



TUOLUMNE UTILITIES DISTRICT

18885 NUGGET BLVD • SONORA, CA 95370
(209) 532-5536 • Fax (209) 536-6485

Committee Chair: C. Reel

Member: G. Jacobs

Water Committee Agenda Monday, October 19, 2026 - 1:00 p.m. 18885 Nugget Blvd., Sonora, California

Options for Public Access Audio and Video Livestreaming: The public will not have access for public comments via this media option; they are available for audio and visual only. The Public may observe and listen to this meeting on TUD's YouTube Channel at [Tuolumne Utilities District - YouTube](#). The District is providing this option as a convenience to the public. If the District experiences technical difficulties and the transmission goes down the meeting will continue in person as scheduled.

1. Discuss the Possible Consolidation Sonora Estates Mobile Home Park with the Tuolumne Utilities District with potential funding provided through the State Water Resource Control Board – Drinking Water State Revolving Fund
2. Discuss the Possible Consolidation Peppermint Creek Mobile Home Park with the Tuolumne Utilities District with potential funding provided through the State Water Resource Control Board – Drinking Water State Revolving Fund

Note: Committee Agenda Material can be inspected at the District Office located at 18885 Nugget Blvd., Sonora, CA and on our website at www.tudwater.com.

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Water Committee

Meeting of October 19, 2026

Item #1

Title of Item: Sonora Estates Mobile Home Park Consolidation Project

Recommendation: It is recommended that the Committee authorizes the item to be taken to the full Board for consideration.

Background: Integrity Community Solutions owns Sonora Estates Mobile Home Park (SEMHP), located at 22466 South Airport Road in Columbia. The park has 87 service connections and serves approximately 235 residents. Water service is currently provided by two on-site groundwater wells and an 80,000-gallon bolted steel storage tank. The distribution system consists of 2-inch to 4-inch diameter water mains and four wharf hydrants. Average daily water demand is approximately 19 gallons per minute (gpm).

SEMHP faces several long-term challenges related to water reliability, affordability, and resilience. While the system is currently in compliance with all primary and secondary Maximum Contaminant Level (MCL) standards, it lacks treatment facilities that could address future water quality concerns if they arise. In addition, the system is highly vulnerable to both wildfire and drought conditions and has experienced service disruptions during PG&E Public Safety Power Shutoff (PSPS) events due to its dependence on electrically powered groundwater wells.

Tuolumne Utilities District (TUD) owns and operates an 8-inch potable water main within Airport Road directly adjacent to the entrance of the mobile home park.

To evaluate potential consolidation opportunities, SEMHP received a Technical Assistance Grant from the State Water Resources Control Board. GHD was retained to prepare a consolidation study, which has since been completed. The study identified a full consolidation with TUD as the preferred alternative. The recommended project includes replacement of the park's aging water distribution system, installation of new water services and meters for each residence, and connection to TUD's water system.

Following completion of the feasibility study, the State authorized GHD to advance the project to the 90 percent design level and prepare a grant application for construction funding. The next step in the process is for the TUD Board to adopt a resolution authorizing submission of the grant funding application to the State Water Resources Control Board.

Water Committee

Meeting of October 19, 2026

Item #2

Title of Item: Peppermint Creek Mobile Home Park Consolidation Project

Recommendation: It is recommended that the Committee authorizes the item to be taken to the full Board for consideration.

Background: Harmony Communities owns Peppermint Creek Mobile Home Park (PCMHP), located at 10155 Peppermint Circle in Jamestown. The park contains 100 mobile home spaces and serves approximately 280 residents. Drinking water is supplied from TUD's Montezuma Ditch through a dedicated raw water connection to the park. PCMHP owns and operates a package filtration treatment plant constructed in 1985, a 100,000-gallon clearwell/storage reservoir, a booster pump station, and a distribution system consisting of various pipe sizes and 12 fire hydrants. Average daily water demand is approximately 14 gallons per minute (gpm).

PCMHP faces ongoing challenges related to water reliability, affordability, and vulnerability to water quality impacts. The park's sole water supply is interrupted annually when the Montezuma Ditch is taken out of service for maintenance, and no backup water source is currently available. In addition, the surface water supply is susceptible to a variety of water quality risks, including pathogens, illegal dumping, pesticide contamination, wildlife impacts, and stormwater runoff. The treatment system also experiences significant turbidity challenges, resulting in elevated operation and maintenance costs that are increasingly difficult for the park to sustain.

TUD owns and operates potable water mains in both Jamestown Road and the Rawhide Road area, either of which could potentially be extended to serve PCMHP. However, project costs and overall feasibility vary depending on the selected route.

To evaluate long-term consolidation opportunities, PCMHP received a Technical Assistance Grant from the State Water Resources Control Board. GHD was retained as the Technical Assistance Provider to prepare a consolidation feasibility study, which has since been completed. The study recommends replacing the park's aging water distribution system to meet fire flow requirements and connecting the park to TUD's potable water system through either a full consolidation or a master-metered connection.

Following completion of the feasibility study, the State authorized GHD to advance the project to the 60 percent design level and prepare a grant application for construction funding. The next step in the process is for the TUD Board to discuss the two consolidation options and to adopt a resolution authorizing submission of the grant funding application to the State Water Resources Control Board.