

2022-00044

FILED

February 3, 2022

**DEBORAH COOPER
CLERK-RECORDER**

By *[Signature]*
Deputy clerk

NOTICE OF EXEMPTION

TO: Contra Costa County
Clerk's Office
555 Escobar Street
Martinez, CA 94553

From: Contra Costa Water District
P.O. Box H20
Concord, CA 94524
925-688-8130
Lead Agency/Applicant and
Filing Agency

PROJECT TITLE: Willow Mobile Home Park Water Pipeline Alignment, Bethel Island, CA

PROJECT LOCATION: The Willow Mobile Home Park on Bethel Island is located in the Sacramento Delta, in eastern Contra Costa County (see Figure 1).

PROJECT DESCRIPTION:

Summary: The overall project consists of converting groundwater supply for the Beacon West and Willow Mobile Home Park Disadvantaged Communities(DAC) on Bethel Island to United States Bureau of Reclamation (Reclamation) Central Valley Project(CVP) surface water supply provided by the Contra Costa Water District (District) and Diablo Water District. (DWD). Service Area Boundaries were analyzed in a February 2021 CEQA Notice of Exemption (Attached) (State Clearinghouse Number 2021040775). The Local Agency Formation Commission (LAFCo) approved the requested CCWD and DWD Sphere of Influence amendment in August 2021, and LAFCo approved the Annexation in September 2021. The District is presently working with Reclamation on the CVP Inclusion review. The CVP Inclusion review is required before the District and DWD may provide surface water to Beacon West and the WMHP.

The Beacon West site on Bethel Island has an existing water line that is capable of providing surface water to these residences. The January 2021 CEQA NOE did not specify the pipeline alignment for the WMHP.

The California Department of Water Resources (DWR) is providing Proposition 1 DAC funding to support water service entitlements including LAFCo annexation and Reclamation CVP Inclusion. Reclamation has requested that the WMHP pipeline alignment be identified as part of the CVP Inclusion review.

DWD requires grant funding to support the the engineering design and physical connection of the WMHP to the existing DWD treated water system on Bethel Island. DWD is evaluating various potential grant funding sources to fund design and construction of the water line extension. The alignment of the new pipeline that will serve the WMHP is understood and presented within this CEQA NOE.

PROJECT DETAILS:

The 12-inch pipeline would start at the intersection of Gateway and Windswept Roads on the northeast corner of the Delta Coves subdivision. The pipeline would continue north approximately 0.95 miles along Piper Road to the intersection of North Willow Road. The new water line would follow North Willow Road approximately 0.43 miles in a northwesterly direction and tie in near the southeast

corner of the Willow Mobile Home Park where the existing well system is located (see the insert on Figure 1). Where possible, the new pipeline alignment will be placed on the shoulder of the road. This saves the expense of repaving the roadway. This is possible on the eastern side of Piper Road. On North Willow Road the pipeline is expected to be located within the road given there are drainage ditches on either side of North Willow Road. The new water main pipes will be transported in 20-foot sections to the area as construction progresses. No specific staging area is proposed but is expected to be within the road right of way.

1. The District is the local lead agency who will approve this California Environmental Quality Act (CEQA) documentation for the project.
2. DWD will oversee or construct the pipeline infrastructure necessary to serve the WMHP. This construction includes a water main extension, new water meter and backflow devices at the WMHP. DWD will obtain any local permits required for construction of the water main.

ANALYSIS:

Construction of the WMHP water line will have minimal environmental impacts. Trenches within the right of way will be approximately 24-inches wide by 4-feet deep. The trenches will not be allowed to remain uncovered, and metal plates will be laid in areas of heavy vehicle and pedestrian traffic as necessary.

Once the pipeline is installed, the trenches will be backfilled with the trench spoils and compacted. Construction may take up to twelve weeks. It is not expected that any roads will need to be closed. Standard traffic control plans will be followed by the contractor to minimize and avoid construction-related impacts.

The Area of Potential Effect (APE) is 100 feet in width, 50 feet from the centerline of each paved road. The staging areas will be within this APE. No sensitive cultural resources are expected to be impacted by the project. No endangered species are expected to be impacted by the project. Pipeline construction will avoid wetlands and sensitive habitat.

Permanent water service from the District and DWD cannot be provided until Reclamation completes the CVP Inclusion review. The District and DWD will follow all of the Reclamation CVP Inclusion review environmental commitments.

AGENCY APPROVING PROJECT: Contra Costa Water District

AGENCY CARRYING OUT PROJECT: Diablo Water District

REASONS WHY PROJECT IS EXEMPT: The project is exempt under the following CEQA Guidelines Sections:

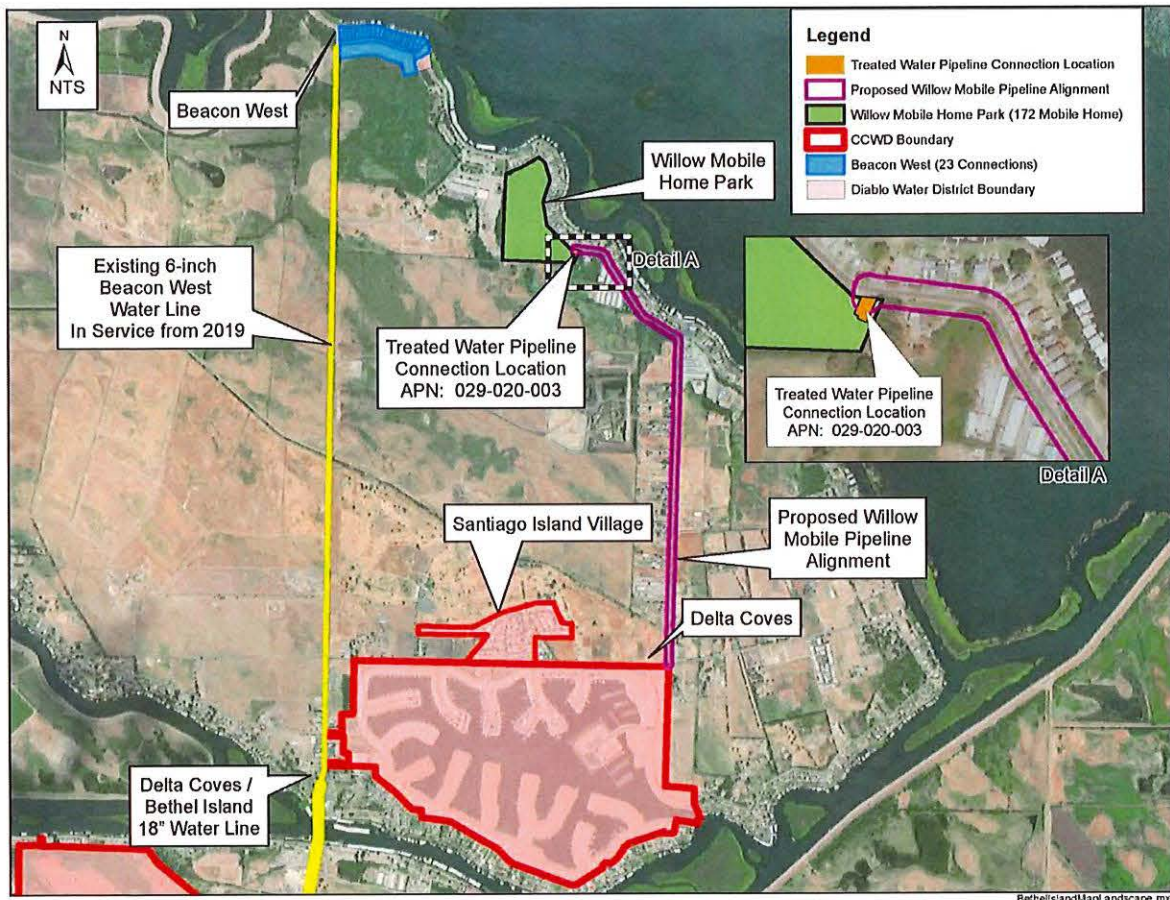
1. Section 15303 - New Construction or Conversion of Small Structures (d): "Water main, ... extensions" and

CONTACT PERSON: Christine Schneider, CCWD (925) 688-8118.

SIGNATURE: *Christine Schneider*
Christine Schneider
Senior Planner

DATE: 2/1/22

Figure 1 Willow Mobile Home Park Pipeline Alignment, Bethel Island, CA



NOTICE OF EXEMPTION

TO: Contra Costa County
Clerk's Office
555 Escobar Street
Martinez, CA 94553

From: Contra Costa Water District
P.O. Box H20
Concord, CA 94524
925-688-8130
Lead Agency/Applicant and
Filing Agency

PROJECT TITLE: Beacon West and Willow Mobile Home Park Consolidation, Bethel Island

PROJECT LOCATION: Bethel Island is in the Sacramento Delta, in eastern Contra Costa County (see attached Figure 1, Vicinity Map). These two sites are in the northern part of the island (see Figures 2 and 3).

Background: Bethel Island has a population of approximately 2,300 residents, and most residences are located either around the perimeter of the island or in small developments (see Figure 1). Until 2018, all residences on Bethel Island relied on groundwater. Under Department of Water Resources (DWR) guidelines and census-based income data, Bethel Island is classified as a Severely Disadvantaged Community (DAC). The State of California is prioritizing Proposition 1 grant funding to DAC communities with water quality issues.

In 2018, the Diablo Water District (DWD) constructed a treated water line to the new 560-unit Delta Coves subdivision on the southern portion of Bethel Island. DWD sized the water pipeline to Delta Coves with enough capacity to serve all existing residents on Bethel Island that currently rely on groundwater. Delta Coves was annexed to the District and DWD in 2006.

Working with the DWD, and funded by an Integrated Regional Water Management (IRWM) Proposition 1 DAC Involvement grant through DWR and the San Joaquin River Funding Area, the Contra Costa Water District (District) developed a pilot water system consolidation project for Santiago Island Village (SIV), a mobile home park on Bethel Island adjacent to and north of the Delta Coves subdivision. In 2018 and 2019, the District and the DWD were able to complete annexation and CVP Inclusion for SIV. DWD has been working with the State Water Resources Control Board (SWRCB) to obtain technical assistance and grant funding to support the construction of the public water service to the SIV. DWD anticipates implementation of the SIV project using SWRCB funding in the first half of 2021.

Working from the success associated with the SIV, District staff advocated that further Proposition 1 DAC Involvement Grant Program funding be used for additional water system consolidations on Bethel Island. In mid-2020, the District obtained agreement from the San Joaquin River Funding Area IRWM Regions and from DWR to authorize additional funding to support two additional water system consolidations on Bethel Island, the Willows Mobile Home Park (WMHP) and Beacon West area (Beacon West) (see Figures 2 and 3). Consolidation of these two areas is the subject of this NOE.



PROJECT DESCRIPTION:

Summary: The project is intended to provide water system consolidation (boundary reorganizations including sphere of influence, annexation and CVP Inclusion) to Beacon West and the WMHP on Bethel Island. The District, with support from the DWD, will first seek Contra Costa Local Agency Formation Commission (LAFCO) approval for a sphere of influence amendment and annexation for Beacon West¹ and the WMHP into their respective service area boundaries. Following LAFCO annexation approval, the District will obtain Central Valley Inclusion (CVP) review by the United States Bureau of Reclamation (Reclamation). Once the boundary reorganization and CVP Inclusion are approved by LAFCO and Reclamation, the Beacon West and WMHP areas will be authorized to use CVP treated water service from the DWD.

Water service consolidation at these two locations requires the following actions:

- (1) Acquisition of funding from the State of California Department of Water Resources (DWR) under its Proposition 1 DAC Involvement Grant Program;
- (2) Approval of a Boundary Reorganization for the sphere of influence and annexation of the project sites to DWD and District by the Contra Costa Local Agency Formation Commission (LAFCO); and
- (3) United States Bureau of Reclamation (Reclamation) Central Valley Project (CVP) Inclusion review.

PROJECT DETAILS:

As shown in Figure 1, only the Delta Coves and SIV on Bethel Island are within the DWD and District boundary and Sphere of Influence (SOI). The Beacon West and WMHP communities are outside of these areas. Following the example of SIV, the District and DWD are proposing to first annex and then include Beacon West and WMHP as prerequisites to providing CVP water service to these areas on Bethel Island.

1. **Beacon West Annexation (Figure 2).** Beacon West includes 23 service connections on 14 acres. Its groundwater system has exceeded the primary drinking water standard for arsenic. A portion of Beacon West was annexed to DWD in 2003 (5.93 acres and 21 service connections). This portion of the Beacon West area is zoned by Contra Costa County as SH (Single Family Residential High). DWD has been providing service to all 23 connections from DWD's groundwater supplies independent of the District and CVP water supplies since 2019. The remaining two connections within Beacon West are on 6.75 acres and require annexation to the DWD. This portion of the Beacon West area is zoned by Contra Costa County as AL (Agricultural) and SH. DWD has requested that all 14 acres and 23 service connections of Beacon West be annexed to the District and that the District seek CVP Inclusion approval so that Beacon West may receive CVP water.

¹ A portion of the Beacon west site was annexed to the Diablo Water District in 2003 (LAFCO Resolution 02-44).

2. **WMHP Annexation (Figure 3).** WMHP includes 172 mobile homes on 23 acres. The WMHP is zoned MO for Mobile Home. Contra Costa County manages the WMHP ground water system and has requested that the District and DWD consolidate this area. The 172 mobile homes at WMHP, on the northeastern side of the island, are connected to an aging well and reverse osmosis (RO) system that fails to meet secondary drinking water standards for manganese and specific conductance. The mobile home park has a fire flow deficiency because there is not enough water storage at the site. DWD is evaluating State Water Resources Control Board grant funding to fund design and construction of the water line extension.

The plans for providing services as required by California Government Code sections 56653 and 56654 includes use of an existing water line extension to the Beacon West water system. Plans for providing services to the WMHP are under review by DWD with support from Contra Costa County.

The following entities are supporting the Beacon West and Willow Mobile Home Park water system consolidations:

1. The District's Board of Directors adopted Resolution No. 20-020 on December 16, 2020, authorizing an application to LAFCO for the Boundary Reorganization.
 - a. The District is the local lead agency who will approve this California Environmental Quality Act (CEQA) documentation for the project.
 - b. The District will serve as the lead agency at LAFCO requesting SOI and Annexation for Beacon West and WMHP.
 - c. The District will request that Reclamation process the CVP Inclusion review and will assist in that effort.
 - d. The District will provide wholesale untreated CVP water to the DWD for these two areas once LAFCO and Reclamation approve the annexation and CVP Inclusion, connection fees are paid, and all the necessary infrastructure is in place.
2. DWD will pass a board resolution (or provide a will serve letter) advising that it will provide CVP treated water supply to that portion of Beacon West not already within its service area and for the entirety of the WMHP.
 - a. DWD will lead efforts to obtain SWRCB Technical Assistance funding for engineering design and construction services to physically connect the WMHP to the DWD treated water system.
 - b. Once LAFCO and Reclamation approve the annexation and CVP Inclusion and all the necessary infrastructure is in place, the DWD will provide retail treated water for these two areas.
3. Contra Costa County will provide a letter of support to access water service from CCWD and DWD for the WMHP.
 - a. Contra Costa County will support necessary outreach to Contra Costa County Environmental Health to fully describe the water quality issues at this site.
 - b. Contra Costa County will work with the WMHP owner as well as the residents of the WMHP during the boundary reorganization process at LAFCO.
 - c. Contra Costa County will support DWD in its efforts obtain additional grant funding for engineering design and construction of a treated water line to the WMHP.

- d. Contra Costa County will continue to manage Community Service Area M-28 (CSA M-28) to provide groundwater service to the WMHP following completion of annexation and CVP Inclusion. County staff will recommend to the Board of Supervisors, the dissolution of CSA M-28 following construction and provision of treated water service to the WMHP. Dissolution of CSA M-28 will require Contra Costa LAFCO approval.
4. LAFCO will review and process the application to address the boundary reorganization for DWD and the District to provide water service to these two areas.
5. Reclamation will perform CVP Inclusion review that includes coverage under the Endangered Species Act (ESA) and Section 106 of the National Historic Preservation Act.
6. DWR will provide grant funding:
 - a. Through the Proposition 1 IRWM DAC Involvement Grant Program that will reimburse costs by the District to obtain water entitlements from LAFCO and Reclamation and for payment of CCWD and DWD facility reserve charges.
 - b. Proposition 1 IRWM DAC Involvement Grant Program funding, through the East Contra Costa County IRWM Region's funding allocation, may be made available to support the WMHP implementation.
7. The State Water Resources Control Board (SWRCB) may provide technical assistance, planning, and/or construction funding to facilitate engineering studies and potentially construction of the treated water line by the DWD to the WMHP.

ANALYSIS:

The purpose for this project is to support water system consolidation at Beacon West where there are primary drinking water exceedances for 23 service connections and at the WMHP where there are secondary drinking water exceedances and fire flow deficiencies for 172 mobile homes.

The application to the Contra Costa LAFCO will initiate the Beacon West and WMHP Sphere of Influence (SOI) and annexation process by amending the District's and DWD's SOI and annexing the Beacon West and WMHP parcels into the District's and DWD's boundaries. This will support access to surface drinking water for both areas.

Bethel Island is located within the Contra Costa County Urban Limit Line and annexation into the District and DWD will not alter or change the approved land uses. This annexation is consistent with increasing state efforts for safe water accessibility and affordability, and the proposed annexations are consistent with LAFCO recommendations contained in their Municipal Services Review.

Permanent Water Service from the District cannot be provided until Reclamation completes the CVP Inclusion review. This review will be requested immediately following approval by LAFCO of the SOI revision and annexation.

AGENCY APPROVING PROJECT: Contra Costa Water District

AGENCY CARRYING OUT PROJECT: Contra Costa Water District

REASONS WHY PROJECT IS EXEMPT: The project is exempt under the following CEQA Guidelines Sections:

1. Section 15319. Annexations of Existing Facilities and Lots for Exempt Facilities (a) "Annexation to a city or special district, ... provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities."
2. Section 15303. New Construction or Conversion of Small Structures (d) Water main, sewage, electrical, gas, and other utility extension, including street improvements, of reasonable length to carry out such improvement.

CONTACT PERSON: Mark A. Seedall, CCWD (925) 688-8119.

SIGNATURE: Mark Seedall
Mark Seedall
Principal Planner

DATE: Feb 9, 2021

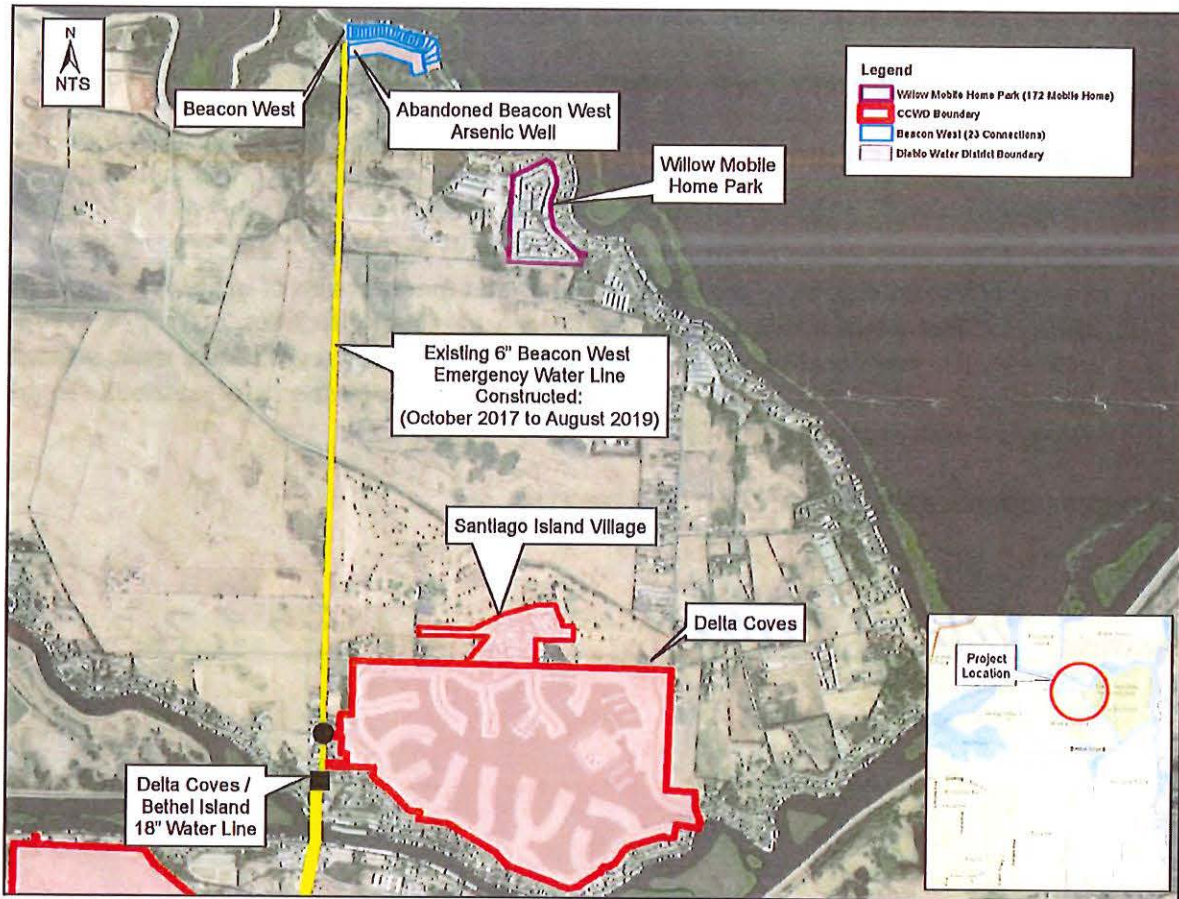


Figure 1. Vicinity Map



Beacon West
(23 Connections)

Legend

- CCWD - Sphere of Influence and Annexation
- CCWD & DWD - Sphere of Influence and Annexation

CCWD - Sphere of Influence and Annexation	
029-120-001	029-120-012
029-120-002	029-120-013
029-120-003	029-120-014
029-120-004	029-120-015
029-120-005	029-120-016
029-120-006	029-120-017
029-120-007	029-120-018
029-120-008	029-120-019
029-120-009	029-120-020
029-120-010	029-120-021
029-120-011	

CCWD & DWD - Sphere of Influence & Annexation
029-010-017
029-120-024



Project Location

Beacon West location map2.mxd

BEACON WEST LOCATION MAP

NTS



Willow location map2.mxd

Figure 3. Willow Mobile Home Park

Deborah Cooper
Contra Costa County
Clerk-Recorder
555 Escobar Street
Martinez, CA 94553
(925) 335-7900

Public

Receipt No.: 202100028887

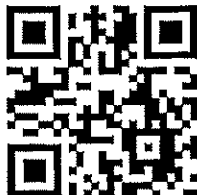
Cashier: 190

Register: WINDOW8

Date/Time: 02/09/2021 01:32 PM

<u>Description</u>	<u>Fee</u>
NOTICE OF EXEMPTION	
Filing Time:	13:32 PM
Filing Total:	\$50.00
Filing Fee:	\$50.00
<hr/>	
Total Amount Due:	\$50.00
<hr/>	
Total Paid	
Check Tendered:	\$50.00
#4021	
Amount Due:	\$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE



Deborah Cooper
Contra Costa County
Clerk-Recorder
555 Escobar Street
Martinez, CA 94553
(925) 335-7900

Public

Receipt No.: 202200017142

Cashier: 189

Register: WINDOW3

Date/Time: 02/03/2022 12:20 PM

<u>Description</u>	<u>Fee</u>
--------------------	------------

NOTICE OF EXEMPTION

Filing Time: 12:20 PM

Filing Total: \$50.00

Filing Fee: \$50.00

Total Amount Due: \$50.00

Total Paid

Check Tendered: \$50.00

#4021

Amount Due: \$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE

