

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

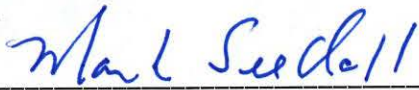
AGENCY CARRYING OUT PROJECT: Contra Costa Water District

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
Principal Planner

DATE:



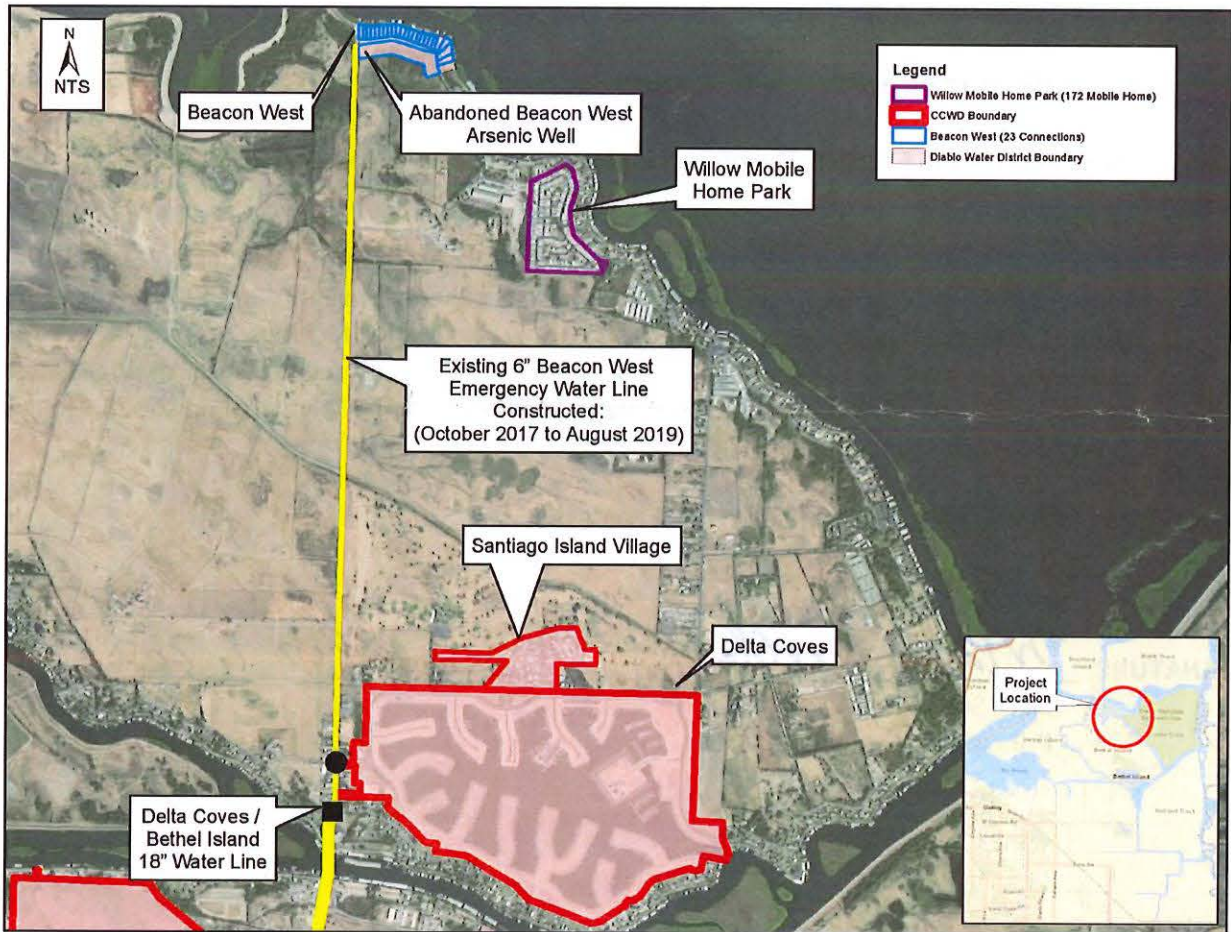


Figure 1. Vicinity Map

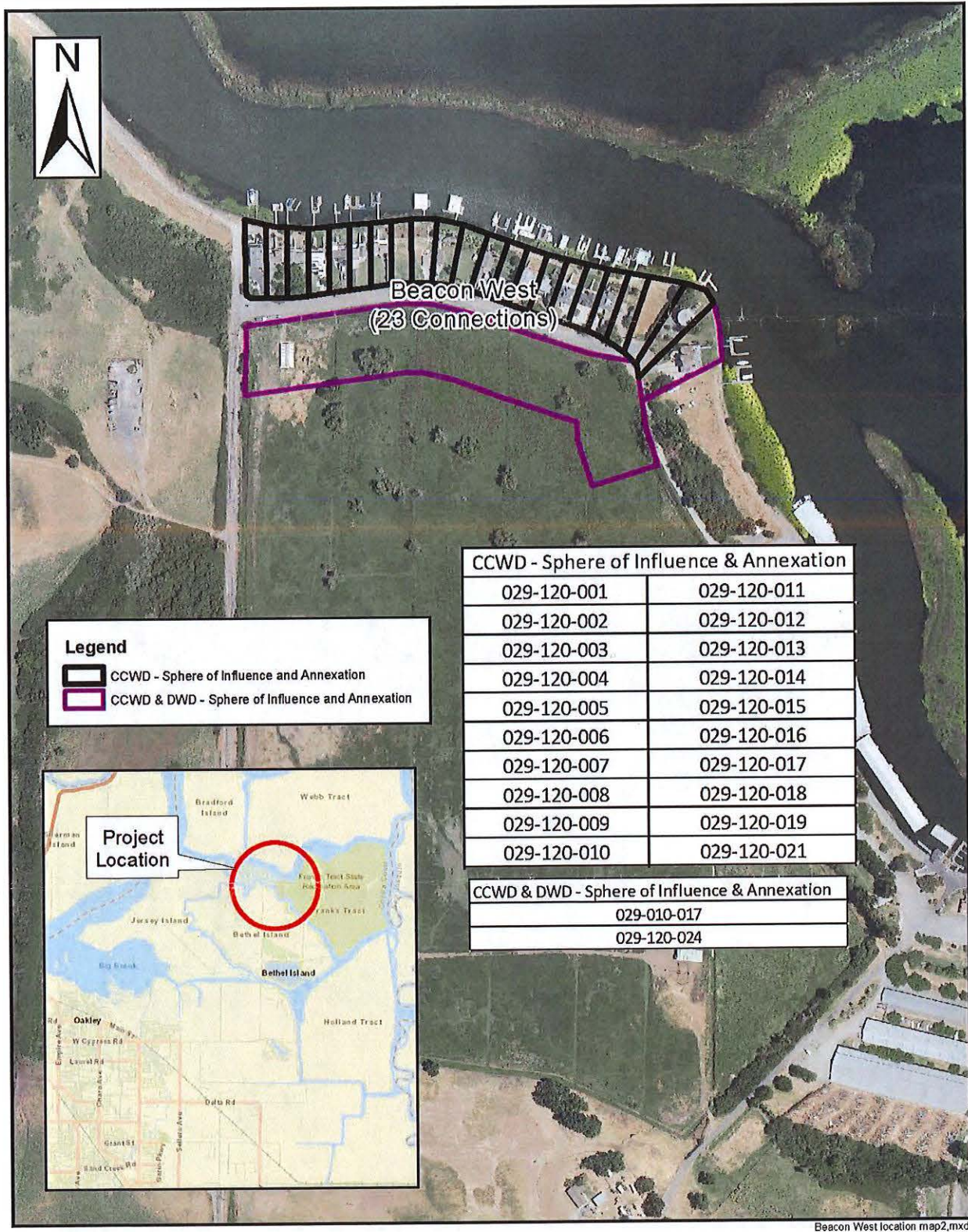


Figure 2. Beacon West



Figure 3. Willow Mobile Home Park



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a



RECEIPT NUMBER:

07-02/09/2021-048

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CONTRA COSTA WATER DISTRICT	LEAD AGENCY EMAIL	DATE 02/09/2021
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2021-00044	
PROJECT TITLE		

BEACON WEST AND WILLOW MOBILE HOME PARK CONSOLIDATION, BETHEL ISLAND

PROJECT APPLICANT NAME CONTRA COSTA WATER DISTRICT	PROJECT APPLICANT EMAIL		PHONE NUMBER (925) 688-8130
PROJECT APPLICANT ADDRESS PO BOX H20	CITY CONCORD	STATE CA	ZIP CODE 94524

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$ 3,445.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$ 2,480.25	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,171.25	\$ _____

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee	\$ 50.00	\$ 50.00
<input type="checkbox"/> Other	\$ _____	\$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other CHK#1211

TOTAL RECEIVED \$ 50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Smith ssmith Deputy Clerk

R# 28887

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

Description	Fee
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

