

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

SCH #

Project Title: Pajaro/Sunny Mesa Springfield Area Regional Consolidation Project

Lead Agency: Pajaro/Sunny Mesa Community Services District

Contact Person: Judith Vazquez-Varela, General Manager

Mailing Address: 136 San Juan Road

Phone: (831) 722-1389

City: Royal Oaks

Zip: 95076

County: Monterey

Project Location: County: Monterey

City/Nearest Community: Pajaro

Cross Streets: See Separate Page

Zip Code: 95076, 95039

Longitude/Latitude (degrees, minutes and seconds): 36 ° 85 ' 212 " N / -121 ° 78 ' 410 " W Total Acres: 57.3

Assessor's Parcel No.: See Separate Page

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: SR 1, SR 129, SR 152

Waterways: See Separate Page

Airports: N/A

Railways: See Separate Page

Schools: See Separate Page

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: _____

Development Type:

☐ Residential: Units _____ Acres _____	☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____	☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____	☐ Power: Type _____ MW _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____	☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____	☐ Hazardous Waste: Type _____
☐ Recreational: _____	☐ Other: _____
☒ Water Facilities: Type <u>Potable System</u> MGD <u>0.307</u>	

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: <u>Energy and GHG</u>

Present Land Use/Zoning/General Plan Designation:

See Separate Page.

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

See Separate Page.

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".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>5</u>	☒ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>3</u>
☐ Caltrans Planning	☒ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☒ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☒ State Lands Commission
☐ Delta Protection Commission	☒ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>4</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☒ General Services, Department of	☐ Other: _____
☒ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

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

Starting Date November 18, 2025 Ending Date December 17, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Denise Duffy & Associates, Inc.</u>	Applicant: <u>Pajaro/Sunny Mesa Community Services District</u>
Address: <u>947 Cass Street, Suite 5</u>	Address: <u>136 San Juan Road</u>
City/State/Zip: <u>Monterey, CA 93940</u>	City/State/Zip: <u>Royal Oaks, CA 95076</u>
Contact: <u>Robyn Simpson</u>	Phone: <u>(831) 722-1389</u>
Phone: <u>(831) 373-4341x39</u>	

Signature of Lead Agency Representative: Judith Vazquez-Varela

Digitally signed by Judith Vazquez-Varela
Date: 2025.11.14 14:45:02 -08'00'

Date: 11/14/25

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

**Pajaro/Sunny Mesa Springfield Area Regional Consolidation Project
Notice of Completion – Additional Pages**

Project Location Details

Cross Streets:

Struve Road, Giberson Road, Cabrillo Highway (SR 1), Springfield Road, Jensen Road, Bluff Road, Trafton Road, Salinas Road, Bay Farms Road, Werner Road, Railroad Avenue, and San Juan Road.

Assessor's Parcel Numbers:

Project APNs	Project APNs	Project APNs
117-032-001-000	117-031-004-000	117-031-005-000
117-031-006-000	117-032-002-000	117-032-003-000
117-032-004-000	117-032-005-000	117-033-003-000
412-032-013-000	117-033-005-000	117-033-004-000
117-031-014-000	117-043-026-000	117-043-013-000
117-043-014-000	117-043-015-000	117-043-032-000
117-042-005-000	117-042-006-000	117-043-006-000
117-043-010-000	117-043-022-000	117-043-019-000
117-043-003-000	117-043-029-000	117-043-023-000
117-041-017-000	117-041-012-000	117-041-011-000
117-041-016-000	117-042-010-000	117-042-009-000
413-012-014-000	413-013-001-000	413-031-001-000
117-021-008-000	117-052-023-000	117-022-002-000
117-021-013-000	412-032-011-000	

Waterways

Pajaro River, Monterey Bay, McClusky Slough, Elkhorn Slough, Moro Cojo Slough, Lake Tynan, and Watsonville Slough.

Railways

Coast Starlight and Santa Cruz Branch Rail Line

Schools

Moss Landing Middle School (closed), Ohlone Elementary School, Hall District Elementary School, Pajaro Middle School, Oasis High School, Watsonville High School, E.A. Hall Middle School, Cabrillo College Watsonville Center, Mintie White Elementary School, Linscott Charter School, Radcliff Elementary School, Moreland Notre Dame School, Starlight Elementary School, Landmark Elementary School, TS MacQuiddy Elementary School, Ann Soldo Elementary School, and HA Hyde Elementary School.

Present Land Use/Zoning/General Plan Designation

The Proposed Project components would be located on multiple parcels with zoning designations that include Farmland (Minimum Building Site of 40 acres) ("F/40"), Agricultural Conservation (Coastal Zone) ("AC(CZ)"), and Coastal Agricultural Preserve (Coastal Zone) ("CAP(CZ)"). The parcels served by the

Proposed Project carry various zoning designations including CAP(CZ), Resource Conservation (Coastal Zone) ("RC(CZ)"), AC(CZ), Public/Quasi Public (Coastal Zone) ("PQP(CZ)"), and Medium Density Residential at four (4) units per acre (Coastal Zone) ("MDR/4(CZ)").

Project Description

The Proposed Project is a two (2)-phased project consisting of the consolidation of the Pajaro Water System ("PWS"), Sunny Mesa Water System ("SMWS"), and Springfield Water System ("SWS"), as well as the various water connections in the North of Moss Landing ("NOML") area into a single water system to be owned and operated by the Pajaro/Sunny Mesa Community Services District ("District"). The First Phase of the Proposed Project is anticipated to be funded by the State Water Resources Control Board ("SWRCB") Expedited Drinking Water Grant and would consist of annexation of parcels into the District's service area, land acquisition and easements, an Iron and Manganese Treatment System at the existing District office, consolidation pipelines (Transmission Mains) connecting the PWS to the SMWS and the SMWS to the SWS, Transmission Pump Station to convey water from PWS to SMWS, rehabilitation of the PWS' existing 600,000 gallon welded steel water storage tank, electrical upgrades to the Sunny Mesa tank site, conversion of SMWS Wells No. 1 and No. 2 to standby-only use, radio meter upgrades, and installation of a Supervisory Control and Data Acquisition ("SCADA") system. The First Phase of the Proposed Project is anticipated to be funded through the State Water Resources Control Board ("SWRCB") Expedited Drinking Water Grant Program. The Second Phase of the Proposed Project is anticipated to be funded by the California Safe Drinking Water State Revolving Fund ("CA SRF") funds from the SWRCB and would consist of the installation of the Springfield Expansion Distribution Main and the Bluff/Jensen Distribution Main, construction of the Bluff/Jensen tank and pump station, and installation of lateral service connections located on private property. The First Phase of the Proposed Project has been designed so that it could operate as a standalone water system in the event that the Second Phase of the Proposed Project is not funded or otherwise delayed. Once operational, the Proposed Project is anticipated to serve approximately 967 total connections. The Proposed Project includes approximately 46,000 linear feet ("LF") of potable watermains between both phases, and a total of 235,000 LF of total pipeline when including service laterals and appurtenances. The pipeline infrastructure would include pipelines of six (6), eight (8), and 10-inch diameters. The Proposed Project would primarily be supplied water from three (3) sources, comprised of Pajaro Wells No. 1 and No. 2 and Springfield Well No. 2. Additionally, SMWS Wells No. 1 and No. 2 would be retained as standby sources of water for the Proposed Project, for an overall total of five (5) water sources. In addition, the Proposed Project includes additional infrastructure improvements at the existing PWS Water Storage Tank and Sunny Mesa Tank Site to facilitate O&M of the new water system.