

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Patterson Tract CSD Consolidation ProjectLead Agency: Patterson Tract Community Services DistrictContact Name: Danny HolquinEmail: pattersontract@gmail.comPhone Number: (559) 730-8444Project Location: Visalia, Tulare County
City *County*

Project Description (Proposed actions, location, and/or consequences).

See attached Project Description.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See Mitigation, Monitoring, and Reporting Program attachment.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

Not applicable

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.

CHAPTER 5 MITIGATION, MONITORING, AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND) for the Project. The MMRP lists mitigation measures recommended in the IS/MND for the Project and identifies monitoring and reporting requirements.

Table 5-1: Mitigation, Monitoring, and Reporting Program presents the mitigation measures identified for the Project. Each mitigation measure is numbered with a symbol indicating the topical section to which it pertains, a hyphen, and the impact number. For example, AIR-2 would be the second mitigation measure identified in the Air Quality analysis of the IS/MND.

The first column of **Table 5-1: Mitigation, Monitoring, and Reporting** Program identifies the mitigation measure. The second column, entitled “When Monitoring is to Occur,” identifies the time the mitigation measure should be initiated. The third column, “Frequency of Monitoring,” identifies the frequency of the monitoring of the mitigation measure. The fourth column, “Agency Responsible for Monitoring,” names the party ultimately responsible for ensuring that the mitigation measure is implemented. The last columns will be used by the Lead and Responsible Agencies to ensure that individual mitigation measures have been complied with and monitored.

Table 5-1: Mitigation, Monitoring, and Reporting Program

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
Biological Resources						
General Project-Related Impacts						
BIO-1	(WEAP Training): Prior to initiating construction activities (including staging and mobilization), all personnel associated with project construction will attend a mandatory Worker Environmental Awareness Program (WEAP) training, conducted by a qualified biologist, to aid workers in identifying special status resources that may occur in the site. The specifics of this program will include identification of the sensitive species and suitable habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. This training will discuss special status species, describe the laws and regulations in place to provide protection of these species, identify the penalties for violation of applicable environmental laws and regulations, and include a list of required protective measures to avoid “take.” A fact sheet summarizing this information, along with photographs or illustrations of sensitive species with potential to occur on the site, will also be prepared for distribution to all contractors, their employees, and all other personnel involved with construction of the project. All trainees will sign a form documenting that they have attended WEAP training and understand the information presented to them.	Prior to construction activities	Prior to construction activities	Project Proponent		
BIO-2	(BMPs): The Project proponent will ensure that all workers employ the following best management practices (BMPs) in order to avoid and minimize potential impacts to special status species:	During construction activities	Throughout construction activities	Project Proponent		

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	<ul style="list-style-type: none"> Vehicles will observe a 15-mph speed limit while on unpaved access routes. Workers will inspect areas beneath parked vehicles, equipment, and materials prior to mobilization. If special status species are detected, the individual will either be allowed to leave of its own volition or will be captured by a qualified biologist (must possess appropriate collecting/handling permits) and relocated out of harm's way to the nearest suitable habitat beyond the influence of the Project work area. "Take" of a State or federal special status (rare, California Species of Special Concern, threatened, or endangered) species is prohibited. The presence of any special status species will be reported to a qualified biologist, who will submit the occurrence to the CNDDDB. If necessary, the biologist will report the occurrence to CDFW and/or USFWS. 					
Project-Related Mortality and/or Nest Abandonment of Migratory Birds, Raptors, and Special Status Birds						
BIO-3	(Avoidance): The Project's construction activities will occur, if feasible, between September 16 and January 31 (outside of the nesting bird season) to avoid impacts to nesting birds.	Prior to construction activities	Prior to construction activities	Project Proponent with assistance of a qualified biologist	n/a	
BIO-4	(Pre-construction Surveys): If activities must occur within the nesting bird season (February 1 to September 15), a qualified biologist will conduct a single pre-construction take avoidance survey for Swainson's hawk nests onsite and within a 0.5-mile radius within five calendar days prior to the start of construction. The survey would also include	Prior to construction activities	Prior to construction activities	Project Proponent with assistance of a qualified biologist	Precon Survey Memo	

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	inspecting for nesting migratory birds within and up to 100 feet outside of the site and for other nesting raptors within and up to 500 feet outside of the site. If work stops for more than 30 days during nesting bird season, a follow-up nesting bird survey will be conducted within five days of construction resuming. The Swainson’s hawk survey will not be completed between April 21 to June 10 due to the difficulty of identifying nests during this time of year. All raptor nests would be considered “active” upon the nest-building stage. If no active nests are observed, no further mitigation is required.					
BIO-5	(Avoidance Buffers): On discovery of any active nests or breeding colonies near work areas, a qualified biologist will determine appropriate avoidance buffer distances based on applicable CDFW and/or USFWS guidelines, the biology of the species, conditions of the nest(s), and the level of project disturbance. If necessary, avoidance buffers will be identified with flagging, fencing, or other easily visible means, and will be maintained until the biologist has determined that the nestlings have fledged.	Prior to construction activities	Prior to construction activities	Project Proponent with assistance of a qualified biologist	Site Inspection to verify construction of buffers.	
Project-Related Mortality and/or Disturbance of Maternity Roosting Bats and Special Status Bats						
BIO-6	(Operational Hours): Construction activities will be limited to a half hour after sunrise through a half hour before sunset to reduce potential impacts to special status bats that could be foraging onsite.	Each day of construction activities	Each day of construction activities	Project Proponent	n/a	
Project-Related Mortality and/or Disturbance to San Joaquin Kit Fox						
BIO-7	(Pre-Construction Survey): Within seven (7) days prior to the start of construction a pre-construction survey for San Joaquin kit fox will be conducted on empty/ruderal fields within and up to 200 feet outside of the site.	Prior to construction activities	Prior to construction activities	Project Proponent with assistance of a qualified biologist	Precon Survey Memo	
BIO-8	(Establish Buffers): On discovery of any SJKF dens near the work area a qualified biologist will	Prior to construction activities	Prior to construction activities	Project Proponent with assistance of a qualified biologist	Site Inspection to verify	

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	<p>determine appropriate construction setback distances (buffer zones) based on applicable CDFW and/or USFWS guidelines (see below). If needed, construction buffers will be identified with flagging, fencing, or other easily visible means. They will be maintained until the biologist has determined that the den will no longer be impacted by construction.</p> <ol style="list-style-type: none"> At least 100 feet around den(s); At least 200 feet around natal dens (which SJKF young are reared); and At least 500 feet around any natal dens with pups (except for any portions of the buffer zone that is already fully developed). 				construction of buffers.	
BIO-9	<p>(Avoidance and Minimization): The Project will observe all avoidance and minimization measures during construction and on-going operational activities as required by the qualified biologist and the USFWS’s <i>Standardized Recommendations for Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance</i> (2011), including, but not limited to: maintaining buffer zones, construction speed limits, covering of pipes, installation of escape structures, restriction of herbicide and rodenticide use, proper disposal of food items and trash, prohibition of pets and firearms, and completion of an employee education program (see BIO-1).</p>	Prior to construction activities	Prior to construction activities	Project Proponent with assistance of a qualified biologist	n/a	
Cultural Resources						
CUL-1	<p>In the event that previously unidentified archaeological remains are encountered during development or ground-moving activities in the Project site, all work should be halted until a qualified archaeologist can identify the discovery and assess its significance. In the event of accidental discovery of unidentified archaeological remains during development or ground-moving activities in</p>	During construction activities	Daily	Project Proponent	Memo summarizing discovery.	

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	the Project site, all work shall be halted in the immediate vicinity until a qualified archaeologist can identify the discovery and assess its significance.					
CUL-2	If human remains are uncovered during construction, the Tulare County Coroner is to be notified to investigate the remains and arrange proper treatment and disposition. If the remains are identified on the basis of archaeological context, age, cultural associations, or biological traits to be those of a Native American, California Health and Safety Code 7050.5 and PRC 5097.98 require that the coroner notify the NAHC within 24 hours of discovery. The NAHC will then identify the Most Likely Descendent who will be afforded an opportunity to make recommendations regarding the treatment and disposition of the remains.	During construction activities	Daily	Project Proponent	Memo summarizing discovery.	
Geology and Soils						
GEO-1	Should a unique paleontological resource, site, or unique geological feature be unearthed during any stage of Project activities, work in the area of discovery will cease until the area is evaluated by a qualified geologist and/or paleontologist. If discoveries are uncovered, the Project proponent will abide by recommendations of the geologist or paleontologist.	During construction activities	Daily	Project Proponent	Memo summarizing discovery.	
Tribal Cultural Resources						
See CUL-1 and CUL-2						