

July 27, 2020

El Crystal MHP, LLC
Attn: Steve Hathaway
25731 Paseo De La Paz
San Juan Capistrano, CA 92675

UTILITIES CERTIFICATE: 3280 Santa Rosa Avenue, Santa Rosa, CA
APN: 044-101-012
COUNTY ZONING: R3 B6 13 DU, RC100/25 VOH
GENERAL PLAN: Medium Density Residential
FILE NO: UC15-004
APPROVED USE: Mobile Home Park

The Santa Rosa Planning & Economic Development Department has completed the review of your application for a Utilities Certificate to allow connection of your Property to City water services (the "proposed project"). Please be advised that your Utilities Certificate has been granted based on your project description, official approved exhibit stamped received by the City on June 24, 2015, and evidence of contamination of the property's primary water source, the well. The Santa Rosa Planning and Economic Development Department has based this action on the following findings:

- The issuance of a Utilities Certificate for this site is consistent with the Medium Density Residential land use designation of the Santa Rosa General Plan, which allows residential development at a density of 8-18 units per acre. The approximately 3.84-acre site is currently occupied by 57 mobile residential units which is within the allowable density range.
- The proposed project complies with the provisions of the California Environmental Quality Act (CEQA):
 - Pursuant to CEQA Guidelines Section 15269(b), the proposed project is statutorily exempt because it involves emergency repairs to a private facility that is necessary to maintain water service which is essential to public health, safety and welfare. Approval of the Utilities Certificate will facilitate the installation of a pipeline to delivery potable water to a mobile home community with a known source of contamination in the existing water source, an onsite well.
 - Pursuant to CEQA Guidelines Section 15183, the project qualifies for streamlined processing because it is consistent with the General Plan for which an Environment Impact Report was certified by Council in 2009. There are no peculiar circumstances for this site or the proposed project that would trigger additional environmental review pursuant to Section 15183.
 - Pursuant to CEQA Guidelines Section 15303, the project is categorically exempt from CEQA because it involves the installation of a water line.
- The proposed project is consistent with City Council Policy No. 300-02, which provides direction for Utilities Certificates. The project site is located within the South Park Sanitation District,

Service Agreement Area III, where a Utilities Certificate may be granted for new water connections when the proposed use is consistent with the General Plan, is approved by the City-County Design Review Board and meets the City of Santa Rosa's development standards. As discussed in the first finding, the project is consistent with the General Plan land use designation and no other exterior changes are proposed that would require Design Review. Further, the Utilities Certificate will be conditioned so the permanent water service connection will be constructed to meet City standards.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions are invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intents of such approval. The approval of the project is contingent upon compliance with all the conditions listed below:

1. This Utilities Certificate will allow an emergency connection to City water service for a period not to exceed five-years.
2. The temporary service shall be converted to a permanent water service in compliance with City standards.
3. The property shall pay all applicable processing fees and water connection/demand fees for the City water service connection prior to construction of the temporary or permanent water service connection, provided that Owner may seek a fee deferral for water demand fees from the City in anticipation of the Property's participation with the State's AR 5705 Santa Rosa Consolidation Project, which is a state grant funded project that will cover the cost of the water demand fees and construction of the permanent water service connection.

This Utilities Certificate approval is effective for a period of one year from the date of this approval, until July 26, 2021, unless an application for extension is received. An application for extension of the City approval must be filed with the City prior to expiration.

This approval is subject to appeal within ten (10) calendar days from the date of approval. If you need further information or clarification, please contact me; I can be reached by phone at 707-543-4348, or by email at smurray@srcity.org.


SUSIE MURRAY
Senior Planner

C: Engineering Development Services, Planning and Economic Development, City of Santa Rosa
Fire Department, City of Santa Rosa
Water Department, City of Santa Rosa
Sonoma County Local Agency Formation Commission (LAFCO)
File