

CITY OF SANTA ROSA  
BOARD OF PUBLIC UTILITIES

TO: BOARD OF PUBLIC UTILITIES  
FROM: ANDREW ALLEN, SUPERVISING ENGINEER  
WATER DEPARTMENT

SUBJECT: APPROVAL OF WATER SERVICE AGREEMENT BETWEEN  
CITY OF SANTA ROSA AND EL CRYSTAL MOBILE HOME PARK

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

It is recommended by the Water Department and the Contract Review Subcommittee that the Board of Public Utilities, by resolution, authorize the Director of the Water Department to enter into a Water Service Agreement with El Crystal MHP, LLC.

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EXECUTIVE SUMMARY

El Crystal MHP, LLC (El Crystal) is in need of a temporary connection to the City's water system due to contamination of the existing water wells on the real property located at 3280 Santa Rosa Avenue, Santa Rosa, California, Assessor's Parcel Number 044-101-012.

A Water Service Agreement is required by the State of California for El Crystal to be reimbursed for construction costs from the State of California.

BACKGROUND

El Crystal operates the El Crystal Mobile Home Park Public Water System No. CA4900788 serving the residents of the El Crystal Mobile Home Park and is part of the Assistance Request (AR) 5705 Santa Rosa Consolidation Project (Project), which is anticipated to provide state grant funds for the permanent connection to City water within five (5) years and will cover the cost of connection fees and construction costs.

The Project includes permanent connection of nine private water systems, all with elevated levels of arsenic, to the City's water system. Each permanent connection includes water and infrastructure for both domestic use and fire protection.

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However, El Crystal mobile home park is in need of a temporary connection to the City's water system due to E-Coli contamination of the existing water wells on the property located at 3280 Santa Rosa Avenue, Santa Rosa, California, Assessor's Parcel Number 044-101-012. Currently, there are 130 residents relying on bottled water for drinking and cooking.

Due to the urgent need for water to serve El Crystal prior to the Project being completed, El Crystal will be connecting to the City of Santa Rosa Water System. A Water Service Agreement is required by the State of California for El Crystal to be reimbursed for construction costs and fees for the temporary connection from the State of California.

This temporary connection will be for domestic water. Infrastructure for fire protection at El Crystal will be installed with the Project.

The Water Department has previously agreed to allow a temporary emergency connection to proceed and has entered into an agreement to defer water demand fees for a period of five (5) years to allow for completion of the Project. Other fees, including the City Meter Fee and the City Processing Fee have already been paid by El Crystal.

El Crystal is outside the current Santa Rosa City Limits. Therefore, granting of a Utilities Certificate for the property is required before connecting to the City's water system. El Crystal has been granted a Utilities Certificate dated July 27, 2020.

#### PRIOR BOARD OF PUBLIC UTILITIES REVIEW

On September 17, 2020, the Board of Public Utilities, by Resolution No. 1235, recommended that City Council approve a Fee Deferral and Agreement to Pay Water Demand Fees. On October 13, 2020, City Council, approved that agreement by Resolution No. RES-2020-169.

#### ANALYSIS

El Crystal is part of the AR 5705 Santa Rosa Consolidation Project, which is anticipated to provide state grant funds for the permanent connection to City water within five (5) years. However, El Crystal is in need of a temporary connection to the City's water system due to E-Coli contamination of the existing water wells. The residents are currently relying on bottled water.

Due to the urgency of the need for water to serve El Crystal prior to the Project being completed, El Crystal has started the construction on the private improvements necessary to connect to City water and will be connecting to the City of Santa Rosa Water System, initially at their own expense.

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A Water Service Agreement is required by the State of California for El Crystal MHP to be reimbursed for construction costs from the State of California.

FISCAL IMPACT

None.

ENVIRONMENTAL IMPACT

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 repair 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.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On March 29, 2022, the Contract Review Subcommittee reviewed the Water Service Agreement and recommended approval to the Board of Public Utilities.

ATTACHMENTS

- Attachment 1 – Water Service Agreement
- Attachment 2 – El Crystal MHP Utilities Certificate
- Attachment 3 – Notice of Exemption

CONTACT

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