

**Borrego Water District Board of Directors
Regular Meeting
May 10 2022 @ 9:00 a.m.
806 Palm Canyon Drive
Borrego Springs, CA 92004**

COVID-19 UPDATE: The Borrego Water District Board of Directors meeting as scheduled in an electronic format. BWD will be providing public access to the Meeting thru electronic means only to minimize the spread of the COVID-19 virus, based upon direction from the California Department of Public Health, the California Governor's Office and the County Public Health Office. Anyone who wants to listen to or participate in the meeting is encouraged to observe the GO TO MEETING at:

Borrego Water District May 10, 2022 Special Board Meeting
Tue, May 10, 2022 9:00 AM - 12:00 PM (PDT)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/269079933>

You can also dial in using your phone.

United States: +1 (571) 317-3122

Access Code: 269-079-933

Get the app now and be ready when your first meeting starts: <https://meet.goto.com/install>

I. OPENING PROCEDURES -

- A. Call to Order
- B. Pledge of Allegiance
- C. Directors' Roll Call: President Dice, Vice President Baker, Directors Duncan, Johnson and Rosenboom
- D. Approval of Agenda
- E. Approval of Minutes - None
- F. Comments from the Public & Requests for Future Agenda Items (may be limited to 3 min)
- G. Comments from Directors
- H. Correspondence Received from the Public- None

II. ITEMS FOR BOARD CONSIDERATION AND POSSIBLE ACTION -

- A. Water Supply for Small Development Policy – G Poole/T Baker/D Duncan
- B. Abandonment of Paddock Well – A Asche
- C. Borrego Springs Subbasin Watermaster Board – VERBAL D Duncan/K Dice/T Driscoll
 - i. Update on Board Activities
 - ii. Update on Technical Advisory Committee Activities

AGENDA: May 10, 2022

All Documents for public review on file with the District's secretary located at 806 Palm Canyon Drive, Borrego Springs CA 92004. Any public record provided to a majority of the Board of Directors less than 72 hours prior to the meeting, regarding any item on the open session portion of this agenda, is available for public inspection during normal business hours at the Office of the Board Secretary, located at 806 Palm Canyon Drive, Borrego Springs CA 92004.

The Borrego Springs Water District complies with the Americans with Disabilities Act. Persons with special needs should call Geoff Poole – Board Secretary at (760) 767 – 5806 at least 48 hours in advance of the start of this meeting, in order to enable the District to make reasonable arrangements to ensure accessibility.

If you challenge any action of the Board of Directors in court, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Board of Directors (c/o the Board Secretary) at, or prior to, the public hearing.

III. BOARD COMMITTEE REPORTS, IF NEEDED

STANDING:

- A. Operations and Infrastructure: Duncan/Rosenboom
- B. Budget and Audit: Dice/Rosenboom
- C. ACWA/JPIA insurance: Dice/Johnson

AD HOC:

- A. Prop 68: Baker/Johnson
- B. Public Outreach: Dice/Johnson
- C. Grants: Dice/Johnson
- D. Cyber Security/Risk Management: Baker/Rosenboom
- E. Pilot Water Program/Developer's Policy: Baker/Duncan
- F. Finance: Baker/Rosenboom

IV. STAFF REPORTS - VERBAL

- A. Water and Sewer Revenue – J Clabaugh
- B. Prop 68 Grant Update – G Poole

V. CLOSED SESSION:

- A. Conference with Legal Counsel - Potential Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (One (1) potential case)

VI. CLOSING PROCEDURE: The next Board Meeting is scheduled for 9:00 AM May 24, 2022, to be available online. See Board Agenda at BorregoWD.org for details, Agenda information available at least 72 hours before the meeting.

AGENDA: May 10, 2022

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BORREGO WATER DISTRICT
BOARD OF DIRECTORS MEETING
MAY 10, 2022
AGENDA ITEM II. A

May 6, 2022

TO: Board of Directors

FROM: Geoffrey Poole, General Manager

SUBJECT: Water Supply for Small Development (WSSD) Policy

RECOMMENDED ACTION:

Discuss Draft Water Supply for Small Development (WSSD) Policy and direct staff as deemed appropriate

ITEM EXPLANATION:

Staff (Diana/Jessica/David/Geoff) and the AD HOC Committee (Tammy/Dave) have been working on Policy language for the Board to consider. Following is a list of the key policy issues and how it's addressed in the updated Draft (attached).

Total Water Supply to be available: As part of the Viking Ranch acquisition, BWD acquired Water Credits (WCs) that were converted by the Judgment into 359 acre feet (af) of Baseline Pumping Allocation (BPA), which was included in our 2,581 af total. The Committee recommends using the Viking Ranch Water Credits (359 af BPA) as the maximum volume for the WSSD. As part of the Pilot Program, the equivalent of 60 BPA were allocated, which leaves a balance of 299 af X .25 rampdown remaining = 74 af for WSSD.

Recommendation: Use Viking Ranch WCs for this Program and retain the remainder of BWD BPA 2,581 – 359 = 2,186 af for BWD rampdown requirements.

Timing: Total sales per year and length of Program. Sale of the 74 af for WSSD. The Committee discussed various alternatives and felt a reasonable annual allocation of 8 afy for a 9 year period. Recommendation: Allocate up to 8 afy for thru 2030. The Board will determine the use of any unsold WSSDs in any one year.

Administrative and Legal Cost Recovery: An estimated \$50,000 has been spent in staff and legal time and an increase in the cost per af by \$694 when spread over the 74 remaining af. The new total is \$9,419/af.

FISCAL IMPACT:

TBD

NEXT STEPS:

Implement Policy

ATTACHMENTS

1. Draft Policy

**WATER SUPPLY FOR SMALL DEVELOPMENT POLICY-DRAFT
May 10, 2022**

Subject to the conditions outlined below, beginning on August __, 2021, BWD intends to make BWD water service available to proponents of qualifying Projects, including Small Public Construction, within the BWD service area with an estimated water supply demand of up to one (1) acre foot per year or less.

2. Applications for such BWD water service from proponents of eligible Projects will be accepted by BWD from August 24, 2021 forward, on a first-come, first serve basis with the application date given by BWD upon submitting an application in person at BWD office. No more than one application will be accepted for any landowner, Project proponent, Small Public Construction proponent or parcel. Applications and any commitment for water service made available under the Program are not assignable to any other land, parcel, or Project. Applications and any commitment for water service may be assigned to a new owner of a Project for which an application has been submitted or a BWD commitment made only with the advance, express written permission of BWD.

3. For the totality of all Projects, including Small Public Construction, collectively, BWD will make water supply available in a total amount of up to eight (8) acre feet of water supply per year, available for 9 years, beginning July 1 of each year. Once that total amount is exhausted, no further BWD-owned water supply or water service will be made available under the Program to existing or future applicants, except as may be determined by the BWD Board of Directors. 1 EDU = .55 af per year of WSSD.

4. The Program described herein will terminate on the earlier of: (1) Will Serve Letters, as described below, being issued by BWD in favor of Projects, including Small Public Construction, in an amount of seventy-two (72) acre feet of water service, or (2) December 31, 2031, whichever occurs first. The Board will determine the use of any unsold WSSDs in any one year.

5. Applicants will be required to submit a BWD Commitment to Secure Water Rights for Small Developments Acknowledgement Form ("Acknowledgement") and New Meter Application ("Application") to BWD substantially in the form of the attached Exhibit B. Applications must be completed in full and be submitted along with all required documentation to BWD at the BWD Office. The application form may be modified by BWD staff, as reasonably determined by the BWD General Manager.

6. The Application review fee will be \$200, non-refundable.

7. The cost to the Applicant of acquiring the BWD water supply made available under this pilot project (i.e., the "Water Supply Charges") will be calculated by multiplying the estimated annual water demand of the Project in acre feet (af), as verified by BWD staff, times \$9,419/af . The Water Supply Charge will be subject to change at the discretion of the BWD Board of Directors.

8. Applications will be reviewed by BWD in the order received, provided such applications are complete and the application fee is paid in full.

9. Incomplete applications will be returned to the applicant. For prioritization purposes, applications will retain their original filing dates, so long as complete applications are resubmitted to BWD within thirty (30) days after BWD's mailing out of incomplete applications back to the Applicant.

10. To qualify for BWD water service, Projects, including Small Public Construction, must use native plant materials in landscaped areas, and water efficient appliances/equipment.

11. Applicants shall meet all of the following conditions:

a. Applicants shall attest on the Acknowledgement form that they have searched for and been unable to locate BPA for sale for a reasonable price by any holders of BPA.

b. The applicant must provide BWD with evidence of County of San Diego interim and final approval of the Project, including Permit Number, Building Permit and Certificate of Occupancy—whether by written approval or waiver of County requirements by virtue of the Project's type or size—or a pending land use application for the Project, if any. If County of San Diego approval is not required (e.g., for Small Public Construction), the Applicant shall provide evidence to BWD of the status or formal approval by the regulatory agency, if any, required to approve such Project or Small Public Construction. See Procedures for details (Exhibit A).

12. If all of the above requirements and conditions are met after BWD's ministerial review of an application, and BWD water supply and service under this pilot program is still available at the time BWD's review of an application is complete, BWD will so notify the applicant of all conditions needed to be met to establish water service in a Will Serve Letter. The following additional steps will then occur:

a. BWD will produce a "Will Serve" Letter indicating the conditions under which BWD will provide water service to a qualifying Project, which will include a BWD-cost estimate for the Project (including Small Public Construction) to obtain water service.

b. Will Serve Letters will be valid for no more than twenty-four (24) months. All Projects must be completed on the ground, a certificate of occupancy or equivalent approval issued for the Project or Small Public Construction, and BWD water service commenced within such timeframe. If after 30 days, the Applicant does not accept Conditions, the Application is withdrawn from consideration. Once fees are paid, BWD will issue WSL valid for 24 months unless extended, for cause, as determined by BWD. Customer will receive refund of any charges paid to BWD upon termination of WSL, provided that BWD construction, design, processing and related fees accrued to date will be non-refundable.

13. Before BWD will commence water service to a Project:

- a. All applicable BWD fees and charges must be paid, including but not limited to the BWD Water Supply Charge, meter/service charge and other costs identified by BWD or set by BWD policy.
- b. For construction purposes only, water service may be temporarily provided by BWD through a newly installed meter at the qualifying Project site.
- c. The applicant will provide BWD with a valid Certificate of Occupancy or equivalent approval for the Project or Small Public Construction to establish water service.
- d. All other BWD policies, standards and requirements must have been satisfied in full.

DRAFT

BORREGO WATER DISTRICT
BOARD OF DIRECTORS MEETING
MAY 10, 2022
AGENDA ITEM II. B

May 06, 2022

TO: Board of Directors

FROM: Geoff Poole, General Manager
Alan Asche, Operations Manager

SUBJECT: Old Paddock Well acquired with merging of BWD and Golden Sands Mutual Water Co.

RECOMMENDED ACTION: Review and approve proposed quote to proceed with equipment removal.

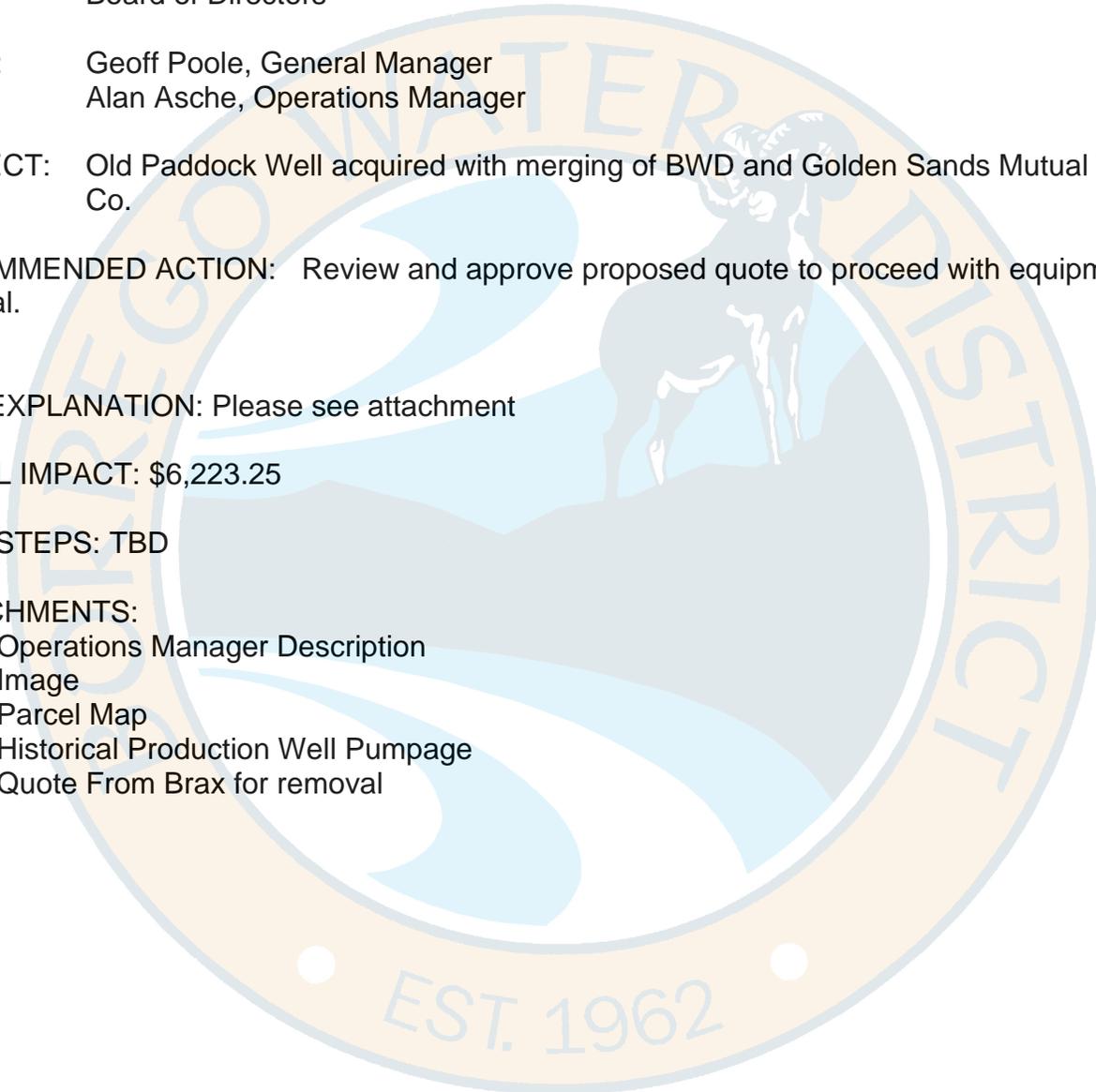
ITEM EXPLANATION: Please see attachment

FISCAL IMPACT: \$6,223.25

NEXT STEPS: TBD

ATTACHMENTS:

1. Operations Manager Description
2. Image
3. Parcel Map
4. Historical Production Well Pumpage
5. Quote From Brax for removal





BORREGO WATER DISTRICT

BWD Paddock well

5-5-2022

It has come to my attention some time ago that BWD has this old Paddock well that needs to be properly decommissioned. This well was acquired in 1991 when BWD consolidated with the Golden Sands Mutual Water Co (Deep Well and La Casa del Zorro) This well to the best of my knowledge was never used by BWD for any water production after it was acquired and was physically disconnected from the BWD distribution system at that time. But, the submersible pump and piping are still inside the well and needs to be removed and converted to a Monitoring well. I have enclosed some data and info supporting this and a quote to do the equipment removal. BWD staff will do all surface clean up and old power pole removal . This will provide a safer, cleaner BWD property and hopefully lead by example for others in the valley that need to decommission wells.

Alan Asche,
BWD Operations.

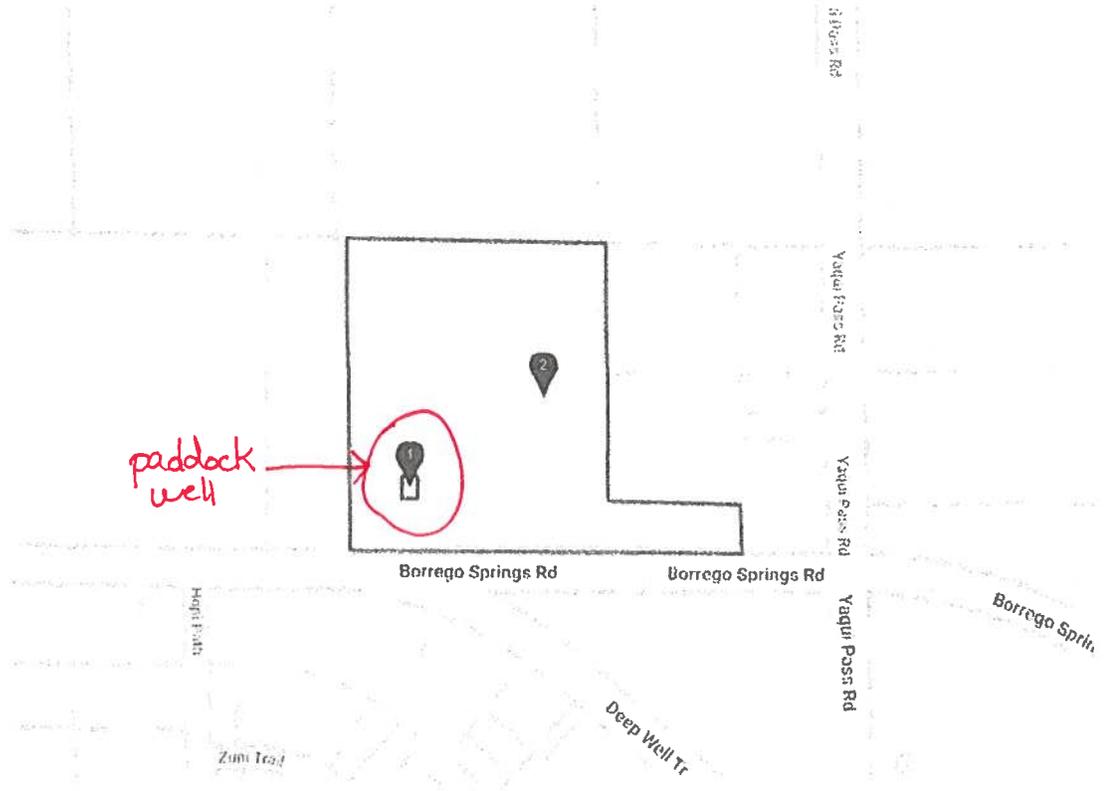


Paddock Well
5-5-2022

Paddock Well

earch | ParcelQuest

ht



<https://pqweb.parcelquest.com/#home>

	S Street Address	S City State Zip	Lot Acres	Mail Address	Mail Name	Sewer	Water	Land Value	Legal Desc	Condition	Effective Year	Impr. Value	Improvement Type	Improvement %	Other Value	Owner	Price/SqFt	Sale1 Doc Type
0	BORREGO SPRINGS RD	CA			BORREGO WATER DISTRICT				SEC 22-11-6E*NE 1/4*POR*					0%		BORREGO WATER DISTRICT		
3	4515 BORREGO SPRINGS RD	BORREGO SPRINGS CA 92004-4306	14.070	P O BOX 2653	POST 853			\$86,889	SEC 22-11-6E*POR*		1986	\$251,488		74%		POST 853	\$60.00	GRANT DEED

HISTORICAL PRODUCTION WELL PUMPAGE																	
(units acre feet, period based on calendar year)																	
YEAR	ID1-1	ID1-2	ID1-8	ID1-10	ID1-12	ID1-16	ID3 Wells	ID4-2	ID4-3	ID4-4	ID4-5	ID4-10	ID4-11	ID4-18	Wilcox	ID5-5	TOTAL
2010	11.08	13.49	44.47	195.7	385.9	439.76		26.84		584.8		111.7	734.7	58.29	3.48	120.3	2,730.50
2009	38.66	20.99	24.11	325.83	834.83	583.25		122.07	Failed	571.25		104.43	786.25	97.42	71.94	6.16	3,581.03
2008	91.51	77.56	111.30	359.25	589.80	654.98		123.38	283.93	606.18		105.00	553.54	71.36	47.91	10.98	3,675.70
2007	114.20	96.30	251.36	328.09	843.61	737.18		135.31	557.29	592.58		118.02	393.84	71.48	17.56	209.11	4,256.82
2006	18.54	27.45	215.91	186.52	662.09	625.88		163.14	604.05	489.59		134.26	385.54	86.71	10.71	242.89	3,610.39
2005	15.00	65.41	77.81	322.74	478.72	415.85		196.58	581.41	229.27		134.31	534.31	78.89	5.69	311.60	3,135.99
2004	15.31	6.31	6.17	217.31	741.49	834.59		209.45	311.84	385.10		140.92	737.68	74.52	11.45		3,692.14
2003	52.35	51.35	0.72	288.93	864.50	650.24		241.95	526.03	275.23		182.15	703.93	89.01			3,926.39
2002	24.16	26.39	8.71	421.40	829.43	734.95		251.84	631.46	184.74		182.86	702.14	91.56			4,089.64
2001	22.15	23.39	64.74	368.90	607.90	610.07		244.22	639.00	392.71		179.81	344.98	87.29	0.92		3,586.08
2000	60.85	30.95	12.00	168.68	710.59	1012.72		209.84	660.74	454.55		168.73	389.76	153.18	Start up		4,032.59
1999	30.67	33.70	55.37	137.44	732.43	924.68		164.66	667.54	406.04		182.38	274.68	249.88			3,859.47
1998	21.39	20.56	41.28	88.03	722.68	1054.58		174.01	730.37	417.04		221.24	319.49	115.60			3,926.27
1997	36.87	26.76	73.85	130.11	636.15	1056.08		197.20	623.35	657.71		211.33	286.80	114.28			4,050.49
1996	24.67	15.15	2.80	102.67	702.20	1091.95		192.72	657.57	631.52	stopped	164.33	392.89	132.93			4,111.40
1995	3.77	18.58	34.46	55.88	557.06	1072.59	~ no data for this year on water company wells~					Start up					1,742.34
1994	168.59		39.10	24.85	523.29	971.61		366.73	384.81	491.23	3.90	213.47		616.78			3,804.36
1993	125.84		45.57	81.27	556.20	1145.20		267.47	411.12	446.92	32.09	219.43		676.61			4,007.72
1992	231.50	3.60	153.11	25.35	570.06	974.05		333.73	474.91	466.17	54.98	202.45		684.75			4,174.66
1991	63.94	64.43	373.30	544.02	961.04	6.96	140.00	253.81	504.50	503.78	15.08	143.56		407.51			3,981.93
1990	85.51	61.66	305.88	451.11	942.39	Start up	144.00	221.80	822.87	546.65	172.65	19.61		126.26			3,900.39
1989	223.01	104.68	333.45	329.38	764.16		144.00	288.17	548.87	495.01	255.75	Start up		371.23			3,807.71
1988	168.99	87.95	374.53	784.42	755.60		144.00	294.21	658.04	541.55	43.27			288.86			4,141.42
1987	99.76	75.32	337.92	656.55	317.55		144.00	327.98	324.57	515.79	Start up			544.84			3,344.28
1986	0.01	0.01	387.88	578.75	354.13		153.00	466.52	325.10	504.14				363.42			3,132.96
1985	1.40	35.34	407.09	600.78	316.90		141.00	466.52	325.10	504.14				363.42			3,161.69
1984	38.00	48.00	450.00	695.00	Start up		130.00	466.52	325.10	481.06				363.42			2,997.10
1983								440.58	215.51	469.19				501.44			1,626.72

NOTES: Early Rams Hill well data and ID3 well data estimated by Lin Burzell

Paddock Well Last water produced in 1986

Borrego Water District

	1991: Consolidated with Golden Sands Mutual Water Co. (Deep Well Trail and La Casa del Zorro), now service area #3				
	1997: Purchased Borrego Springs Water Co. (Indian Head Ranch to San Pablo Rd), now service area #4				
	2007: High water usage from redesigned Rams Hill golf course (Fazio course)				
	2008: Began serving Borrego Springs Park Community Services Dist. (Club Circle and BS Resort), consolidated 2009, now service area #5				



PROCESS AND PUMP EQUIPMENT

31248 Valley Center Rd | Valley Center CA 92082 | 760 749 2209

**Due to ongoing supply chain issues and unstable costs of raw materials pricing is subject to change without notice.*

Bill To:
BORREGO WATER DISTRICT
806 PALM CANYON DRIVE
BORREGO SPRINGS CA 92004

Ship To:
4515 BORREGO SPRINGS RD
BORREGO SPRINGS, CA 92004

ALAN ASCHE 760-315-3171
MANUEL MARIN 760-315-8110

Project Paddock Well

Quote

Quote # 27058
Date 4/15/2022
Sales Person DH
Written By DON HARDIE
Terms Net 30
Freight FACTORY

Part Number	Qty	Description	Unit	Total
		Paddock Well Remove pump from well and lay on ground. 300' - 400' - 4" pipe. Weld 10" steel plate on well with 1" capped access hole.		
MATERIAL	1	TOTAL MATERIAL	300.00	300.00T
LABOR	1	LABOR TO COMPLETE @ PREVAILING WAGE RATES	5,900.00	5,900.00

CLSB 487325 CAGE 6U1W7 DIR 1000441272

Sales Tax (7.75%)

\$23.25

(A 3.5% SURCHARGE WILL BE ADDED TO ALL CREDIT CARD PAYMENTS)

Total

\$6,223.25

ALL SALES SUBJECT TO TERMS AND CONDITIONS AT WWW.BRAXCOMPANY.COM

BORREGO WATER DISTRICT
BOARD OF DIRECTORS MEETING
MAY 10, 2022
AGENDA ITEM II. X. 1 & 2

May 06, 2022

TO: Board of Directors

FROM: Geoffrey Poole, General Manager

SUBJECT: Borrego Springs Subbasin Watermaster Board – VERBAL D Duncan/K Dice

- i. AAWARE Comments to Annual Report – D Johnson/T Driscoll
- ii. Update on Board Activities
- iii. Update on Technical Advisory Committee Activities - T Driscoll

RECOMMENDED ACTION:

Receive Verbal Report from Representatives

ITEM EXPLANATION:

VERBAL REPORT

FISCAL IMPACT:

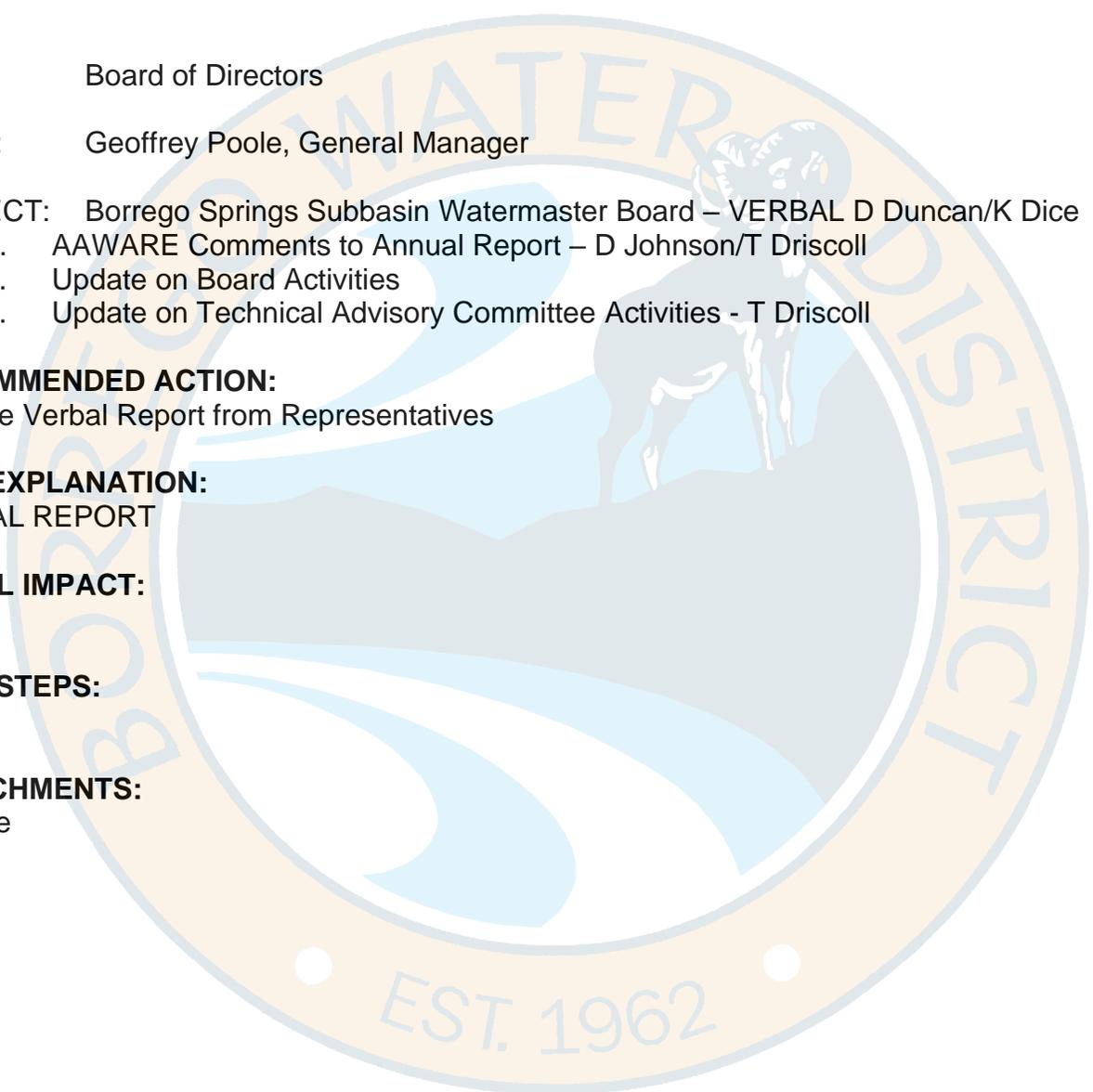
TBD

NEXT STEPS:

TBD

ATTACHMENTS:

1. None



STAFF REPORTS – G POOLE
PROP 68 UPDATE, SEE BELOW!!

