

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Tulare
Address: 221 S. Mooney Blvd, Ste 103
Visalia, CA 93291

From:

Public Agency: Patterson Tract CSD
Address: P.O. Box 532
Visalia, CA 93279
Contact: Danny Holquin
Phone: (559) 730-8444

Lead Agency (if different from above):
Patterson Tract CSD
Address: P.O. Box 532
Visalia, CA 93279
Contact: Danny Holquin
Phone: (559) 730-8444

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024081033

Project Title: Patterson Tract CSD Consolidation Project

Project Applicant: Patterson Tract Community Services District

FILED
TULARE COUNTY

Project Location (include county): Tulare County

Project Description: See attached Project Description.

OCT 16 2024

ASSESSOR / CLERK-RECORDER
BY:

This is to advise that the Patterson Tract Community Services District has approved the above (Lead Agency or Responsible Agency)

described project on 10/14/2024 and has made the following determinations regarding the above described project.

- 1. The project 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 Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

By writing to Patterson Community Services District at P.O. Box 532, Visalia, CA 93279

Signature (Public Agency): [Signature] Title: President

Date: Oct. 14, 2024 Date Received for filing at OPR:

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.