

See attached Project Description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>6</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: <u>SJVAPCD</u> |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date August 27, 2024 Ending Date September 26, 2024

Lead Agency (Complete if applicable):

| | |
|--|---|
| Consulting Firm: <u>Provost & Pritchard Consulting Group</u> | Applicant: <u>Patterson Tract Community Services District</u> |
| Address: <u>400 E. Main St., Ste 300</u> | Address: <u>P.O. Box 532</u> |
| City/State/Zip: <u>Visalia, CA 93291</u> | City/State/Zip: <u>Visalia, CA 93279</u> |
| Contact: <u>Amy Wilson</u> | Phone: <u>(559) 730-8444</u> |
| Phone: <u>(559) 636-1166</u> | |

Signature of Lead Agency Representative: Linda F. Lee Date: 08/20/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Title

Patterson Tract CSD Consolidation Project

Project Location

The Project is located in Tulare County (County) approximately three miles north of downtown Visalia, California, approximately 210 miles southeast of Sacramento, and about 80 miles north of Bakersfield. The Project site is situated within two existing rural subdivisions, the communities of Patterson Tract and Sunrise, which are immediately to the north of the City of Visalia's (City) northern boundary, as well as existing rights-of-way within the two subdivisions and along State Route (SR) 63.

General Plan Designation and Zoning

| Project Area | General Plan Designation | Zoning District |
|-----------------------|---|---|
| ONSITE | Agriculture | R-A (Rural Residential): C-1 (Neighborhood Commercial): C-2 (General Commercial): C-3 (Service Commercial) |
| ADJACENT LANDS | Agriculture; low-density residential; parks/recreation | R-A; R-A-M; AE-40 |

Description of Project

Project Description

The proposed Project involves first constructing a replacement distribution system throughout both Patterson Tract CSD and SMWC consisting of eight-inch and 12-inch water mains. The systems would then be connected to an existing Cal Water – Visalia distribution system. After this, the well and storage tank site in Patterson Tract would be constructed and connected to the Cal Water distribution system. By doing it in this order, Patterson Tract CSD and Sunrise MWC can still have access to the water it has available presently until the new system is constructed and connected.

The proposed Project would involve drilling a pilot hole at the Patterson Tract existing well site. Based on the results of pilot hole water quality and yield, the pilot hole would be developed into the production well. Based on requirements provided by Cal Water, it is expected that the production well would be drilled to a depth of 300 feet. The estimated yield expected by the geologist would be approximately 400 gallons per minute (gpm). The well site would be designed with a booster pump system consisting of three pumps equipped with a variable frequency drive to control supply into the distribution system. Two of the booster pumps are designed for regular use with capacity up to 600 gpm each at 60 psi. The third pump is a high-capacity pump for fire flow use rated for 1,500 gpm at 45 psi. The pumps would be housed in acoustic pump shelters (approximately 9 feet by 8 feet in size) to minimize noise. The well would pump into both a new 5,000-gallon hydropneumatic tank followed by the distribution system and into the water storage tank. An existing detention basin at the well site would be backfilled and reshaped to accommodate the new storage tank. Security lights would also be installed at the new well site.

A 12-inch water line would connect the well site to the Cal Water distribution system. The proposed infrastructure would connect to the existing Cal Water distribution system at multiple locations. A segment of the existing eight-inch water main in Highway 63 from Marlin Ave to north of Ave 320 would be replaced with a 12-inch water main. New eight-inch water mains in Ave 322 and Bermuda Way would connect to the existing Cal Water – Visalia system in Highway 63 and in Road 122.

A storage tank would be required by Cal Water – Visalia to meet system water demands and fire protection in the region. It is estimated that a 521,000-gallon tank would provide the required storage. The tank would be welded steel with a diameter of 75 feet and a height of 16 feet. The best location for the storage tank is on the existing well site that is currently owned by Patterson Tract CSD.

New meter boxes and meters would be installed in the Patterson Tract CSD and SMWC service areas with Cal Water compatible meters. All meters would be installed in the front of the lots. The service connections in SMWC would require the installation of new lateral service connections from the meter to the house. There would be an abandonment of the existing laterals once new laterals are placed into service.

Construction

Excavation during construction would generate spoils that would be used as backfill or hauled off-site to approved District locations. For all excavation in roadway areas, once filled and compacted, the roadways would be resurfaced to County standards. Excavations in bare ground areas would be resurfaced with hardscape (pavement or concrete) or revegetated with native grasses indigenous to the disturbed area or landscaped in accordance with City- and County-approved building permit plans.

Construction of the Project would require various equipment including, but not limited to, cranes, excavators, backhoes, front-end loaders, dump trucks, skid loader, compactors, double transfer trucks for soil hauling, concrete trucks, concrete/industrial saws, rollers, and paving equipment. Equipment and staging areas for the construction activities would be determined by the contractor, if needed, and occur on Patterson CSD-owned property. Construction activities would generally be limited to weekdays from 7 a.m. to 5 p.m. Nighttime construction would be necessary for the well drilling portion of the Project, which is anticipated to last for two to three weeks. The Project would obtain any necessary permits for working outside of the standard construction hours from the County for the well drilling. Construction is expected to begin Spring 2027 and take approximately 12 months including site preparation and restoration.

Project construction could involve the storage, use, and transport of small amounts of hazardous materials (e.g., asphalt, fuel, lubricants, and other substances) on roadways. Regulations governing hazardous materials transport are stated in Title 22 CCR and the California Vehicle Code (Title 13 CCR).

The existing water system would remain operational during construction. This would involve protecting the existing water mains, water service line, water meters, and water valves in place until the new water meters and mains are installed and ready for connection. After completion of the new well improvements, the existing water line and valves, as well as the existing hydropneumatic tank and associated appurtenances, would be removed. The existing water well would be capped and abandoned according to State and County requirements.

Operation and Maintenance

The new water system infrastructure would be maintained similar to how existing staff operate and maintain the existing water system and associated infrastructure. Operations of the water system would consist of standard, routine maintenance and inspections. Pipelines would only require routine inspections and maintenance activities on an as-needed basis.