

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: Pierce Street Consolidated Water and Sewer ProjectLead Agency: Coachella Valley Water DistrictContact Person: William PattersonMailing Address: 75515 Hovley Lane EastPhone: 760-600-3301City: Palm DesertZip: 92211County: Riverside**Project Location:** County: RiversideCity/Nearest Community: Unincorporated City of OasisCross Streets: Pierce Street from Avenue 66 to Avenue 70Zip Code: 92274Longitude/Latitude (degrees, minutes and seconds): 33 ° 33 ' 43.05 " N / 116 ° 06 ' 55.44 " W Total Acres: 5.12Assessor's Parcel No.: See attached

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

Within 2 Miles: State Hwy #: SR-86Waterways: Coachella Valley Storm Channel

Airports: _____

Railways: _____ Schools: Desert Mirage High School**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: Water and Sewer Pipeline

Development Type:

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

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 Resources

Present Land Use/Zoning/General Plan Designation:

General Plan Land Use: Tribal lands, Agriculture, Rural Community-Estate Density Residential, Commercial Retail. Zoning: A-1-10, (Agriculture 10-Acre Min)., W-2 (Controlled Development Area), Residential Agriculture.

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

The Project involves the construction of potable water lines and wastewater collection lines and lift station to serve residents in various mobile home parks within the Oasis community on and around Pierce Street from Avenue 66 to Avenue 70. Currently, residents primarily rely on septic tanks for wastewater management and private wells for potable water, but groundwater in the area is characterized by elevated levels of arsenic, often exceeding the maximum contaminant level. Groundwater levels are also relatively high and affect the effectiveness of on-lot septic tanks. The Project water system will serve a population of 710 people housed in 129 dwelling units and an additional approximately 100 dwelling units located along Avenue 70 in two mobile home parks. The Project sewer collection system will provide sanitary service to various mobile home parks within the project service area. There are eleven existing mobile home parks that will benefit from service provided by the proposed improvements. The target community consists of agricultural workers and low-income families.

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".

<input checked="" type="checkbox"/> Air Resources Board	<input 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>8</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>7</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 checked="" 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>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" 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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date February 19, 2026 Ending Date March 23, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Terra Nova</u>	Applicant: <u>Coachella Valley Water District</u>
Address: <u>42635 Melanie Place, Ste 101</u>	Address: <u>75515 Hovley Lane East</u>
City/State/Zip: <u>Palm Desert, CA</u>	City/State/Zip: <u>Palm Desert, CA 92211</u>
Contact: <u>John Criste</u>	Phone: <u>760-600-3301</u>
Phone: <u>760) 341-4800</u>	

Signature of Lead Agency Representative: William Patterson Digitally signed by William Patterson
Date: 2026.02.17 09:26:34 -08'00' Date: 02/17/2026

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

