PROJECT REPORT

TO: ENVIRONMENTAL EVALUATION COMMITTEE **AGENDA DATE: October 9, 2025**

FROM: PLANNING & DEVELOPMENT SERVICES **AGENDA TIME 1:30 PM / No.2**

PROJECT TYPE: Winterhaven County Water District CUP #25-0009 / IS #25-0023 SUPERVISOR DIST #5

LOCATION: 495 Third Avenue APN: 056-291-005-000

Winterhaven, CA 92283 PARCEL SIZE: +/-0.80 AC

GENERAL PLAN (existing) Urban (Winterhaven) GENERAL PLAN (proposed) N/A

ZONE (existing) GS (Government/Special) ZONE (proposed) N/A

GENERAL PLAN FINDINGS ☒ CONSISTENT ☐ INCONSISTENT ☐ MAY BE/FINDINGS

PLANNING COMMISSION DECISION: HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

PLANNING DIRECTORS DECISION: HEARING DATE: _____

☐ APPROVED ☐ DENIED ☐ OTHER

ENVIROMENTAL EVALUATION COMMITTEE DECISION: HEARING DATE: 10/9/2025

INITIAL STUDY: #25-0023

☒ NEGATIVE DECLARATION ☐ MITIGATED NEG. DECLARATION ☐ EIR

DEPARTMENTAL REPORTS / APPROVALS:

PUBLIC WORKS	☒ NONE	☐ ATTACHED
AG	☒ NONE	☐ ATTACHED
APCD	☐ NONE	☒ ATTACHED
E.H.S.	☒ NONE	☐ ATTACHED
FIRE / OES	☒ NONE	☐ ATTACHED
SHERIFF	☒ NONE	☐ ATTACHED

OTHER Imperial Irrigation District (IID), Yuma Quechan Indian Tribe, City of Needles

REQUESTED ACTION:

(See Attached)

Planning & Development Services
801 MAIN STREET, EL CENTRO, CA, 92243 442-265-1736
(Jim Minnick, Director)

☐ NEGATIVE DECLARATION
☐ MITIGATED NEGATIVE DECLARATION

Initial Study & Environmental Analysis
For:

Conditional Use Permit #25-0009
Initial Study #25-0023
Winterhaven County Water District

Prepared By:

COUNTY OF IMPERIAL
Planning & Development Services Department
801 Main Street
El Centro, CA 92243
(442) 265-1736
www.icpds.com

October 2025

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SECTION 1
INTRODUCTION

A. PURPOSE

This document is a ☐ policy-level, ☒ project level Initial Study for evaluation of potential environmental impacts resulting with the proposed Conditional Use Permit #25-0009 (Refer to Exhibit "A" & "B").

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REQUIREMENTS AND THE IMPERIAL COUNTY'S GUIDELINES FOR IMPLEMENTING CEQA

As defined by Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines and Section 7 of the County's "CEQA Regulations Guidelines for the Implementation of CEQA, as amended", an **Initial Study** is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed project.

☐ According to Section 15065, an **EIR** is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

☐ According to Section 15070(a), a **Negative Declaration** is deemed appropriate if the proposal would not result in any significant effect on the environment.

☐ According to Section 15070(b), a **Mitigated Negative Declaration** is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study has determined that the proposed applications will not result in any potentially significant environmental impacts and therefore, a Negative Declaration is deemed as the appropriate document to provide necessary environmental evaluations and clearance as identified hereinafter.

This Initial Study and Negative Declaration are prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.); Section 15070 of the State & County of Imperial's Guidelines for Implementation of the California Environmental Quality Act of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable requirements of the County of Imperial; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

Pursuant to the County of Imperial Guidelines for Implementing CEQA, depending on the project scope, the County of Imperial Board of Supervisors, Planning Commission and/or Planning Director is designated the Lead Agency, in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the

principal responsibility for approving the necessary environmental clearances and analyses for any project in the County.

C. INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

This Initial Study and Negative Declaration are informational documents which are intended to inform County of Imperial decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed applications. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The Initial Study and Negative Declaration, prepared for the project will be circulated for a period of 20 days (*30-days if submitted to the State Clearinghouse for a project of area-wide significance*) for public and agency review and comments. At the conclusion, if comments are received, the County Planning & Development Services Department will prepare a document entitled "Responses to Comments" which will be forwarded to any commenting entity and be made part of the record within 10-days of any project consideration.

D. CONTENTS OF INITIAL STUDY & NEGATIVE DECLARATION

This Initial Study is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed applications.

SECTION 1

I. INTRODUCTION presents an introduction to the entire report. This section discusses the environmental process, scope of environmental review, and incorporation by reference documents.

SECTION 2

II. ENVIRONMENTAL CHECKLIST FORM contains the County's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed applications and those issue areas that would have either a potentially significant impact, potentially significant unless mitigation incorporated, less than significant impact or no impact.

PROJECT SUMMARY, LOCATION AND EVIRONMENTAL SETTINGS describes the proposed project entitlements and required applications. A description of discretionary approvals and permits required for project implementation is also included. It also identifies the location of the project and a general description of the surrounding environmental settings.

ENVIRONMENTAL ANALYSIS evaluates each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis as necessary. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation.

SECTION 3

III. MANDATORY FINDINGS presents Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

IV. PERSONS AND ORGANIZATIONS CONSULTED identifies those persons consulted and involved in preparation of this Initial Study and Negative Declaration.

V. REFERENCES lists bibliographical materials used in preparation of this document.

VI. NEGATIVE DECLARATION – COUNTY OF IMPERIAL

VII. FINDINGS

SECTION 4

VIII. RESPONSE TO COMMENTS (IF ANY)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP) (IF ANY)

E. SCOPE OF ENVIRONMENTAL ANALYSIS

For evaluation of environmental impacts, each question from the Environmental Checklist Form is summarized and responses are provided according to the analysis undertaken as part of the Initial Study. Impacts and effects will be evaluated and quantified, when appropriate. To each question, there are four possible responses, including:

1. **No Impact:** A "No Impact" response is adequately supported if the impact simply does not apply to the proposed applications.

2. **Less Than Significant Impact:** The proposed applications will have the potential to impact the environment. These impacts, however, will be less than significant; no additional analysis is required.

3. **Less Than Significant With Mitigation Incorporated:** This applies where incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact".

4. **Potentially Significant Impact:** The proposed applications could have impacts that are considered significant. Additional analyses and possibly an EIR could be required to identify mitigation measures that could reduce these impacts to less than significant levels.

F. POLICY-LEVEL or PROJECT LEVEL ENVIRONMENTAL ANALYSIS

This Initial Study and Negative Declaration will be conducted under a ☐ policy-level, ☒ project level analysis. Regarding mitigation measures, it is not the intent of this document to "overlap" or restate conditions of approval that are commonly established for future known projects or the proposed applications. Additionally, those other standard requirements and regulations that any development must comply with, that are outside the County's jurisdiction, are also not considered mitigation measures and therefore, will not be identified in this document.

G. TIERED DOCUMENTS AND INCORPORATION BY REFERENCE

Information, findings, and conclusions contained in this document are based on incorporation by reference of tiered documentation, which are discussed in the following section.

1. Tiered Documents

As permitted in Section 15152(a) of the CEQA Guidelines, information and discussions from other documents can be included into this document. Tiering is defined as follows:

"Tiering refers to using the analysis of general matters contained in a broader EIR (such as the one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project."

Tiering also allows this document to comply with Section 15152(b) of the CEQA Guidelines, which discourages redundant analyses, as follows:

"Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including the general plans, zoning changes, and development projects. This approach can eliminate repetitive discussion of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration."

Further, Section 15152(d) of the CEQA Guidelines states:

"Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

(1) Were not examined as significant effects on the environment in the prior EIR; or

(2) Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means."

2. Incorporation By Reference

Incorporation by reference is a procedure for reducing the size of EIRs/MND and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]). This document incorporates by reference appropriate information from the "Final Environmental Impact Report and Environmental Assessment for the "County of Imperial General Plan EIR" prepared by Brian F. Mooney Associates in 1993 and updates.

When an EIR or Negative Declaration incorporates a document by reference, the incorporation must comply with Section 15150 of the CEQA Guidelines as follows:

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The General Plan EIR and updates are available, along with this document, at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.

- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). These documents are available at the County of Imperial Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 Ph. (442) 265-1736.

- These documents must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, these documents must describe the relationship between the incorporated information and the analysis in the tiered documents (CEQA Guidelines Section 15150[c]). As discussed above, the tiered EIRs address the entire project site and provide background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.

- These documents must include the State identification number of the incorporated documents (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the County of Imperial General Plan EIR is SCH #93011023.

- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]). This has been previously discussed in this document.

II. *Environmental Checklist*

1. **Project Title**: Conditional Use Permit (CUP) #25-0009 / Initial Study #25-0023
   Winterhaven County Water District
2. **Lead Agency**: Imperial County Planning & Development Services Department
3. **Contact person and phone number**:
   Rocio Yee, Planner II,
   (442)265-1736, ext. 1750
4. **Address**: 801 Main Street, El Centro CA, 92243
5. **E-mail**: rocioyee@co.imperial.ca.us
6. **Project location**: 495 Third Ave. Winterhaven CA. 92283
   APN: 056-291-005
   LOTS 10 TO 16 & E 2FT OF LOT 9 BLK 13 CENTRAL ADD WINTERHAVEN
7. **Project sponsor's name and address**:
   Rick Miller
   PO BOX 787, Winterhaven CA. 92283
8. **General Plan designation**: Urban (Winterhaven)
9. **Zoning**: G-S (Government Special)
10. **Description of project**:
    The Winterhaven County Water District applied for a Conditional Use Permit (CUP) for the replacement of a Water Well & improvements of the Water Treatment Plant. The WCWD provides potable water to the small rural community of Winterhaven, California, including approximately 107 residential connections, 22 commercial connections, and a 495-space RV park. The District's system currently relies entirely on Well No. 3, which produces about 350 gallons per minute (gpm). Well No. 2, which was installed about 40 years ago, has been out of service since 2016 due to sand infiltration caused by structural failure of its well screen and gravel pack.

    Operating only a single water supply well puts the District out of compliance with California Title 22 drinking water regulations, which require at least two independent water sources to ensure reliable and secure water service. This deficiency poses a risk to public health, sanitation, and fire protection if the existing well were to fail or require maintenance. In addition, the system has experienced high manganese and total dissolved solids (TDS) levels, and the current treatment plant requires upgrades to reliably remove manganese.

    To correct these deficiencies, WCWD will construct a new groundwater well to replace Well No. 2, located at the existing treatment plant site about 50 feet from the other well. The new Well No. 2 will be drilled to about 500 feet deep, with a 10-inch casing and an estimated production capacity of 400 GPM. (645.20 ac-ft/yr). It will include:
    - A new submersible well pump and electrical system
    - Pipeline connections into the existing treatment and distribution systems
    - A concrete pad and steel shade structure for protection
    - Replacement of the perimeter fencing and gate around the treatment plant

    The replacement of Well No. 2 is essential to restoring a safe, reliable, and compliant water supply system for the Winterhaven community

11. **Surrounding land uses and setting**: The project site located in Winterhaven CA, surrounded by the Winterhaven community to the East and active farmland to the West, North and South of the property.

12. **Other public agencies whose approval is required** (e.g., permits, financing approval, or participation agreement.): Planning Commission, Imperial County Air Pollution Control District, Imperial County Environmental Health Services, and Imperial County Fire Department.

13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentially, etc.?

The AB 52 Notice of Opportunity to consult was mailed via certified mail to the Quechan Indian Tribe and Campo Band of Mission Indian Tribes on July 14, 2025, for their review and comment; no comments were received to this date.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code, Section 21080.3.2). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code, Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code, Section 21082.3 (c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology /Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☐ Noise	☐ Population / Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

ENVIRONMENTAL EVALUATION COMMITTEE (EEC) DETERMINATION

After Review of the Initial Study, the Environmental Evaluation Committee has:

☐ Found that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ Found that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ Found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ Found that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Found that although the proposed project could have a significant effect on the environment, ~~because~~ all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EEC VOTES	YES	NO	ABSENT
PUBLIC WORKS	☐	☐	☐
ENVIRONMENTAL HEALTH SVCS	☐	☐	☐
OFFICE EMERGENCY SERVICES	☐	☐	☐
APCD	☐	☐	☐
AG	☐	☐	☐
SHERIFF DEPARTMENT	☐	☐	☐
ICPDS	☐	☐	☐

Jim Minnick, Director of Planning/EEC Chairman

Date:

PROJECT SUMMARY

A. **Project Location**: The project site is located at 495 Third Ave. Winterhaven CA. 92283, with Assesors parcel Number (APN) 056-291-005-000; legally described as; LOTS 10 TO 16 & E 2FT OF LOT 9 BLK 13 CENTRAL ADD WINTERHAVEN. Encompassing approximately 0.80 AC.

B. **Project Summary**:
The Winterhaven County Water District applied for a Conditional Use Permit (CUP) for the replacement of a New Water Well & Water Treatment Plant improvements. The WCWD provides potable water to the small rural community of Winterhaven, California, including approximately 107 residential connections, 22 commercial connections, and a 495-space RV park. The District's system currently relies entirely on Well No. 3, which produces about 350 gallons per minute (gpm). Well No. 2, which was installed about 40 years ago, has been out of service since 2016 due to sand infiltration caused by structural failure of its well screen and gravel pack.

Operating only a single water supply well puts the District out of compliance with California Title 22 drinking water regulations, which require at least two independent water sources to ensure reliable and secure water service. This deficiency poses a risk to public health, sanitation, and fire protection if the existing well were to fail or require maintenance. In addition, the system has experienced high manganese and total dissolved solids (TDS) levels, and the current treatment plant requires upgrades to reliably remove manganese.

To correct these deficiencies, WCWD will construct a new groundwater well to replace Well No. 2, located at the existing treatment plant site about 50 feet from the other well. The new Well No. 2 will be drilled to about 500 feet deep, with a 10-inch casing and an estimated production capacity of 400 GPM. (645.20 ac-ft/yr). It will include:

- A new submersible well pump and electrical system
- Pipeline connections into the existing treatment and distribution systems
- A concrete pad and steel shade structure for protection
- Replacement of the perimeter fencing and gate around the treatment plant

Once operational, the new Well No. 2 will:

- Provide a second, redundant water source to ensure continuous water service during outages, maintenance, or emergencies affecting Well No. 3.
- Increase the total water supply capacity of the system to meet current and future peak demands (the system's maximum day demand is about 114,000 gallons/day).
- Support reliable potable water service for the entire WCWD community, including all homes, businesses, and the large RV park.
- Improve public health protection by complying with regulatory requirements for source capacity and redundancy.
- Enhance overall system resilience and sustainability when combined with planned treatment plant repairs and future distribution system replacement.

The replacement of Well No. 2 is essential to restoring a safe, reliable, and compliant water supply system for the Winterhaven community

C. **Environmental Setting**: The proposed project is located within a G-S zone (Government Special) The proposed project is allowed within the G-S zone, with an approved conditional use permit, according to Title 9, Division 5 and Division 3. The applicant has submitted a conditional use permit for the proposed project of a Water Well.

D. **Analysis**: Initial Study #25-0009 will analyze any impacts associated with the proposed project within the GS zone. The proposed project site has been used to support Winterhaven Community over the years and is it currently in use. The construction of the new water well no.2 will comply with California Well standards and will be subject to Division 21 (Water Well Regulations) and Division 22 (Groundwater Ordinance) of the Imperial County Land Use Ordinances (Title 9).

A. **General Plan Consistency**: The project is located within an area designated as Urban according to the General Plan, and the parcel is zoned GS (Government Special). The project could be considered consistent with the General Plan and the County Land Use Ordinance upon the approval of the proposed CUP.

Exhibit "A"
Vicinity Map

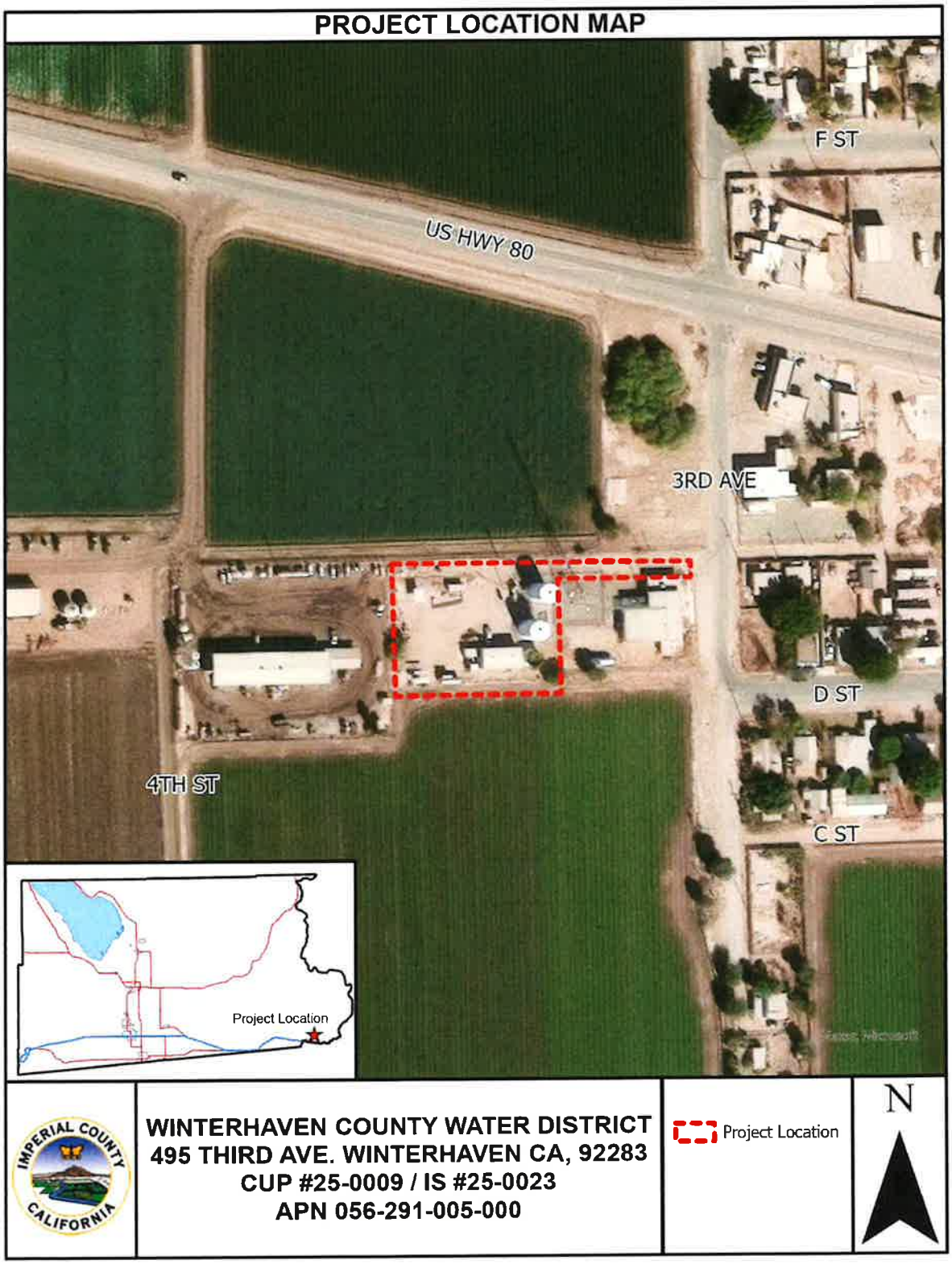
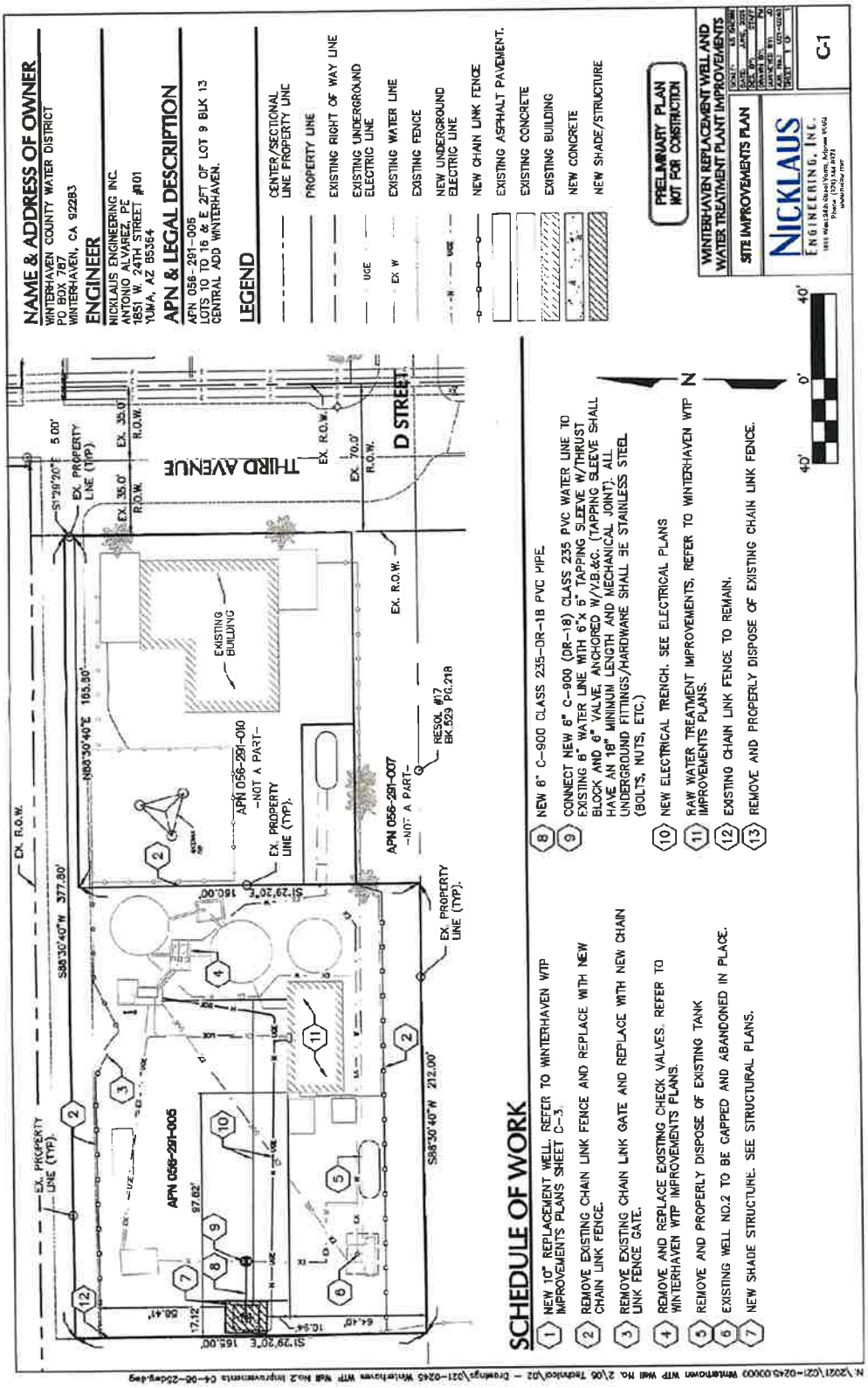


Exhibit "B"
Site Plan/Tract Map/etc.



EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

I. *AESTHETICS*

Except as provided in Public Resources Code Section 21099, would the project:

a) Have a substantial adverse effect on a scenic vista or scenic highway? ☐ ☐ ☒ ☐

a) The proposed water well will be located west of the Townsite of Winterhaven at 495 Third Avenue, next to the Winterhaven old fire station; however, the proposed facility is not located within the vicinity of a scenic highway. It is not designated as a scenic highway in the Imperial County General Plan Circulation and Scenic Highways Element (Imperial County 2008) nor is it identified on the California Scenic Highway Mapping System (Caltrans 2016). No scenic vistas or areas with high visual quality would be adversely affected by the development of the proposed projects. Any potential impact would appear to be less than significant.

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? ☐ ☐ ☐ ☒

b) The proposed project is not near a state scenic highway; therefore, it will not damage scenic resources including trees, outcropping, and historical buildings within a state scenic highway. No impact is expected.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surrounding? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? ☐ ☐ ☒ ☐

c) The proposed project is consistent with current zoning and land uses in the surrounding parcels with an approved conditional use permit. The site is zoned for Government / special uses and has been previously impacted by the Winterhaven Water District. Therefore, a less than significant impact is expected.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? ☐ ☐ ☐ ☒

d) The proposed project is for the replacement and operations of a water well which will provide potable water to the small rural community of Winterhaven. It is not expected that a new source of substantial light or glare would adversely affect day or nighttime views in the area. No impacts are expected

II. *AGRICULTURE AND FOREST RESOURCES*

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. --Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? ☐ ☐ ☐ ☒

a) The proposed project site is listed as "Area Not Mapped" located outside the survey boundary per the California Farmland Mapping & Monitoring Program: Imperial County Important Farmland 2018 Map[3]. Therefore, the proposed project will not convert any type of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impacts are expected.

b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract? ☐ ☐ ☐ ☒

b) The County of Imperial has no current active Williamson Act contracts; therefore, the proposed project is not expected to conflict with existing zoning for agricultural use, or a Williamson Act Contract. No impacts are expected.

		Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒

c) The proposed project site is not zoned for, nor does it contain forest land or timber land. As such, the project would not impact forest or timberlands. No impact is expected.

d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

d) As previously stated under item (II)(c) above, the proposed project is not located in forest land, therefore, it is not expected to result in the loss of forest land or conversion of forest land to non-forest. No impacts are expected.

e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

e) There is no existing farmland or forestland on or in the immediate vicinity. Development of the proposed project would not result in the loss or conversion of farmland to non-agricultural use or conversion of forestland to non-forest use. Therefore, no impacts are expected.

III. *AIR QUALITY*

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to the following determinations. Would the Project:

a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐

a) The proposed project is for the construction and operations of a new water well as a replacement to the one that provided potable water to the small rural community of Winterhaven community, and it is not expected to conflict with or obstruct implementation of the applicable air quality plan. The operation of the new well will provide a second, redundant water source to ensure continuous water service during outages, maintenance, or emergencies. Per Imperial County Air Pollution Control District's comment letter[20] dated July 23, 2025, given the type of project and the size of the project area being less than one (1) acre, all construction activities must adhere to Regulation VIII, which is a collection of rules, designed to limit emissions of fugitive dust to 20% opacity, and will assure the protection of public health, specifically those sensitive receptors located less than ½ mile downwind of the project. Additionally, the following Mitigation Measures will be incorporated:

- **AQ-1 for fugitive dust is the prime concern; Reducing traffic speeds to 15 mph speed limit on all unpaved roads should reflect identical language to that found in Discretionary Measures for Fugitive PM10 Control in section 7.1 of the Imperial County California Environmental Quality Act (CEQA) Handbook; and,**
- **AQ-2 for Standard Mitigation Measures for Construction Combustion Equipment of section 7.1 of the Handbook states that all equipment must comply with CARB regulations for In-Use Off Road equipment. Adherence and compliance with ACPD's rules and regulations will bring any impact to less than significant with mitigation incorporated.**

b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☒	☐	☐

b) As previously stated under item (III)(a) above, the water well construction shall comply with the rules and regulations with mitigation measures of the Imperial County Air Pollution Control District, therefore, it is not expected that the proposed project would substantially contribute to an existing or projected air quality violation. Therefore, any impacts are expected to be less than significant with mitigation incorporated.

c)	Expose sensitive receptors to substantial pollutants concentrations?	☐	☒	☐	☐

c) The proposed project is not expected to expose sensitive receptors to substantial pollutants concentrations during the construction of the commercial water well. However, any exposure would be temporary and would be lessened by adhering to Air Pollution Control District's rules and regulations with mitigation measures. Compliance with APCD's requirements would bring any impacts to less than significant with mitigation incorporated.

d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	☐	☐	☒	☐

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

d) The proposed project is not expected to expose sensitive receptors to substantial pollutants concentrations. Furthermore, with the continued adherence to the ICACPD requirements as shown above, any impacts would remain at a level less than significant.

IV. *BIOLOGICAL RESOURCES Would the project:*

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☐ ☒ ☐

a) The project location is within a Government Special Zone. The proposed project involves replacing Well No. 2, with the new well to be located approximately 50 feet from the existing well, which is planned for abandonment, within the current treatment plant site. As such, the property has already been disturbed by prior development of water infrastructure serving the community, which includes approximately 107 residential connections, 22 commercial connections, and 495 RV park spaces. According to the Imperial County General Plan's Conservation and Open Space Element[5], Figure 1 "Sensitive Habitat Map[6a]," the project is not located within a sensitive habitat area. However, the proposed project does not expect to have any substantial physical changes to the environment as the proposed construction is to take place below ground level. Consequently, it does not appear to have a substantially adverse effect, either directly or through habitat modification, or to any species identified as a candidate, sensitive, or of special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife Service. Therefore, any impacts are expected to be less than significant.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? ☐ ☐ ☒ ☐

b) According to the Imperial County General Plan's Conservation and Open Space Element[5], the project site is not within a sensitive or riparian habitat, or on other sensitive natural community.; therefore, it does not appear to have a substantial effect in local regional plans, policies, and regulations with respect to sensitive natural communities or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Additionally, the proposed water well is expected to replace an existing water well and is expected to be pump approximately 400 gallon per minute (GPM) (645.20 ac-ft/yr). Any impacts are expected to be less than significant.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? ☐ ☐ ☒ ☐

c) According to the National Wetlands Inventory: Surface Waters and Wetlands Map7, the proposed project is not located within a riparian habitat and will not cause a substantial adverse effect on federal protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Any impacts are expected to be less than significant.

d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? ☐ ☐ ☒ ☐

d) The proposed project site is a replacement of Well No. 2 and the new well will be located at the existing treatment plant site about 50 feet apart. As previously stated on item (IV)(b) above, the project site is not located within a Sensitive Habitat; therefore, it would not interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Any impacts are expected to be less than significant.

e) Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance? ☐ ☐ ☐ ☒

e) The proposed project does not conflict with any local policy or ordinance protecting biological resources, such as tree preservation policies or ordinances. No impacts are expected.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation ☐ ☐ ☒ ☐

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

plan?

f) The proposed project site is not located within a designated sensitive area according to the Imperial County General Plan's Conservation and Open Space Element[6], therefore, it would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Any impacts are expected to be less than significant.

V. *CULTURAL RESOURCES Would the project:*

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? ☐ ☐ ☒ ☐

a) The proposed project site , is located within disturbed land the replacement of the water well will reach a depth of 500 feet deep, with a 10-inch casing and an estimated production capacity of 400PM (645.20 AFY) the previous water well was installed about 40 years ago and has been out of service since 2016 due to sand infiltration caused by structural failure. The project will not appear to cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 (Determining the Significance of Impacts to Archaeological and Historical Resources); Therefore, any impacts are considered less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? ☐ ☐ ☒ ☐

b) As mentioned under Item a) above, the proposed is located on previously disturbed land and it is not likely that any historical, archaeological or human remains will be discovered. Therefore, any impact would be less than significant.

c) Disturb any human remains, including those interred outside of dedicated cemeteries? ☐ ☐ ☒ ☐

c) As mentioned under Item a) above, the proposed project and facility is located on disturbed land zoned for commercial and recreation type uses and is not expected to directly or indirectly destroy a unique paleontological resource or unique geologic feature. Therefore, a less than significant impact is expected.

VI. *ENERGY Would the project:*

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? ☐ ☐ ☒ ☐

a) The proposed project involves replacing Well No. 2, with the new well to be located approximately 50 feet from the existing well, which is planned for abandonment, within the current treatment plant site. As such, the property has already been disturbed by prior development of water infrastructure serving the community, which includes approximately 107 residential connections, 22 commercial connections, and 495 RV park spaces. Therefore, it will not result in potentially significant environmental impact due to wasteful, insufficient, or unnecessary consumption of energy resources, during the project construction or operation. Any developments would require compliance with the latest edition of the California Building Code and a new building permit application with the Imperial County Planning and Development Services Department was already issued as an emergency permit. Therefore, a less than significant impact is expected.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? ☐ ☐ ☒ ☐

b) As previously stated on item (VI)(a) above, the proposed project is for the replacement of an existing water well to supply the existing Winterhaven Community with no changes to the existing zoning. Any developments would require compliance with the latest energy efficiency and renewable energy standards and regulations. Therefore, the proposed project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Any impacts are expected to be less than significant.

VII. *GEOLOGY AND SOILS Would the project:*

a) Directly or indirectly cause potential substantial adverse effects, including risk of loss, injury, or death involving: ☐ ☐ ☒ ☐

a) The construction and replacement of the proposed water well does not appear to conflict with the geology and soil of adjacent parcels in the area. Any developments on the parcel will be subject to compliance with the latest edition of the California Building Code as well as to go through a ministerial building permit review. Therefore, the proposed project would not directly or indirectly cause potential substantial adverse effects regarding impacts to geology and soils. Any impacts are expected to be less than significant.

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	☐	☐	☒	☐

1) As previously mentioned, the proposed project is not located or near a known fault. Therefore, a less than significant impact is expected.

2) Strong Seismic ground shaking?	☐	☐	☒	☐

2) As previously stated on item (VII)(a)(1) above, the proposed project is not located near a known fault, therefore strong seismic ground shaking is not anticipated, and any impacts are expected to be less than significant.

3) Seismic-related ground failure, including liquefaction and seiche/tsunami?	☐	☐	☒	☐

3) The proposed project site is not located in a seiche/tsunami area per the California Tsunami Data Maps[13]. Any impacts are expected to be less than significant.

4) Landslides?	☐	☐	☐	☒

4) The site is not located within a landslide hazard zone; therefore, no impacts are expected to occur.

b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

b) According to Imperial County General Plan's Seismic and Public Safety Element[14], "Erosion Activity Map[14b]," Figure 3, the proposed project is not located within an area of substantial soil erosion. Any impacts are expected to be less than significant.

c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

c) The proposed project site is not located on a geological unit that would become unstable or collapse as a result of the proposed water well construction. Any construction will be subject to compliance with the latest edition of the California Building Code as well as going through a ministerial building permit review. Adherence and compliance to these standards and regulations would bring any impact to less than significant levels.

d) Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life or property?	☐	☐	☒	☐

d) The proposed project is not located on an expansive soil area. However, as previously stated on section (VII)(c), any new developments will require adherence and compliance to the California Building Code, standards and regulations, as well as to go through a ministerial building permit review which would bring any impacts to less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

e) The proposed project is for the construction and replacement of a water well to supply the Winterhaven community including approximately 107 residential connections, 22 commercial connections, and a 495-space RV park. The applicant and the water well driller shall ensure that the selected well drilling location maintains the appropriate setbacks from the approved septic system, which according to Title 8, Section 8.80.100 of Imperial County Ordinance, shall be located a minimum of 100 feet from the disposal area (leach lines) and 50 feet from the septic tank. Once the well is installed, the applicant will be required to conduct a water potability test to ensure the water meets potable standards. Adherence and compliance with Imperial County Public Health Department, Division of Environmental Health standards and regulations would bring any impact to less than significant.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

f) The proposed project is for the construction and replacement of a water well to supply Winterhaven community. The proposed project does not appear to directly or indirectly destroy a unique paleontological resource or site of unique geologic features on site as there are no known unique resources or features on site or records of; therefore no impacts are expected.

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

VIII. ***GREENHOUSE GAS EMISSION*** ***Would the project:***

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? ☐ ☐ ☒ ☐

a) The proposed replacement of the water well is located in an already disturbed land; therefore, the action is not expected to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Additionally, as previously stated on item (III)(a) above, adherence and compliance to ACPD's rules and regulations will bring any impacts to less than significant levels.

b) Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? ☐ ☐ ☒ ☐

b) The proposed project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The facility site was previously utilized for the Winterhaven Water District and existing water well. Therefore, less than significant impacts are expected.

IX. ***HAZARDS AND HAZARDOUS MATERIALS*** ***Would the project:***

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ☐ ☐ ☐ ☒

a) The proposed project is not expected to create a significant hazard to the public or the environment as it does not involve the handling of any hazardous materials. No impacts are expected.

b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? ☐ ☐ ☐ ☒

b) The proposed water well is not expected to create a significant hazard to the public or environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment as no hazardous materials are anticipated as part of the project. No impacts are expected.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ☐ ☐ ☐ ☒

c) The proposed project does not anticipate the emitting of hazardous emissions, or the handling of hazardous or acutely hazardous materials, substance, or waste as previously stated on items (IX)(a) and (IX)(b) above; therefore, no impacts are expected.

d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ☐ ☐ ☐ ☒

d) The proposed project is not located on a site included on a list of hazardous materials sites according to California Department of Toxic Substances Control EnviroStor[16]; therefore, no impacts are expected.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? ☐ ☐ ☒ ☐

e) The proposed project is not located within an airport land use plan per Imperial County Airport Land Use Compatibility Maps[17].; therefore, any impacts are expected to be less than significant.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☐ ☒

f) The proposed replacement of the water well would not interfere with an adopted emergency response plan or emergency evacuation plan. The applicant will meet any requirements requested by the Fire/OES Department. No impacts are

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

expected.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? ☐ ☐ ☐ ☒

g) According to the California Department of Forestry and Fire Protection "Fire and Resource Assessment Program Map" for Imperial County, the project site is not considered a fire hazard zone; therefore, no impacts are expected.

X. ***HYDROLOGY AND WATER QUALITY*** ***Would the project:***

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? ☐ ☐ ☒ ☐

a) The proposed project is for the construction and replacement of a water well to supply the Winterhaven community including approximately 107 residential connections, 22 commercial connections, and a 495-space RV park, with a projected annual water extraction of 642.20-acre foot per year (AFY) and would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Any impacts are expected to be less than significant

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? ☐ ☐ ☒ ☐

b) As previously stated on item (X)(a) above, the proposed replacement of the water well anticipates an annual water extraction 642.20-acre foot per year (AFY) and does not expect to substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. Any impacts are expected to be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: ☐ ☐ ☒ ☐

c) Since the proposed project is located in the existing Winterhaven County Water District, does not anticipate a physical alteration to the site, that would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course, stream, river or through the addition of impervious surfaces. Any impacts are expected to be less than significant.

(i) result in substantial erosion or siltation on- or off-site; ☐ ☐ ☒ ☐

(i) According to Imperial County General Plan's Seismic and Public Safety Element[14], "Erosion Activity Map[14b]," Figure 3, the proposed project site is not located within an area of substantial soil erosion or siltation on- or off-site. Therefore, any impacts are expected to be less than significant.

(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; ☐ ☐ ☒ ☐

(ii) The proposed water well replacement is not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite. Compliance with Imperial County Department of Public Works rules and regulations would bring any impacts to less than significant.

(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or; ☐ ☐ ☒ ☐

(iii) The proposed project does not anticipate creating or contributing runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. As previously stated on items (X)(c) and (X)(c)(ii) above, any proposed grading will require drainage review and approval from the Imperial County Public Works Department. Compliance with Imperial County Public Works Department standards would ensure that any runoff water impacts would be reduced to less than significant levels.

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
(iv) impede or redirect flood flows?	☐	☐	☒	☐

(iv) The proposed project is for the construction and operation of a water well replacement to supply the Winterhaven Community and is not expected to impede or redirect flood flows. According to the Federal Emergency Management Agency (FEMA) Flood Map Service Center[19], Flood Insurance Rate Map, the proposed project site is located within "Zone X" of flood map 06025C2250C with 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, effective September 26, 2008. Therefore, compliance with ICDPW's standards regarding drainage would bring any impacts to be less than significant levels.

d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐

d) The proposed project will continue with the existing use and supply the Winterhaven area; therefore, impacts related to risk release of pollutants due to project inundation are considered to be low. Additionally, as previously stated on item (X)(c)(iv) above, the proposed project site is located within "Zone X" of flood map 06025C2250C. Compliance with ICDPW's standards would contribute to lowering any impacts to less than significant.

e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

e) The proposed project is for the annual extraction of 642.20-acre foot per year (AFY) of water from a proposed water well, which is not expected to conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. As previously stated on item (X) (c) above, the proposed project would not anticipate a physical alteration that would substantially alter the existing drainage pattern of the site or area; therefore, any impacts are expected to be less than significant.

XI. *LAND USE AND PLANNING Would the project:*

a)	Physically divide an established community?	☐	☐	☐	☒

a) The proposed project is for the construction and replacement of a water well at this location to supply the small rural community of Winterhaven, California, including approximately 107 residential connections, 22 commercial connections, and a 495-space RV park; the water well anticipates an annual water extraction 642.20-acre foot per year (AFY).Therefore, it does not anticipate physically dividing an established community. No land use nor planning impacts are expected.

b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

b) The proposed project is consistent with the intent of the County General Plan, and the County's Land Use Ordinance. The proposed project is in the Winterhaven area zoned for government uses and will not Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect; less than significant impacts are expected.

XII. *MINERAL RESOURCES Would the project:*

a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

a) The proposed project does not anticipate the removal of mineral resources and it is not located within the boundaries of an active mine per Imperial County General Plan's Conservation and Open Space Element[6], "Existing Mineral Resources Map[6a]" Figure 8. No impacts are expected.

b)	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

b) The proposed commercial water well will not result in the loss of availability of locally important mineral resources recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected.

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

XIII. ***NOISE*** ***Would the project result in:***

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? ☐ ☐ ☒ ☐

a) The proposed project is to replace an existing well. Construction activities are not expected to exceed applicable noise standards or expected to significantly increase the ambient noise level in the vicinity, due to their temporary nature. Therefore, a less than significant impacts are expected.

b) Generation of excessive groundborne vibration or groundborne noise levels? ☐ ☐ ☒ ☐

b) The proposed project is to replace the existing well; it is not expected to generate any excessive ground-borne vibration or noise. Therefore, a less than significant impact is expected.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? ☐ ☐ ☐ ☒

c) The proposed project is to replace the existing well; it is not within the vicinity of a private airstrip or an airport. No Impact is expected.

XIV. ***POPULATION AND HOUSING*** ***Would the project:***

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)? ☐ ☐ ☐ ☒

a) The proposed project is to replace the existing water well and supply the Winterhaven community. It does not appear to induce substantial unplanned population growth in the area, as the project's objective is to better service the existing community, either directly or indirectly; therefore, no impact is expected.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ☒

b) The proposed project is to replace the existing water well and it's located within a government area. Therefore, it will not displace substantial numbers of exiting housing, necessitating the construction of replacement housing elsewhere; no impact is expected

XV. ***PUBLIC SERVICES***

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: ☐ ☐ ☐ ☒

a) The proposed project is to replace an existing water well and will not physically impact any local government facilities or require for a new or altered government facility for any possible required services for the proposed water well; therefore, no impact is expected.

1) Fire Protection? ☐ ☐ ☐ ☒

1) The proposed project is to replace and construct a new water well to serve the Winterhaven Community, located in the existing Winterhaven County Water District; therefore, it will not have an impact on Fire protection.

2) Police Protection? ☐ ☐ ☐ ☒

2) The proposed water well will not have an impact on police protection. Both the California Highway Patrol and sheriff's

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

office have active patrol in the area as well. No Impact is expected.

3) Schools? ☐ ☐ ☐ ☒

3) The project would not result in an increase in population or housing and would not require additional school services. No impact is expected.

4) Parks? ☐ ☐ ☐ ☒

4) The project would not result in an increase in population or housing and would not increase demand for local parks. No impact is expected.

5) Other Public Facilities? ☐ ☐ ☐ ☒

5) The project would not appear to put an increased burden on off-site public services, including existing fire, police, school and other governmental services. Therefore, no impact is expected.

XVI. *RECREATION*

a) Would the project increase the use of the existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ☐ ☐ ☒ ☐

a) The proposed project is for the construction and operation of a water well replacement, to supply the Winterhaven Community area. Subsequently, the proposed water well would not increase the use of the existing neighborhood and regional parks or other recreational facilities; therefore, any impacts are expected to be less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment? ☐ ☐ ☒ ☐

b) As mentioned above in XVI a); the proposed project is for the construction and operation of a water well replacement to supply the small rural community of Winterhaven and would not appear to include an expansion of recreational facilities; therefore, any impact is expected to be less than Significant.

XVII. *TRANSPORTATION* ***Would the project:***

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? ☐ ☐ ☐ ☒

a) The proposed project is to replace the existing water well; the applicant will comply with all applicable conditions and regulations with the County's circulation plan, land use ordinance, and transportation planning. No impact is expected.

b) Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)? ☐ ☐ ☐ ☒

b) The proposed project is for a water well replacement to supply the Winterhaven Community area. Therefore, it does not appear to impact any public transit, bicycle or pedestrian facility. No impacts are expected.

c) Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ☐ ☐ ☐ ☒

c) The project site is on a previously constructed site in the Winterhaven County Water District, and it is compatible with the Imperial County General Plan Land Use Designation. The new water well site design is not expected to increase hazards; therefore, no impact is expected.

d) Result in inadequate emergency access? ☐ ☐ ☐ ☒

d) All on-site traffic areas exist; no comment letters were received from Fire or Sheriff Department. The proposed water well will not affect the existing emergency access. No impact is expected.

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

XVIII. ***TRIBAL CULTURAL RESOURCES***

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place or object with cultural value to a California Native American tribe, and that is: ☐ ☐ ☒ ☐

a) The construction and operation of a water well replacement to serve the small rural Winterhaven community, and the property in general is located on an existing disturbed site; the impacts appear to be less than significant for tribal cultural resources as defined in Public Resources Code Section 21074. Therefore, a less than significant impact is expected.

(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as define in Public Resources Code Section 5020.1(k), or ☐ ☐ ☒ ☐

(i) The project would not appear to cause an adverse change in the significance of a tribal cultural resource. The property site has previously been impacted by general recreational uses allowed in the current zone. AB 52 letters have been sent out to the Quechan Tribe and Campo Band of Mission Indians for consultations. The County received a "No comment" email from the Quechan tribes on July 15,2025[6], therefore, a less than significant impacts are expected.

(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth is subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe. ☐ ☐ ☒ ☐

(ii) No significant resources listed as defined in the Public Resources Code Section 5024.1 are expected to be impacted by the proposed water well replacement. Any impacts are expected to be less than significant.

XIX. ***UTILITIES AND SERVICE SYSTEMS*** ***Would the project:***

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects? ☐ ☐ ☒ ☐

a) The project proposes to construct and operate a water well replacement to serve the Winterhaven Community area. which was installed about 40 years ago, has been out of service since 2016 due to sand infiltration caused by structural failure of its well screen and gravel pack to correct these deficiencies, WCWD will construct a new groundwater well to replace Well No. 2, located at the existing treatment plant site about 50 feet from the other well. The new Well No. 2 will be drilled to about 500 feet deep, with a 10-inch casing and an estimated production capacity of 400 GPM (645 AFY) at a total dynamic head of 90 feet installed 70 feet below ground surface (BGS), filter pack specifications, well screen design criteria, and casing design criteria. The well design included the preparation of detailed well completion plans that incorporated the preliminary design specifications from the Preliminary Engineering Report (Nicklaus 2022). The property would utilize an onsite water well and septic system for water and sewer. Therefore, less than significant impacts are expected.

b) Have sufficient water supplies available to serve the project ☐ ☐ ☒ ☐

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

from existing and reasonably foreseeable future development during normal, dry and multiple dry years?

b) The project proposes to construct and operate a water well replacement to serve the Winterhaven community Area, supplying approximately 107 residential connections, 22 commercial connections, and a 495-space RV park, with an estimated production capacity of 400 gallons per minute (GPM), 645.20-acre foot per year (AFY), The existing well water source currently provides 350 gal/min and meets the regulatory standard for water supply capacity. The applicant shall be required to pay all applicable fees and improvements associated with developing their project. Therefore, it will have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years and less than significant impacts are expected.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? ☐ ☐ ☐ ☒

c) The proposed project is to replace the existing potable water well; no change to the onsite wastewater treatment is proposed. No impact is expected.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? ☐ ☐ ☐ ☒

d) The proposed project is to abandon Well No. 2 and replace it with a new water well; the project does not propose to increase the generation of solid waste. No impact is expected.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? ☐ ☐ ☒ ☐

e) All proposed projects within the County shall contract with a licensed waste hauler for waste generated by the facility. Therefore, a less than significant impact is expected.

XX. *WILDFIRE*

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐

a) As previously stated on item (IX)(g) – "Hazards and Hazardous Materials" above, per Cal Fire "Fire Hazard Severity Zones in State Responsibility Areas – Imperial County[18]" adopted November 7, 2007, the proposed project site is located in an unincorporated Local Responsibility Area (LRA) adjacent to a Moderate Fire Hazard Severity Zone (MFHSZ) on the west. The proposed project is to construct and operate a replacement of a water well, that action does not appear to adversely affect either the existing operations on the property or impact infrastructure. The site is not located on or near state responsibility, areas or lands classified as very high, high or moderate fire hazard severity zones. The project site is located west of the community of Winterhaven and has access to the site via 3rd Ave. Compliance with Imperial County Fire Department's standards would bring any impact to less than significant.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? ☐ ☐ ☐ ☒

b) As previously stated on item (XX)(a) above, the proposed project is a water well replacement to an already disturbed land, since the water well is underground no exacerbating wildfire risks are expected; therefore, no impacts are expected.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? ☐ ☐ ☒ ☐

c) The proposed project is to construct and operate a replacement of a water well, on already disturbed land, that action does

	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

not appear to adversely affect either the existing operations on the property or impact infrastructure. Therefore, a less than significant impact is expected.

d)	Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

d) The project is located on flat and moderately sloped desert terrain. The proposed project is to construct and operate a replacement water well, that action does not appear to adversely affect the existing drainage. Therefore, a less than significant impact is expected.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino,(1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

Revised 2009- CEQA
Revised 2011- ICPDS
Revised 2016 – ICPDS
Revised 2017 – ICPDS
Revised 2019 – ICPDS

	Potentially Significant Impact (PSI)	Less than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)

SECTION 3
III. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

a)	**Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, eliminate tribal cultural resources or eliminate important examples of the major periods of California history or prehistory?**	☐	☐	☐	☐
b)	**Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)**	☐	☐	☐	☐
c)	**Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?**	☐	☐	☐	☐

IV. PERSONS AND ORGANIZATIONS CONSULTED

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

A. COUNTY OF IMPERIAL

- Jim Minnick, Director of Planning & Development Services
- Michael Abraham, AICP, Assistant Director of Planning & Development Services
- Diana Robinson, Planning Division Manager
- Rocio Yee, Project Planner
- Imperial County Air Pollution Control District
- Department of Public Works
- Fire Department
- Agricultural Commissioner
- Environmental Health Services
- Sheriff's Office

B. OTHER AGENCIES/ORGANIZATIONS

- **Quechan Indian Tribe**
- **Campo Band of Mission Indians Tribe**
- **Imperial Irrigation District (IID)**
- **City of Needles**

(Written or oral comments received on the checklist prior to circulation)

V. REFERENCES

1. Imperial County General Plan: Circulation and Scenic Highway Element; page 30
2. California State Scenic Highway System Map
   https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa
3. California Farmland Mapping & Monitoring Program: Imperial County Important Farmland Map 2018
   https://maps.conservation.ca.gov/DLRP/CIFF/
4. Imperial County General Plan: Conservation and Open Space Element
   a) Figure 1: Sensitive Habitat Map
   b) Figure 2: Sensitive Species Map
   c) Figure 5: Areas of Heighten Historic Period Sensitivity Map
   d) Figure 6: Known Areas of Native American Cultural Sensitivity Map
   e) Figure 8: Existing Mineral Resources Map
5. National Wetlands Inventory: Surface Waters and Wetlands Map
   https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/
6. Quechan Indian Tribe comment email dated July 15, 2025
7. Imperial Irrigation District comment letter dated July 29, 2025
8. California Geological Survey Hazard Program: Alquist-Priolo Fault Hazard Zones
   https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore?location=32.538703%2C-110.920388%2C6.00
9. California Department of Conservation: Fault Activity Map
   https://maps.conservation.ca.gov/cgs/fam/
10. United States Geological Survey's Quaternary Faults Map
    https://usgs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf
11. California Tsunami Data Maps
    https://www.conservation.ca.gov/cgs/tsunami/maps
12. Imperial County General Plan: Seismic and Public Safety Element
    https://www.icpds.com/assets/planning/seismic-and-public-safety.pdf
    a) Figure 2: Landslide Activity Map
    b) Figure 3: Erosion Activity Map
13. California Department of Toxic Substances Control: EnviroStor
    https://www.envirostor.dtsc.ca.gov/public/
14. Imperial County Airport Land Use Compatibility Maps
    https://www.icpds.com/planning/maps/airport-land-use-compatibility-maps
15. Cal Fire: Fire Hazard Severity Zones Maps – Imperial County
    https://osfm.fire.ca.gov/media/6680/fhszs_map13.pdf
16. Federal Emergency Management Agency (FEMA) Flood Map Service Center: Flood Insurance Rate Map
    https://msc.fema.gov/portal/search?AddressQuery=851%20pitzer%20road%20heber%20ca#searchresultsanchor
17. Imperial County General Plan: Noise Element
    https://www.icpds.com/assets/planning/noise-element-2015.pdf
18. California Historic Resources: Imperial County
    https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=13
19. "County of Imperial General Plan EIR", prepared by Brian F. Mooney & Associates in 1993; and as Amended by County in 1996, 1998, 2001, 2003, 2006 & 2008, 2015, 2016.
20. Air Pollution Control District (APCD) comment letter received July 23, 2025.

NEGATIVE DECLARATION – County of Imperial

The following Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Project Name: Conditional Use Permit (CUP) #25-0009 / Initial Study #25-0023
Winterhaven County Water District

Project Applicant: Winterhaven County Water District
Rick Miller

Project Location: 495 Third Ave.
Winterhaven CA. 92283

Description of Project:

The Winterhaven County Water District applied for a Conditional Use Permit (CUP) for the replacement of a New Water Well & Water Treatment Plant improvements. The WCWD provides potable water to the small rural community of Winterhaven, California, including approximately 107 residential connections, 22 commercial connections, and a 495-space RV park. The District's system currently relies entirely on Well No. 3, which produces about 350 gallons per minute (gpm). Well No. 2, which was installed about 40 years ago, has been out of service since 2016 due to sand infiltration caused by structural failure of its well screen and gravel pack.

Operating only a single water supply well puts the District out of compliance with California Title 22 drinking water regulations, which require at least two independent water sources to ensure reliable and secure water service. This deficiency poses a risk to public health, sanitation, and fire protection if the existing well were to fail or require maintenance. In addition, the system has experienced high manganese and total dissolved solids (TDS) levels, and the current treatment plant requires upgrades to reliably remove manganese.

To correct these deficiencies, WCWD will construct a new groundwater well to replace Well No. 2, located at the existing treatment plant site about 50 feet from the other well. The new Well No. 2 will be drilled to about 500 feet deep, with a 10-inch casing and an estimated production capacity of 400 GPM. (645.20 ac-ft/yr). It will include:

- A new submersible well pump and electrical system
- Pipeline connections into the existing treatment and distribution systems
- A concrete pad and steel shade structure for protection
- Replacement of the perimeter fencing and gate around the treatment plant

Once operational, the new Well No. 2 will:

- Provide a second, redundant water source to ensure continuous water service during outages, maintenance, or emergencies affecting Well No. 3.
- Increase the total water supply capacity of the system to meet current and future peak demands (the system's maximum day demand is about 114,000 gallons/day).
- Support reliable potable water service for the entire WCWD community, including all homes, businesses, and the large RV park.
- Improve public health protection by complying with regulatory requirements for source capacity and redundancy.
- Enhance overall system resilience and sustainability when combined with planned treatment plant repairs and future distribution system replacement.

The replacement of Well No. 2 is essential to restoring a safe, reliable, and compliant water supply system for the Winterhaven community

VI. FINDINGS

This is to advise that the County of Imperial, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environment and is proposing this Negative Declaration based upon the following findings:

☐ The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

☐ The Initial Study identifies potentially significant effects but:

(1) Proposals made or agreed to by the applicant before this proposed Mitigated Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.

(2) There is no substantial evidence before the agency that the project may have a significant effect on the environment.

(3) Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A NEGATIVE DECLARATION will be prepared.

If adopted, the Negative Declaration means that an Environmental Impact Report will not be required. Reasons to support this finding are included in the attached Initial Study. The project file and all related documents are available for review at the County of Imperial, Planning & Development Services Department, 801 Main Street, El Centro, CA 92243 (442) 265-1736.

NOTICE

The public is invited to comment on the proposed Negative Declaration during the review period.

Date of Determination Jim Minnick, Director of Planning & Development Services

The Applicant hereby acknowledges and accepts the results of the Environmental Evaluation Committee (EEC) and hereby agrees to implement all Mitigation Measures, if applicable, as outlined in the MMRP.

Applicant Signature Date

SECTION 4

VIII. RESPONSE TO COMMENTS

(ATTACH DOCUMENTS, IF ANY, HERE)

IX. MITIGATION MONITORING & REPORTING PROGRAM (MMRP)

(ATTACH DOCUMENTS, IF ANY, HERE)

CUP#25-0009 / IS#25-0023

APPLICATION

CONDITIONAL USE PERMIT

I.C. PLANNING & DEVELOPMENT SERVICES DEPT.
801 Main Street, El Centro, CA 92243 (442) 265-1736

- APPLICANT MUST COMPLETE ALL NUMBERED (black) SPACES – Please type or print -

1. PROPERTY OWNER'S NAME Winterhaven County Water District	EMAIL ADDRESS whavenca@gmail.com	
2. MAILING ADDRESS (Street / P O Box, City, State) PO BOX 787, Winterhaven, CA, 92283	ZIP CODE 92283	PHONE NUMBER (760) 550-2068
3. APPLICANT'S NAME Winterhaven County Water District	EMAIL ADDRESS whavenca@gmail.com	
4. MAILING ADDRESS (Street / P O Box, City, State) PO BOX 787, Winterhaven, CA, 92283	ZIP CODE 92283	PHONE NUMBER (760) 550-2068
4. ENGINEER'S NAME Antonio Alvarez — CA. LICENSE NO. C79509	EMAIL ADDRESS rvega@neiaw.com	
5. MAILING ADDRESS (Street / P O Box, City, State) 1851 W 24TH Street, Yuma	ZIP CODE 85364	PHONE NUMBER (928) 344-8374

6. ASSESSOR'S PARCEL NO. 056-291-005	SIZE OF PROPERTY (in acres or square foot) 0.80± AC	ZONING (existing) GS
7. PROPERTY (site) ADDRESS 495 Third Avenue, Winterhaven, CA 92283		
8. GENERAL LOCATION (i.e. city, town, cross street) Winterhaven, CA		
9. LEGAL DESCRIPTION LOTS 10 TO 16 & E 2FT OF LOT 9 BLK 13 CENTRAL ADD WINTERHAVEN		

PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED)

10. DESCRIBE PROPOSED USE OF PROPERTY (list and describe in detail) Replacement of water well No.2 and water treatment plant improvements	
11. DESCRIBE CURRENT USE OF PROPERTY Ex. water well & Water Treatment Plant.	
12. DESCRIBE PROPOSED SEWER SYSTEM N/A.	
13. DESCRIBE PROPOSED WATER SYSTEM Installation of New water well & Water Treatment Plant Improvements.	
14. DESCRIBE PROPOSED FIRE PROTECTION SYSTEM N/A.	
15. IS PROPOSED USE A BUSINESS? ☐ Yes ☐ No	IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE?

I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT

Rick Miller — Print Name — 05/22/2025 — Date

X _____ Signature

_____ Print Name _____ Date

_____ Signature

REQUIRED SUPPORT DOCUMENTS

A. SITE PLAN
B. FEE
C. OTHER
D. OTHER

APPLICATION RECEIVED BY: _____ DATE _____
APPLICATION DEEMED COMPLETE BY: _____ DATE _____
APPLICATION REJECTED BY _____ DATE _____
TENTATIVE HEARING BY: _____ DATE _____
FINAL ACTION: ☐ APPROVED ☐ DENIED DATE _____

REVIEW / APPROVAL BY OTHER DEPT'S required
☐ P. W
☐ E. H. S
☐ A P. C. D.
☐ O E. S
☐ _____
☐ _____

CUP # _____

Winterhaven County Water District
PO BOX 787
Winterhaven, CA 92283
whavenca@gmail.com
Office: (760) 550-2068
June 12, 2025

Imperial County Planning & Development Services Department
801 Main Street,
El Centro, CA 92243
Office: (442) 265-1736

To Whom It May Concern,

I am writing to formally confirm my role as the **Manager** of **Winterhaven County Water District**. In this capacity, I am authorized to act on behalf of the district regarding the Winterhaven Replacement Well and Water Treatment Plant Improvements project. My responsibilities include overseeing operations, financial transactions, and other project-related matters, ensuring the district's interests are represented effectively.

Attached to this letter, you will find relevant documentation verifying authority within the organization.

Should you require further details or verification, please do not hesitate to contact me at whavenca@gmail.com.

Sincerely,

6/12/25

Rick Miller
Manager
Winterhaven County Water District

June 2025.

Imperial County Planning &
Development Services Department.
801 Main Street
El Centro, CA 92243

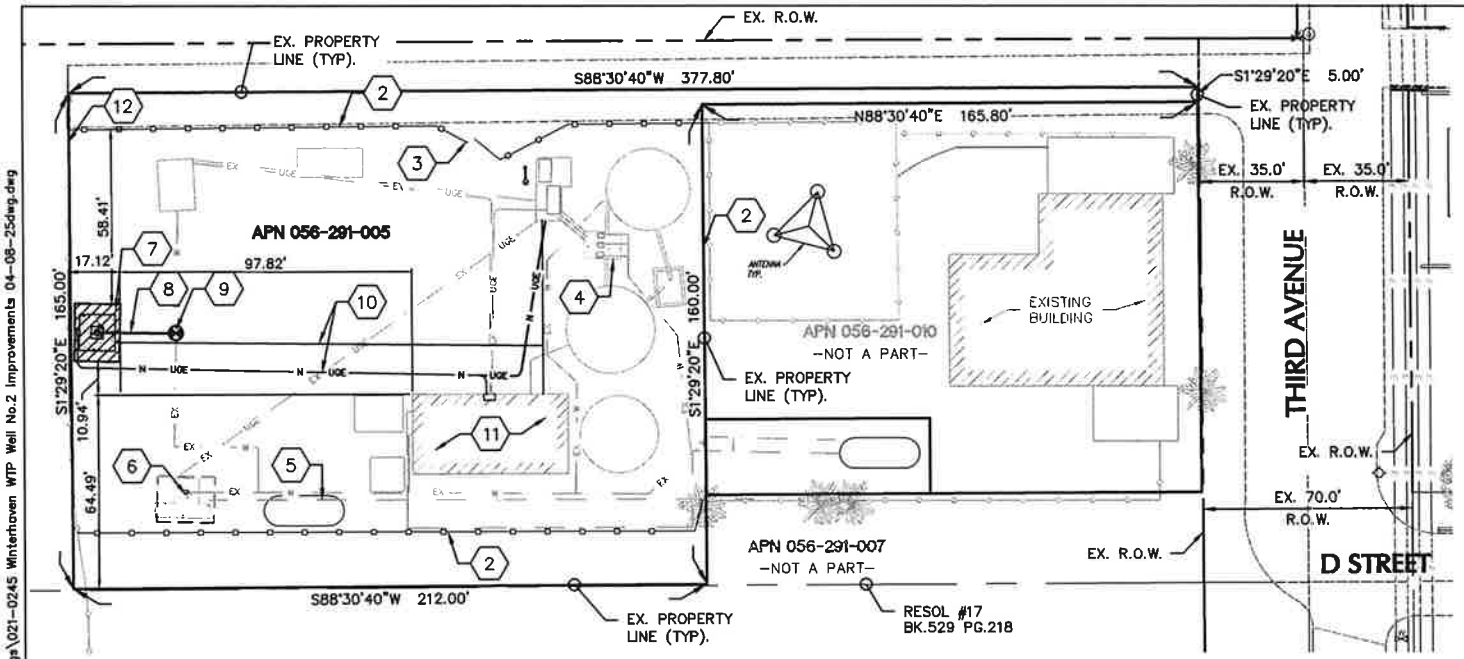
Project: Winterhaven Replacement Well and Water Treatment Plant Improvements

Nicklaus prepared a well design for the replacement of water supply well No. 2 for the Winterhaven County Water District. The well design was based on the preliminary Engineer's report prepared for the Winterhaven County Water District in July 2022 (Nicklaus 2022) that presented alternatives for supplementing the single water well supplying water to the Winterhaven County Water District. The selected alternative was the replacement of well No. 2, which included the initial specifications for the replacement well. The preliminary specifications included the proposed well depth, 512 feet, and the pump performance requirements, a pump capacity of 400 gallon per minute (gpm) (645.20 ac-ft/yr) at a total dynamic head of 90 feet installed at 70 feet below ground surface (BGS), filter pack specifications, well screen design criteria, and casing design criteria.

The well design included the preparation of detailed well completion plans that incorporated the preliminary design specifications from the Preliminary Engineering Report (Nicklaus 2022). The well design expanded on the preliminary design, including the well depth and depths of specific well components, surface casing specifications, well casing type and size, screen type, size and slot opening size, filter pack size, and annular seal for the well; pump design, including pump type, size, pump performance criteria, and discharge pipe type and size; and other well appurtenance such as the design specifications for a pitless adapter, the design for the installation of a flow meter, and the design of the electrical requirements for the operation of the well. The well design included specifications for the pump controller, an electrical frequency filter to protect the pump motor, and the installation of the flow meter readout on the control panel for the well. The design also included surface completion details such as installation of a sanitary seal, a sounding tube, a well vent, and a sample port to allow for water quality sampling. The well design was included in a set of plans for the construction of a building at the Winterhaven County Water District facility that includes the well diagram and specification sheets for the pump controller, frequency filter, the flow meter, and the electrical design specifications.

Reference

Nicklaus Engineering, Inc. 2022. Preliminary Engineer's Report, Water Well No. 2 Replacement, Winterhaven County Water District, Winterhaven, California. July.



NAME & ADDRESS OF OWNER

WINTERHAVEN COUNTY WATER DISTRICT
PO BOX 787
WINTERHAVEN, CA 92283

ENGINEER

NICKLAUS ENGINEERING INC.
ANTONIO ALVAREZ, PE
1851 W. 24TH STREET #101
YUMA, AZ 85364

APN & LEGAL DESCRIPTION

APN 056-291-005
LOTS 10 TO 16 & E 2FT OF LOT 9 BLK 13
CENTRAL ADD WINTERHAVEN.

LEGEND

- CENTER/SECTIONAL LINE PROPERTY LINE
- PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- EX W — EXISTING WATER LINE
- EXISTING FENCE
- -N- UGE — NEW UNDERGROUND ELECTRIC LINE
- NEW CHAIN LINK FENCE
- EXISTING ASPHALT PAVEMENT.
- EXISTING CONCRETE
- EXISTING BUILDING
- NEW CONCRETE
- NEW SHADE/STRUCTURE

SCHEDULE OF WORK

1. NEW 10" REPLACEMENT WELL. REFER TO WINTERHAVEN WTP IMPROVEMENTS PLANS SHEET C-3.
2. REMOVE EXISTING CHAIN LINK FENCE AND REPLACE WITH NEW CHAIN LINK FENCE.
3. REMOVE EXISTING CHAIN LINK GATE AND REPLACE WITH NEW CHAIN LINK FENCE GATE.
4. REMOVE AND REPLACE EXISTING CHECK VALVES. REFER TO WINTERHAVEN WTP IMPROVEMENTS PLANS.
5. REMOVE AND PROPERLY DISPOSE OF EXISTING TANK
6. EXISTING WELL NO.2 TO BE CAPPED AND ABANDONED IN PLACE.
7. NEW SHADE STRUCTURE. SEE STRUCTURAL PLANS.
8. NEW 6" C-900 CLASS 235-DR-18 PVC PIPE.
9. CONNECT NEW 6" C-900 (DR-18) CLASS 235 PVC WATER LINE TO EXISTING 6" WATER LINE WITH 6"x 6" TAPPING SLEEVE W/THRUST BLOCK AND 6" VALVE, ANCHORED W/V.B.&C. (TAPPING SLEEVE SHALL HAVE AN 18" MINIMUM LENGTH AND MECHANICAL JOINT). ALL UNDERGROUND FITTINGS/HARDWARE SHALL BE STAINLESS STEEL (BOLTS, NUTS, ETC.)
10. NEW ELECTRICAL TRENCH. SEE ELECTRICAL PLANS
11. RAW WATER TREATMENT IMPROVEMENTS, REFER TO WINTERHAVEN WTP IMPROVEMENTS PLANS.
12. EXISTING CHAIN LINK FENCE TO REMAIN.
13. REMOVE AND PROPERLY DISPOSE OF EXISTING CHAIN LINK FENCE.

N

40' 0' 40'

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

WINTERHAVEN REPLACEMENT WELL AND WATER TREATMENT PLANT IMPROVEMENTS

SITE IMPROVEMENTS PLAN

SCALE:	AS SHOWN
DATE:	JUNE, 2025
DES. BY:	STAFF
DRAWN BY:	FM
SURVEYED BY:	JD
JOB. No.:	021-0245
SHEET	1 OF 1

NICKLAUS ENGINEERING, INC.
1851 West 24th Street Yuma, Arizona 85364
Phone: (928) 344-8374
www.nelaw.com

C-1

N:\2021\021-0245.00000 Winterhaven WTP Well No. 2\06 Technical\02 - Drawings\021-0245 Winterhaven WTP Well No.2 Improvements 04-08-25dwg.dwg

SUNSTATE ENVIRONMENTAL SERVICES
4743 E. 30th Pl. YUMA, AZ 85365
OFFICE (928) 341 9685 FAX (928) 341 9196 EMAIL: SUNSTATEES@AOL.COM website: SunstateES.com

Winterhaven Water District

RE: Contract to operate the water plant and waste water lift station

The attachment is our contract to operate your water plant and waste water lift station as economically as possible. The scope of services is a recommendation and is subject to approval (modifications, additions, or corrections). We reserve the right to discontinue the contract by submitting in writing. This contract is valid from December 13, 2013 to a date to be determined.

The monthly invoice for operations as stated would be **$3,600.00** per month for up to 2 hours per day times 7 days per week, during the hours of 6:00am to 4:00pm. We will provide our own insurances, truck and fuel costs. Additional repairs (ie: meters, leaks, emergency repairs, other maintenance repairs, meter lock-offs) will be charged at **$80.00** per man hour with approval of district supervisor or designee.

Materials purchased by Sunstate would be at cost plus 20% handling fee. All payments are due upon receipt of invoice. Finance charges will be added after 15 days.

Our office is also available for customer billing, payment receipts, and bank deposits (deposits into the water district account only) if any or all of that type of service is required. The charge is per hookup for customer billings. We can also provide meter reading service. Our website is available for other questions at SunstateES.com. References available upon request.

Scope of the work is attached. Contract agreement submitted this day March 18, 2014.

Contract agreement accepted by:

Contact person: Daylene Luego

Phone no.: 928-259-0397

Contract agreement submitted by:

Rick Miller
Sunstate Environmental Services
928 920 9056 cell
928 341 9685 office

SCOPE OF THE WORK FOR WATER AND WASTE WATER OPERATIONS AT

WINTERHAVEN WATER DISTRICT

Provide Grade 3 water treatment plant operator.

Submit monthly reports to district supervisor or designee

Liability, auto insurance, and Workman's Comp Insurance to be provided by Sunstate at the start of contract, for our employees.

Specialized equipment would be the responsibility of the water district.

WATER TREATMENT PLANT SCOPE OF SERVICES

1. Back wash sand filters as needed.

2. Read water filter meters daily and record

3. Check chlorine pump operation daily

4. Test for chlorine dosage, demand, residual daily

5. Maintain chlorinator and service pump as necessary

6. Maintain and service potassium permanganate pump and motor as required by manufacturer

7. Test for iron residual at filtration system daily

8. Inspect generator as required by manufacturer by running weekly, checking fluids and advising district supervisor , repairs as necessary

9. Check filtration system electric controls and make repairs as necessary

10. Clean floor, filters, controls from filtration system as necessary

11. Read pressure tank gauges daily

12. Clean pressure tank sight glass as necessary

13. Grease booster pump motors monthly or as required by manufacturer

14. Order chemicals as needed or advise district supervisor or designee

LIFT STATION SCOPE OF SERVICES

1. Visually inspect the lift station daily and record flow data

2. Check all electrical controls daily

3. Maintain lift station as per manufacturer recommendations

4. Keep area clean

NOTICE TO APPLICANT

SUBJECT: PAYMENT OF FEES

Dear Applicant:

Pursuant to County Codified Ordinance Division 9, Chapter 1, Section 90901.02, all Land Use Applications must be submitted with their appropriate application fee. Failure to comply will cause application to be rejected.

Please note that once the Department application is received and accepted, a "time track" billing will commence immediately. Therefore, should you decide to cancel or withdraw your project at any time, the amount of time incurred against your project will be billed and deducted from your payment. As a consequence, if you request a refund pursuant to County Ordinance, your refund, if any, will be the actual amount paid minus all costs incurred against the project.

Please note there will be no exceptions to this policy. Thank you for your attention.

Sincerely yours,

Jim Minnick, Director
Planning & Development Services

RECEIVED BY: ____________ DATE: 6/12/25

IMPERIAL COUNTY PLANNING & DEVELOPMENT SERVICES
GENERAL INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest, if different, agree to defend, indemnify, hold harmless, and release the County of Imperial ("County"), its agents, officers, attorneys, and employees (including consultants) from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent negligence on the part of the County, its agents, officers, attorneys, or employees (including consultants).

If any claim, action, or proceeding is brought against the County, its agents, officers, attorneys, or employees (including consultants), to attack, set aside, void, or annul the approval of the application or adoption of the environmental document which accompanies it, then the following procedures shall apply:

1. The Planning Director shall promptly notify the County Board of Supervisors of any claim, action or proceeding brought by an applicant challenging the County's action. The County, its agents, attorneys and employees (including consultants) shall fully cooperate in the defense of that action.

2. The County shall have the final determination on how to best defend the case and will consult with applicant regularly regarding status and the plan for defense. The County will also consult and discuss with applicant the counsel to be used by County to defend it, either with in-house counsel, or by retaining outside counsel provided that the County shall have the final decision on the counsel retained to defend it. Applicant shall be fully responsible for all costs incurred. Applicant shell be entitled to provide his or her own counsel to defend the case, and said independent counsel shall work with County Counsel to provide a joint defense.

Executed at _____ California on _____, 201____

APPLICANT

Name: Rick Miller

By Winterhaven County Water District

Title Manager

Mailing Address:

PO BOX 787, Winterhaven, CA, 92283

REAL PARTY IN INTEREST
(If different from Applicant)

Name _____

By _____

Title _____

Mailing Address:

ACCEPTED/RECEIVED BY _____ Date _____

PROJECT ID NO _____ APN ___ ___ ___-___ ___ ___-___ ___

S:\FORMS _ LISTS\General Indemnification FORM 041516.doc

Rocio Yee

From: Roman Vega <rvega@neiaw.com>
Sent: Wednesday, September 17, 2025 4:56 PM
To: Rocio Yee; Paulina Mendoza
Cc: rick@sunstatees.com; Winterhaven County Water District
Subject: RE: FW: Winterhaven Water Well #2.

Rocio,

As per our conversation, see a resume of the Water Well #2 project,

Summary – Purpose and Service of Water Well No. 2 (Replacement Well)

The Winterhaven County Water District (WCWD) provides potable water to the small rural community of Winterhaven, California, including approximately **107 residential connections, 22 commercial connections, and a 495-space RV park**. The District's system currently relies entirely on **Well No. 3**, which produces about **350 gallons per minute (gpm)**. **Well No. 2**, which was installed about 40 years ago, has been **out of service since 2016** due to sand infiltration caused by structural failure of its well screen and gravel pack.

Operating only a single water supply well puts the District out of compliance with **California Title 22 drinking water regulations**, which require at least **two independent water sources** to ensure reliable and secure water service. This deficiency poses a **risk to public health, sanitation, and fire protection** if the existing well were to fail or require maintenance. In addition, the system has experienced **high manganese and total dissolved solids (TDS)** levels, and the current treatment plant requires upgrades to reliably remove manganese.

To correct these deficiencies, WCWD will **construct a new groundwater well to replace Well No. 2**, located at the existing treatment plant site about 50 feet from the other well. The **new Well No. 2 will be drilled to about 500 feet deep**, with a 10-inch casing and an **estimated production capacity of 400 gpm**. It will include:

- A new submersible well pump and electrical system
- Pipeline connections into the existing treatment and distribution systems
- A concrete pad and steel shade structure for protection
- Replacement of the perimeter fencing and gate around the treatment plant

Once operational, the new Well No. 2 will:

- **Provide a second, redundant water source** to ensure continuous water service during outages, maintenance, or emergencies affecting Well No. 3.
- **Increase the total water supply capacity** of the system to meet current and future peak demands (the system's maximum day demand is about 114,000 gallons/day).
- **Support reliable potable water service for the entire WCWD community**, including all homes, businesses, and the large RV park.
- **Improve public health protection** by complying with regulatory requirements for source capacity and redundancy.
- **Enhance overall system resilience and sustainability** when combined with planned treatment plant repairs and future distribution system replacement.

In short, the **replacement of Well No. 2 is essential to restoring a safe, reliable, and compliant water supply system** for the Winterhaven community

Thank you very much and please contact me if you have any other questions.

Roman Vega, P.E.
Senior Engineer
Nicklaus Engineering, Inc.
1851 W. 24th Street, Suite 101
Yuma, AZ 85364
Office: 928.217.2425
Email: RVega@neiaw.com
www.neiaw.com

NICKLAUS
ENGINEERING, INC.

From: Roman Vega
Sent: Tuesday, September 16, 2025 1:01 PM
To: 'Rocio Yee' <rocioyee@co.imperial.ca.us>; Paulina Mendoza <pmendoza@NEIAW.COM>
Cc: rick@sunstatees.com; Winterhaven County Water District <whavenca@gmail.com>
Subject: RE: FW: Winterhaven Water Well #2.

Good afternoon, Rocio,

I hope you're doing well.

Could you please provide me with an update on our project?

Back on August 21, the County performed a site visit, and we have not received any updates since then. Our client is requesting a status, and we would like to know where things currently stand.

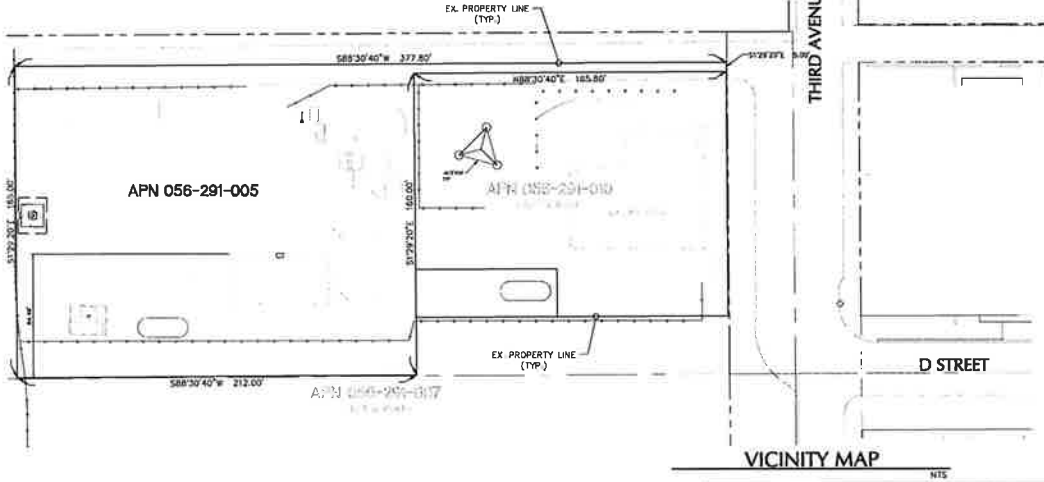
Also, just to confirm — you mentioned that the abandonment portion was approved, correct?

Thank you for your help.

Roman Vega, P.E.
Senior Engineer
Nicklaus Engineering, Inc.
1851 W. 24th Street, Suite 101
Yuma, AZ 85364

WINTERHAVEN REPLACEMENT WELL AND WATER TREATMENT PLANT IMPROVEMENTS

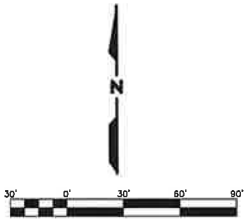
PROJECT LOCATION MAP
NTS



VICINITY MAP
NTS

LEGEND

- FOUND SURVEY MONUMENT AS NOTED
- CENTER/SECTIONAL LINE
- PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING FENCE
- NEW STEEL TUBE FENCE
- NEW UNDERGROUND ELECTRIC LINE
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE
- EXISTING BUILDING
- NEW CONCRETE
- NEW SHADE / STRUCTURE



PRELIMINARY 100% PLAN
NOT FOR CONSTRUCTION

SHEET INDEX

SURVEYOR' NOTES:

1. THE NAD 83 CCS ZONE 6 GRID BEARING OF S 48°36'16.2"E AS CALCULATED BETWEEN MONUMENT DESIGNATED AS "WNTER" AND MONUMENT DESIGNATED AS "PID – DB1350" WAS USED AS THE BASIS OF BEARINGS FOR ALL MEASURED BEARINGS SHOWN HEREON MONUMENT "WNTER" WAS HELD AS ORIGIN FOR COORDINATES.

2. THE CONTOURS AND SPOT ELEVATIONS SHOWN HEREON ARE THOSE DERTMINED BY AN AERIAL SURVEY CONDUCTED OVER THIS SITE BY PRECISION UAV. ALL CONTROL MONUMENTS ARE THOSE DETERMINED BY GPS METHODS FOR VERTICAL DATA COLLECTION.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT,THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE COUNTY OF IMPERIAL IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PROJECT DESIGN.

NICKLAUS ENGINEERING, INC.
1851 W. 24TH STREET
YUMA, AZ 85364
PH (928)344-8374

ANTONIO ALVAREZ, P.E. DATE
REG. NO.C79509
EXP. 03/31/2026

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PUBLIC WORKS DEPARTMENT
COUNTY OF IMPERIAL
EL CENTRO, CALIFORNIA

COUNTY OF IMPERIAL PUBLIC WORKS DEPARTMENT APPROVED FOR CONSTRUCTION BY:

JOHN A. GAY, P.E. R.C.E. No
DIRECTOR OF PUBLIC WORKS
DATE REG. EXP.

DIG ALERT

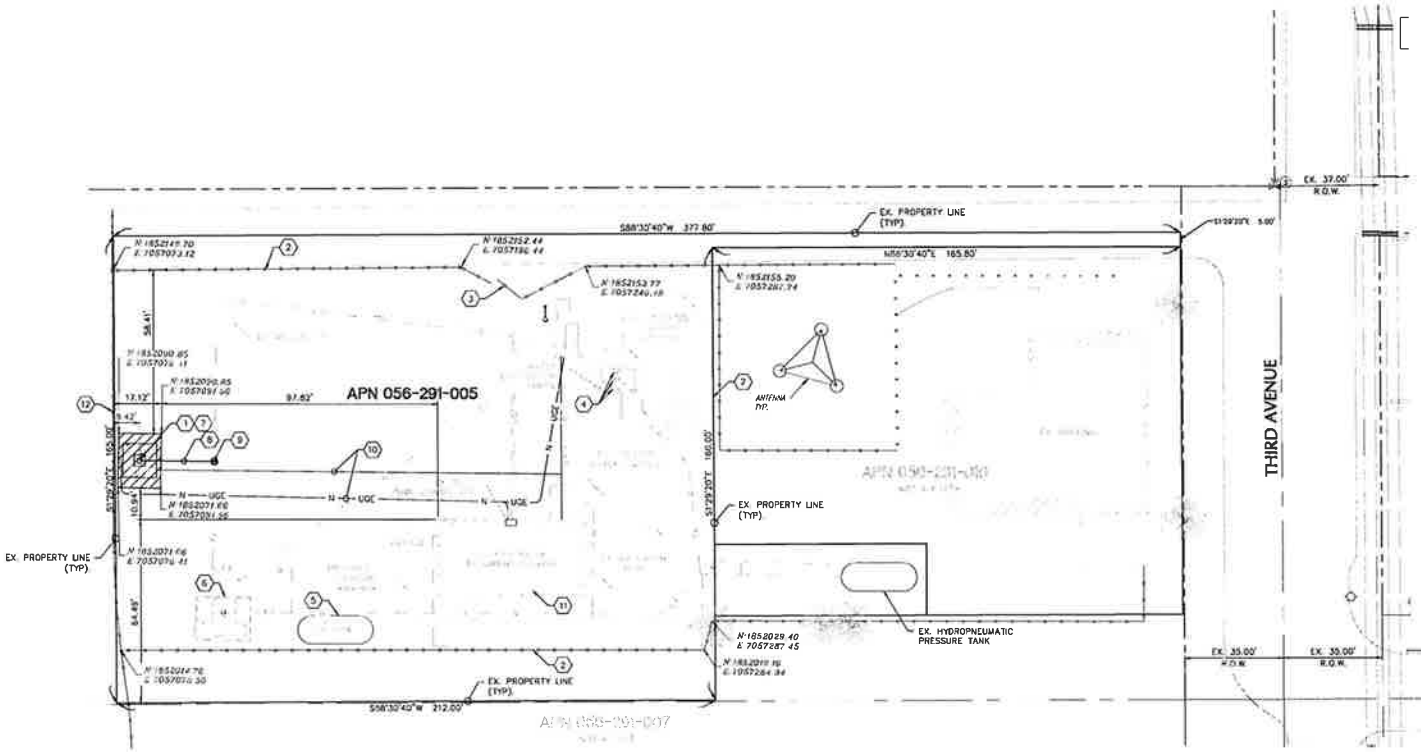
WINTERHAVEN REPLACEMENT WELL AND WATER TREATMENT PLANT IMPROVEMENTS

COVER SHEET, VICINITY MAP, LOCATION MAP AND INDEX

SCALE:	AS SHOWN
DATE:	JUNE, 2025
DES. BY:	SO
DRAWN BY:	FM
SURVEYED BY:	JO
JOB No.:	021-0245
SHEET	1 OF 1

NICKLAUS ENGINEERING, INC.
1851 West 24th Street Yuma, Arizona 85364
Phone (928) 344-8374
www.nealw.com

C-1



SCHEDULE OF WORK

1. NEW 10" REPLACEMENT WELL. SEE SHEET C-3
2. REMOVE EXISTING CHAIN LINK FENCE AND REPLACE WITH NEW CHAIN LINK FENCE -SEE DETAIL A/C-7
3. REMOVE EXISTING CHAIN LINK GATE AND REPLACE WITH NEW CHAIN LINK FENCE GATE. -SEE DETAIL A/C-7
4. REMOVE AND REPLACE EXISTING CHECK VALVES. SEE SHEET C-4
5. REMOVE AND PROPERLY DISPOSE OF EXISTING TANK
6. EXISTING WELL NO.2 TO BE CAPPED AND ABANDONED IN PLACE.
7. NEW SHADE STRUCTURE. SEE STRUCTURAL PLANS.
8. NEW 6" C-900 CLASS 235-DR-18 PVC PIPE. -SEE DETAIL B/C-7
9. CONNECT NEW 8" C-900 (DR-18) CLASS 235 PVC WATER LINE TO EXISTING 6" WATER LINE WITH 8"x 6" TAPPING SLEEVE W/THRUST BLOCK AND 6" VALVE, ANCHORED W/V.B.&C. (TAPPING SLEEVE SHALL HAVE AN 18" MINIMUM LENGTH AND MECHANICAL JOINT). ALL UNDERGROUND FITTINGS/HARDWARE SHALL BE STAINLESS STEEL (BOLTS, NUTS, ETC.) -SEE DETAIL B/C-7
10. NEW ELECTRICAL TRENCH. SEE ELECTRICAL PLANS
11. RAW WATER TREATMENT IMPROVEMENTS, SEE SHEETS C-5 & C-6.
12. EXISTING CHAIN LINK FENCE TO REMAIN.
13. REMOVE AND PROPERLY DISPOSE OF EXISTING CHAIN LINK FENCE.

N

20' 0' 20' 40' 60'

PRELIMINARY 100% PLAN
NOT FOR CONSTRUCTION

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

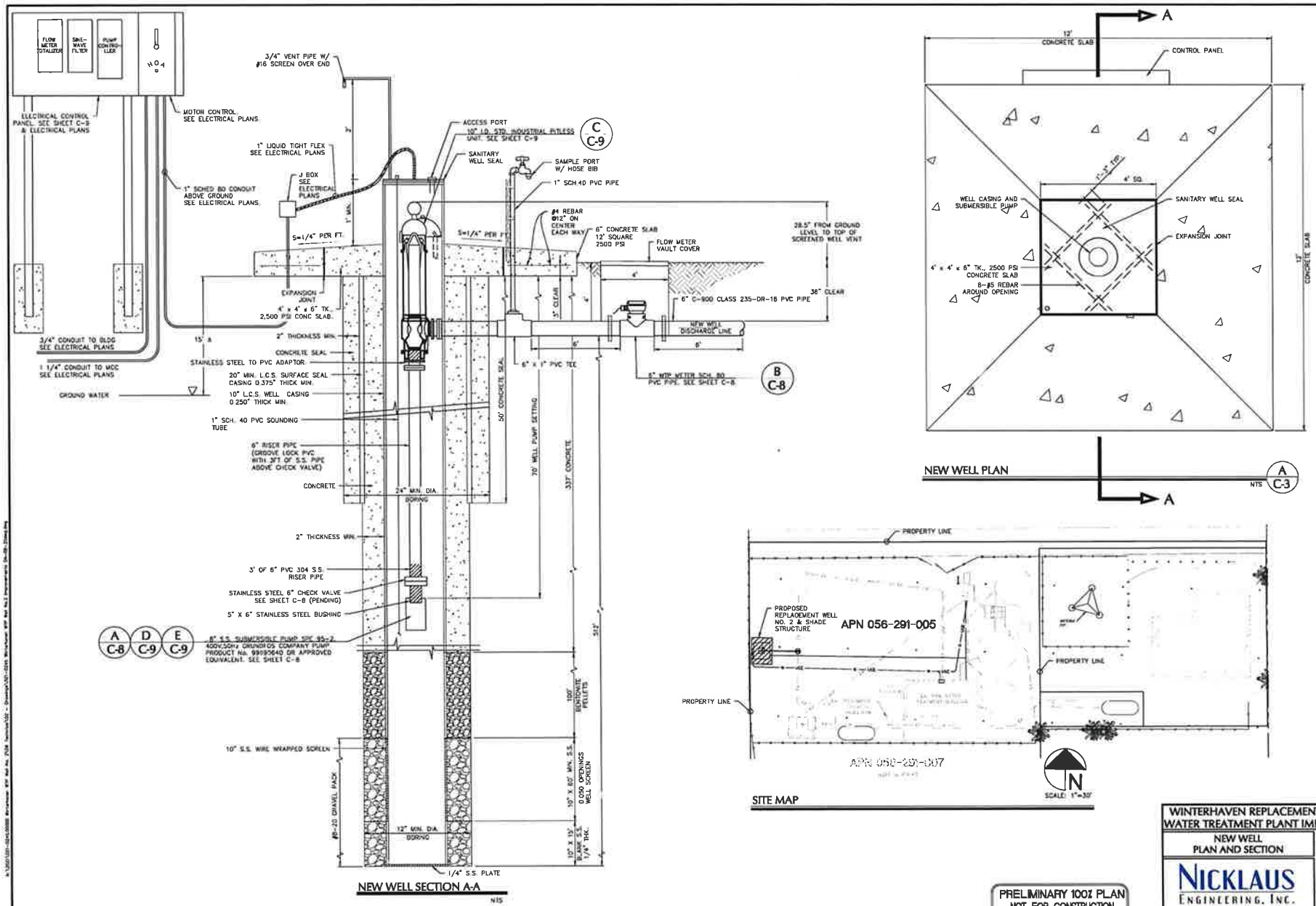
WINTERHAVEN REPLACEMENT WELL AND WATER TREATMENT PLANT IMPROVEMENTS

SITE IMPROVEMENTS PLAN

SCALE:	AS SHOWN
DATE:	JUNE, 2025
CK'D. BY:	SG
DRAWN BY:	PM
SURVEYED BY:	JD
JOB No.:	025-0245
SHEET	2 OF 7

NICKLAUS ENGINEERING, INC.
1851 West 24th Street Yuma, Arizona 85364
Phone (928) 344-6374
www.nejaw.com

C-2



PRELIMINARY 100% PLAN
NOT FOR CONSTRUCTION

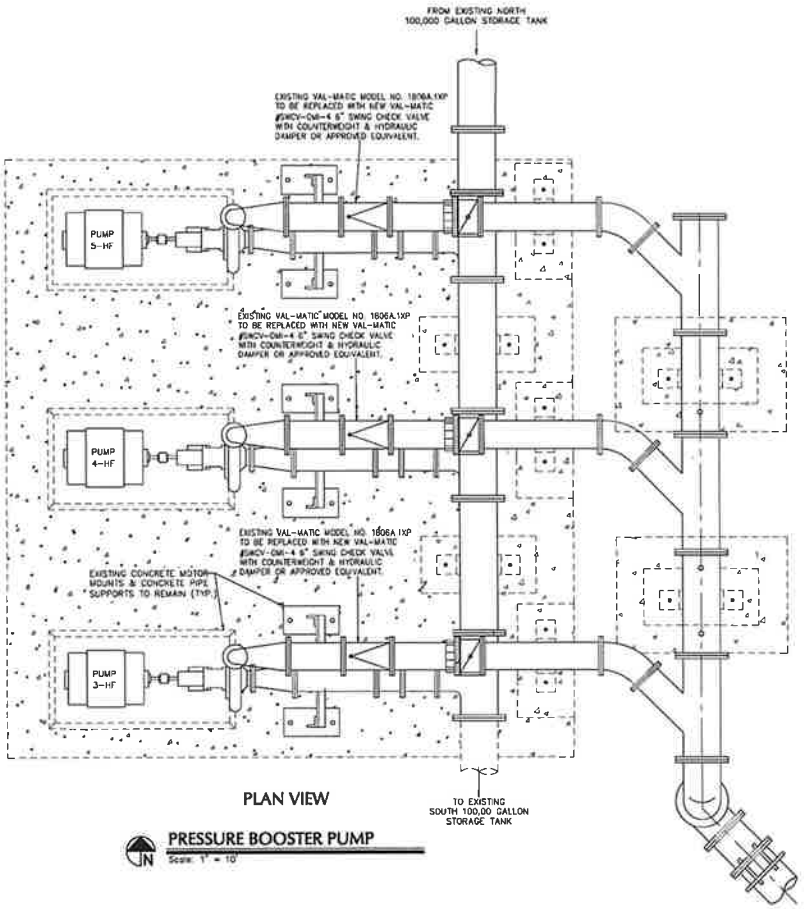
WINTERHAVEN REPLACEMENT WELL AND WATER TREATMENT PLANT IMPROVEMENTS

NEW WELL PLAN AND SECTION

SCALE:	AS SHOWN
DATE:	APRIL 2023
DES. BY:	SG
DRAWN BY:	PW
SURVEYED BY:	JG
JOB No.:	021-0245
SHEET	3 OF 7

NICKLAUS ENGINEERING, INC.
1851 West 24th Street Yuma, Arizona 85364
Phone (928) 344-8374

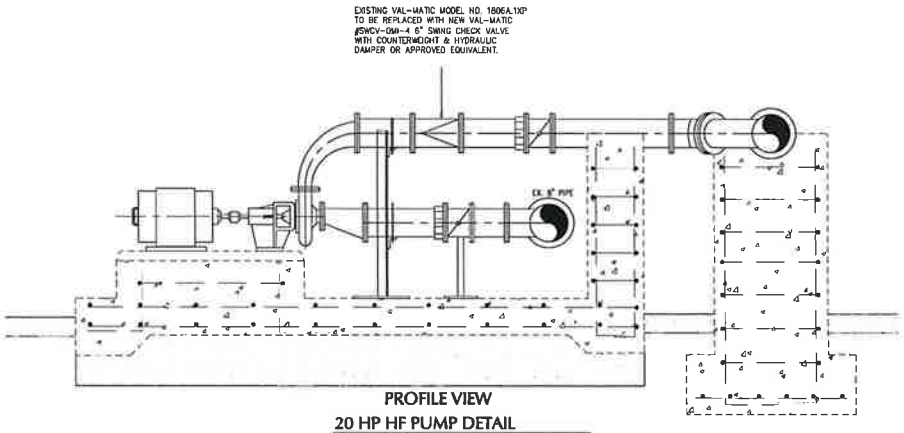
C-3



PLAN VIEW

PRESSURE BOOSTER PUMP

Scale: 1" = 10'



PROFILE VIEW

20 HP HF PUMP DETAIL

Scale: 1" = 10'

PRELIMINARY 100% PLAN
NOT FOR CONSTRUCTION

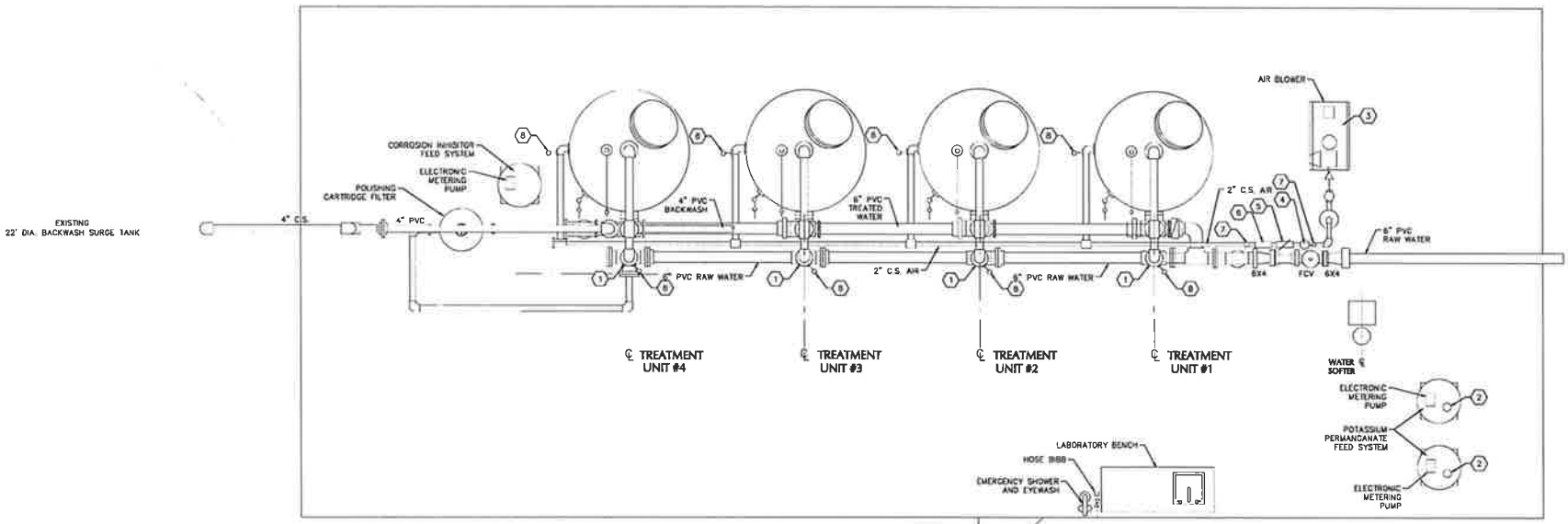
WINTERHAVEN REPLACEMENT WELL AND WATER TREATMENT PLANT IMPROVEMENTS

PUMP ASSEMBLY DETAILS

SCALE:	AS SHOWN
DATE:	JUNE 2025
DES. BY:	SV
DRAWN BY:	PM
SURVEYED BY:	JD
JOB No.:	021-0245
SHEET	4 OF 7

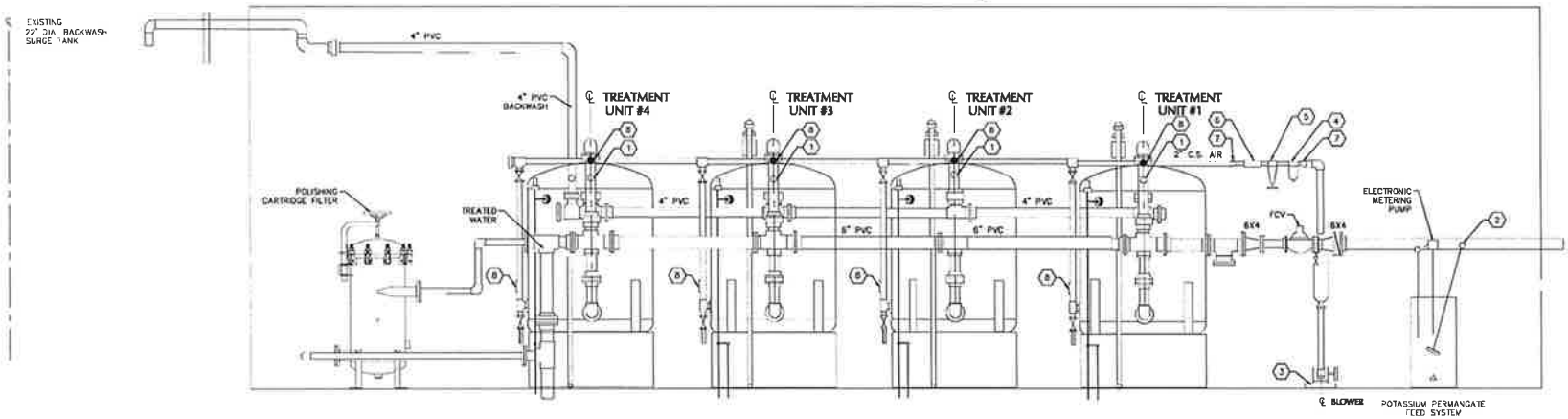
NICKLAUS ENGINEERING, INC.
1851 West 24th Street Yuma, Arizona 85364
Phone (928) 344-8374
www.nsaw.com

C-4



TREATMENT EQUIPMENT FLOOR VIEW

NTS X C-5



TREATMENT EQUIPMENT ELEVATION VIEW

NTS X C-5

SCHEDULE OF WORK

1. REMOVE EXISTING FLOW METER AND REPLACE WITH NEW McCROMETER 4" PROPELLER FLOW METER MD 300 WITH FLOWCOM INDICATOR AND TOTALIZER OR APPROVED EQUIVALENT.
2. REMOVE EXISTING AND INSTALL NEW Rhino® MIXER MOTOR.
3. REMOVE EXISTING BLOWER PACKAGE AND REPLACE WITH NEW GARNER-DENVER 3LVR LEGEND DSL BLOWER PACKAGE COMPLETE WH MOTOR, MOTOR BASE, V-DRIVE W/BELT GUARD, DISCHARGE SILENCER AND APPURTENANCES OR APPROVED EQUIVALENT.
4. NEW NUMATICS 1 1/2" FILTER No.150b-12A OR APPROVED EQUIVALENT.
5. NEW FAIRCHILD 1 1/2" PRESSURE REGULATOR No. 100512 (2-100 PSIG) OR APPROVED EQUIVALENT.
6. NEW UFM INSITE METER No. 1S-500 SCFM-12-F-F OR APPROVED EQUIPMENT.
7. NEW 1 1/2" NPT TO 2" NPT REDUCER.
8. REMOVE EXISTING PRESSURE GAGE AND REPLACE WITH NEW PRESSURE GAGE.

PRELIMINARY 100% PLAN NOT FOR CONSTRUCTION

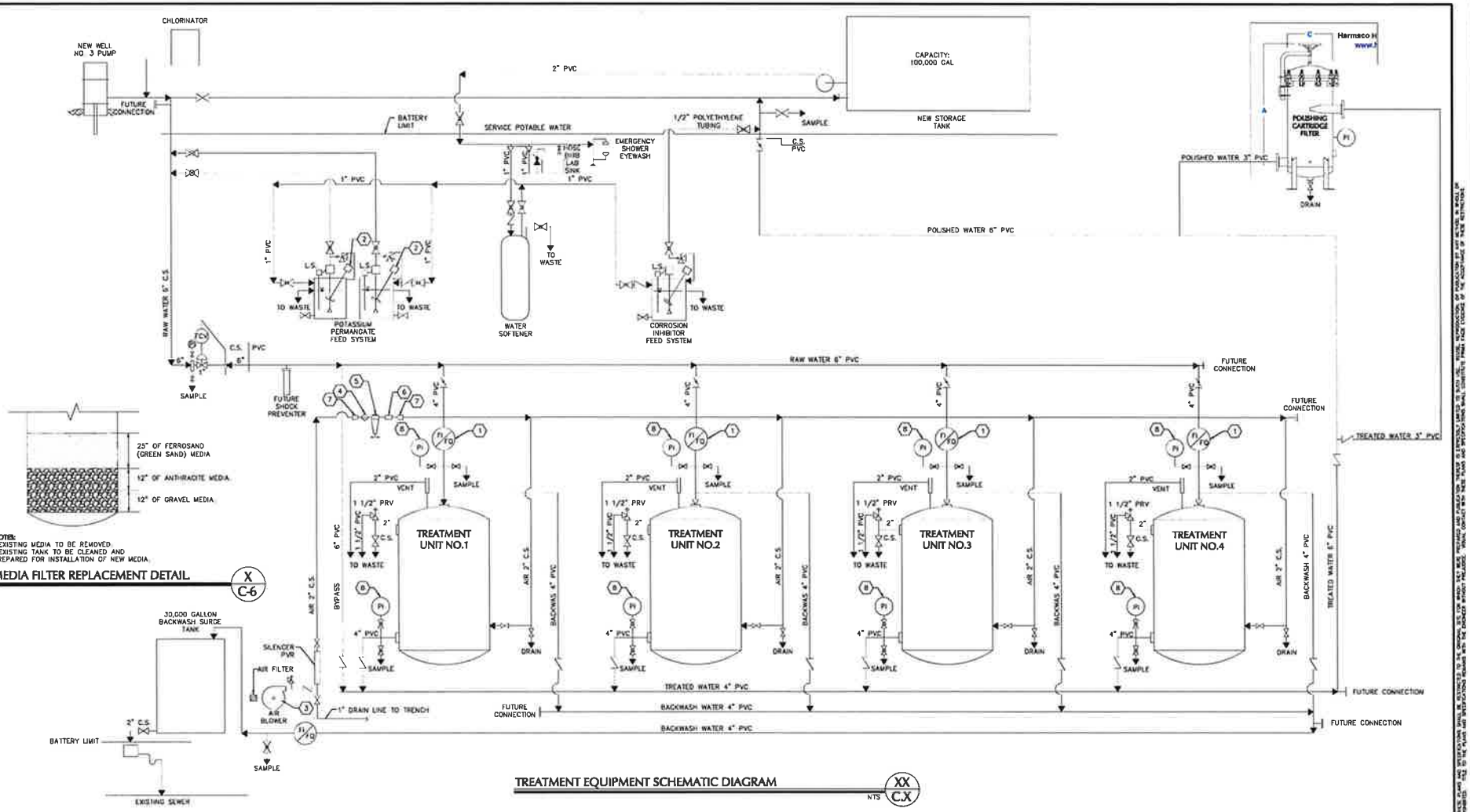
WINTERHAVEN REPLACEMENT WELL AND WATER TREATMENT PLANT IMPROVEMENTS

TREATMENT EQUIPMENT LAYOUT PLAN

SCALE:	AS SHOWN
DATE:	JUNE, 2025
D.S. BY:	NC
DRAWN BY:	PM
SURVEYED BY:	STAFF
JOB No.:	021-0745
SHEET	5 OF 7

NICKLAUS ENGINEERING, INC.
1851 West 24th Street Yuma, Arizona 85364
Phone (928) 344-6374
www.nesaw.com

C-5



LEGEND

FCV	FLOW CONTROL VALVE	FI/TO	FLOW INDICATOR / TOTALIZER
		PI	PRESSURE INDICATOR
	CHECK VALVE		PRESSURE RELEASE VALVE
	BUTTERFLY VALVE	PVC	POLYVINYLCHLORIDE
	BALL VALVE	C.S.	CARBON STEEL
	GATE VALVE	L.S.	LEVEL SWITCH

SCHEDULE OF WORK

1. REMOVE EXISTING FLOW METER AND REPLACE WITH NEW McCROMETER 4" PROPELLER FLOW METER MO 300 WITH FLOWCOM INDICATOR AND TOTALIZER OR APPROVED EQUIVALENT.
2. REMOVE EXISTING AND INSTALL NEW KMnO4 MIXER MOTOR.
3. REMOVE EXISTING BLOWER PACKAGE AND REPLACE WITH NEW GARNER-DENVER 3LVR LEGEND DSL BLOWER PACKAGE COMPLETE WIH MOTOR, MOTOR BASE, V-DRIVE W/BELT GUARD, DISCHARGE SILENCER AND APPURTENANCES OR APPROVED EQUIVALENT.
4. NEW NUMATICS 1 1/2" FILTER No.150b-12A OR APPROVED EQUIVALENT
5. NEW FAIRCHILD 1 1/2" PRESSURE REGULATOR No. 100512 (2-100 PSIG) OR APPROVED EQUIVALENT.
6. NEW UFM INSITE METER No 1S-500 SCFM-12-F-F OR APPROVED EQUIPMENT.
7. NEW 1 1/2" NPT TO 2" NPT REDUCER.
8. REMOVE EXISTING PRESSURE GAGE AND REPLACE WITH NEW PRESSURE GAGE.

PRELIMINARY 100% PLAN NOT FOR CONSTRUCTION

WINTERHAVEN REPLACEMENT WELL AND WATER TREATMENT PLANT IMPROVEMENTS

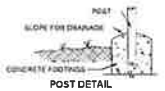
TREATMENT EQUIPMENT SCHEMATIC DIAGRAM

SCALE:	AS SHOWN
DATE:	JUNE, 2023
D.L.S. BY:	SG
DRAWN BY:	PM
SURVEYED BY:	JD
JOB No.:	021-0245
SHEET	6 OF 7

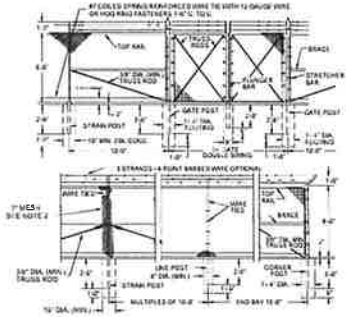
NICKLAUS ENGINEERING, INC.
1851 West 24th Street Yuma, Arizona 85364
Phone (928) 344-8374

C-6

	MEMBER	NSAC SIZE	OUTSIDE DIA.
1	CORNER POST	2 1/2"	2.875"
2	LINE POST	1 1/2"	1.90"
3	STRAIN POST	1 1/2"	1.90"
4	BRACE	1 1/4"	1.660"
5	STRETCH BAR	3/16" X 3/4" FLAT	3/16" X 3/4" FLAT
6	GATE POST	4 1/2"	4.00"
7	TOP RAIL	1 1/4"	1.660"



POST DETAIL

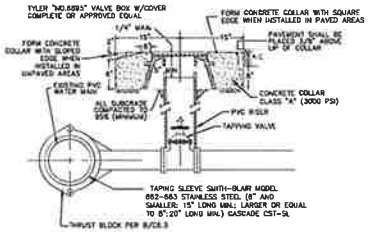


NOTES

1. All concrete shall be Class C per MAG Section 725.
2. Fence fabric shall be nine gauge (.2" mesh chain link.
3. Strain posts shall be spaced at 500' intervals (maximum).
4. Both corner and strain posts shall have at least one strain panel.
5. All posts shall be capped and plumb.
6. Fence shall not encroach into visibility triangles at alleys, driveways and street intersections.
7. Fences built in front yard setbacks shall have a maximum height of three feet (3').
8. Construction and materials shall conform to MAG Sections 429 and 772 respectively (see MAG Table 772-1 for weight of member

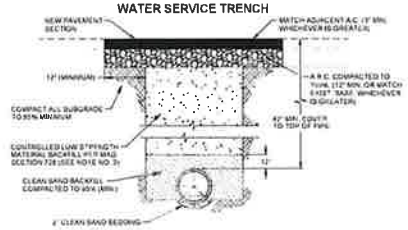
6' CHAIN LINK FENCE & GATE

CITY OF YUMA DETAIL #1-035 — NTS — A / C-7



WATER TAPPING SLEEVE DETAIL

NTS — B / C-7



TYPICAL WATER SERVICE LINE TRENCH BACKFILL

CITY OF YUMA STANDARD No. 5-015 — NTS — C / C-7

'E' MAX	'E' MIN	'D'	'C'	'B'	'A'	SUPPORTED PIPE SIZE	NUMBER REQUIRED
14 1/2"	13 3/4"	11 3/4"	2.5"	5 7/8"	3"	6"	SIX

PIPE SUPPORT

NTS — D / C-7

PRELIMINARY 100% PLAN
NOT FOR CONSTRUCTION

WINTERHAVEN REPLACEMENT WELL AND WATER TREATMENT PLANT IMPROVEMENTS

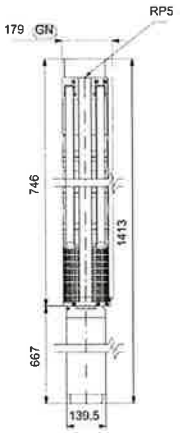
CONSTRUCTION DETAILS

SCALE:	AS SHOWN
DATE:	JUNE, 2025
DES. BY:	SO
DRAWN BY:	PW
SURVEYED BY:	JO
JOB. No.:	021-0245
SHEET	7 OF 9

NICKLAUS ENGINEERING, INC.
1651 West 24th Street Yuma, Arizona 85364
Phone (928) 344-8374

C-7

Description	Value
General information:	
Product name	SPE 95-2
Product No	95890640
EAN number	5713635787787
Technical:	
Pump speed on which pump data are based	3000 rpm
Rated flow	95 m³/h
Rated head	28 m
Stages	2
Number of reduced-diameter impellers	NONE
Shaft seal for motor	SiC/SiC NBR
Approvals	CE,EAC,UKCA,SEPRO,MOROCCO
Approvals for drinking water	ACS,DM174
Curve tolerance	ISO9906 2012 3B
Model:	B
Motor version	T60
Return valve	YES
Materials:	
Pump:	Stainless steel EN 1.4301 AISI 304
Impeller	Stainless steel EN 1.4301 AISI 304
Motor	Stainless steel EN 1.4301 AISI 304
Installation:	
Maximum ambient pressure	60 bar
Maximum outlet pressure	4.7 bar
Type of connection	Rp
Size of connection	5 inch
Motor diameter	6 inch
Minimum borehole diameter	188 mm
Liquid:	
Pumped liquid	Water
Liquid temperature range	-15 .. 60 °C
Max liquid t at 0.15 m/sec	60 °C
Selected liquid temperature	60 °C
Density	983.2 kg/m³
Electrical data:	
Motor type	PM
Motor flange design	Grundfos
Rated power - P2	11 kW
Power (P2) required by pump	11 kW
Mains frequency	50 Hz
Rated voltage	3 x 350-440 V
Motor frequency	100 Hz
Rated current	25 A
Rated speed	1650-3000 rpm
Motor efficiency at full load	92.2 %
Number of poles	4
Method of start	Direct-on-line (DOL)
Enclosure class (IEC 34-5)	IP68
Insulation class (IEC 85):	F
Ex-protection standard	NONE
Thermal protec	external
Built-in temp. transmitter	no
Length of cable	5 m
Cable type	FLAT
Number of cables	1
Motor No:	76207717
Windings	Enamelled
Rpm related to frequency	3000 rpm at 100 Hz
Controls:	
Frequency converter	VFD IPM type required
Others:	
Net weight	76 kg
Gross weight	101 kg
Shipping volume	0.2 m³
Recommended CUE (IP20):	99616717
Recommended Sine wave filter (IP20).	96754978
Environmental approvals	WEEE



Note! All units are in [mm] unless others are stated.
Disclaimer: This simplified dimensional drawing does not show all details.

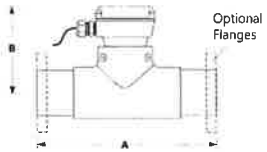
SUBMERSIBLE PUMP SPE 95-2 50 Hz. OR EQUIVALENT (A)
GROUNDFOS PRODUCT No. 95890640 OR EQUIVALENT
NTS C-8

Specifications*

WTP

Pipe Sizes		3", 4", 6"
Materials	Meter Body	PVC Schedule 80 fittings
	Turbine Insert	PVC
	Rotor	Kynar® (PVDF)
	Shaft	Zirconia ceramic
	Bearings	Sapphire journal, ruby endstone
Cable		#22 AWG, 2000' max
Flanges		Optional (See dimensions)
Maximum Pressure		150 psi @ 75° F) (10 bar @ 24° C) (See chart)
Maximum Temperature		120° F (50° C) (See chart)
Accuracy		± 1% of full scale
Flow Range (GPM)		6"
	Minimum	12
	Maximum	1200

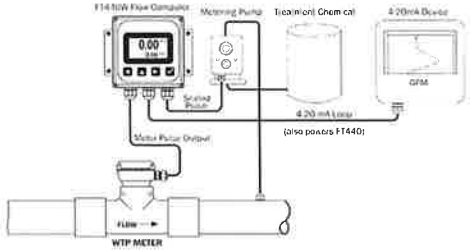
WTP METER



Meter Size	Dim A	Dim B
6"	18"	8.5"

NOTE: Flange options face-to-face dimension ("A") is the same as plain ends.

Typical Application



6" WTP TURBINE FLOW METER OR EQUIVALENT (B)
SEAMETRICS COMPANY OR EQUIVALENT
NTS C-8

PRELIMINARY 100% PLAN
NOT FOR CONSTRUCTION

WINTERHAVEN REPLACEMENT WELL AND WATER TREATMENT PLANT IMPROVEMENTS

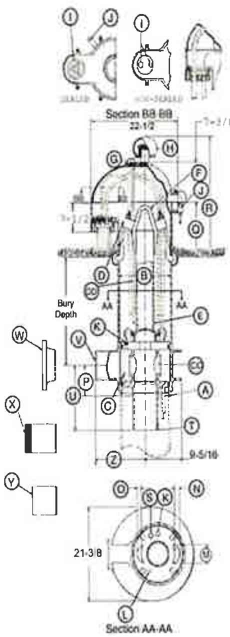
WELL DETAILS

NICKLAUS ENGINEERING, INC.
1851 West 24th Street Yuma, Arizona 85364
Phone (928) 344-8374
www.neaw.com

SCALE:	AS SHOWN
DATE:	JUNE, 2025
DES. BY:	STAFF
DRAWN BY:	PM
SURVEYED BY:	STAFF
JOB No.:	021-0045
SHEET	8 OF 9

C-8

A	Pitless Unit to Well Casing Connection	Chamfered for butt weld
B	Pitless Unit with black upper case:	12" I.D. x 12-3/4" O.D.
C	Discharge body minimum I.D.	11"
D	Hold-down mechanism. Locks spools in place and prevents lifting and turning during pump start-up. Two adjustable hooks on lift-out pipe hook into sides of pitless case	
E	Lift-out pipe with lifting bail	4" NPT assembly designed for a 48,000 lb load
G	Tap Size	2" NPT
H	Well Vent	Screws into a 2-1/2" NPT Tap
I	Conduit tappings	3" NPT Watertight conduit seals for most common cable sizes are available
J	Depth tester block tappings	1/4" NPT
K	Pressure zone tappings	(2) 3/8" NPT
L	**MOTOR CABLE PASSAGES - THROUGH SPOOL** (Section AA-AA) - Will clear rigid rod parallel to casing	1.39"
M		6"
N	Some Restrictions Apply	1-5/16"
O		1-5/16"
P	Dimension from center of discharge outlet to bottom of discharge Body	11-7/8"
PP	Dimension from center of discharge outlet to bottom of weld nipple	15-7/16"
Q	Distance from ground level to top of pitless case	12"
R	Distance from ground level to top of screened well vent	28-1/2"
S	Water Sampler Tapping	optional
T	**SPOOL TO DROP PIPE CONNECTION**	6" NPT tapping spool designed for 48,000lb load
U	Dimension from center of discharge outlet to bottom of spool	9-5/8"
V	Discharge connection tapping size	6" NPT
W	Dimension from center of well casing to the end of the discharge outlet	9-1/8"



	SPOOL ASSEMBLY	
X	Pitless case wall thickness	.375"
Y		
Z	**SEAL CAP** - watertight cap bolts into gasketed surface securing around the pitless casing and comes installed with 2-1/2" screened well vent	
BB	Overall length of seal cap	22-1/2"
CC		2-15/16"
DD		17"

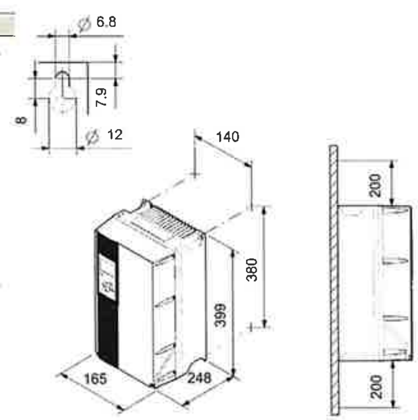
SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. FOR FLOWING WELL SPOOL CONCEPT, SEE BOOSTER STATION SECTION. OPTIONAL FLANGE, WELD OR MECHANICAL JOINT AVAILABLE UPON REQUEST.

NOTE: PITLESS UNITS CONFORM TO THE RECOMMENDED STANDARDS OF CALIFORNIA DEPARTMENT OF WATER RESOURCES FOR WELL INSTALLATION STANDARDS BULLETIN 74-81.

COMPONENT MATERIALS
WELL VENT – CAST IRON, GREEN ENAMEL FINISH
CAP & CONDUIT BOX – CAST IRON, GREEN ENAMEL FINISH
HOLD-DOWN SPIDER – CAST IRON, GREEN ENAMEL FINISH
HOLD-DON PIPE, 3"– STEEL SCH. 80, BLACK
PITLESS CASE – STEEL, BLACK
SPOOL– DUCTILE IRON, LEAD-FREE GALVANIZED
DISCHARGE BODY – DUCTILE IRON, LEAD-FREE GALVANIZED
CHECK VALVE BODY AND ARMS– BRASS
CHECK VALVE SPRING– MONEL
COMPRESSION SEAL RING & CHECK VALVE FACING – NEOPRENE
ELECTRICAL CONDUIT CABLE SEAL – NEOPRENE
MAXIMUM RATED DISCHARGE PRESSURE– 300 PSI

10" I.D. STD. PITLESS ADAPTER - NSF 61 CERTIFIED OR EQUIVALENT (C / C-9, NTS)
BAKER WATER SYSTEMS DIVISION PRODUCT No. SPS1012WBWC06TGCS OR EQUIVALENT

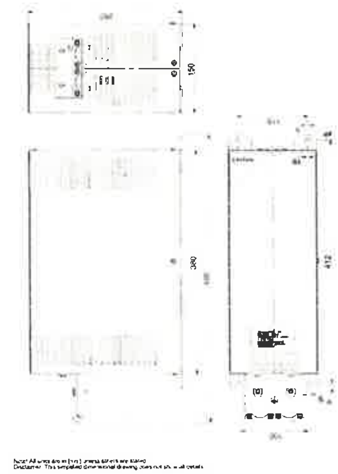
Description	Value
General Information:	
Product name	CUE 3X380-500V IP20 15KW
Product No:	99616717
EAN number	5713831974222
Technical:	
Safety function	None
RFI filter type EN 61800-3	C1
Coating grade IEC721 3-3	3C2
Approvals	CE, CULUS, C-TICK
Cable gland entry	Standard cable entry
Installation:	
Range of ambient temperature	0...45 °C
Relative humidity	5-95 %
Mounted on:	WALL
Backplate (Yes/No):	N
Electrical data:	
Rated power - P2:	15 kW
Mains frequency:	50 / 60 Hz
Rated voltage:	3 x 380-440/441-500 V
Rated current	32-27 A
Maximum current consumption	32 A
Efficiency at full load	98 %
Enclosure class (IEC 34-5)	IP20
Mains input type	None
Built-in motor protection	YES
Thermal protec:	external
Cable length	150/300 m
Others:	
Net weight	13.1 kg
Gross weight	13.3 kg
Danish VVS No	382995150



Note! All units are in [mm] unless others are stated.
Disclaimer: This simplified dimensional drawing does not show all details

PUMP CONTROLLER OR EQUIVALENT (D / C-9, NTS)
GRUNDFOS CUE 3X380-500V IP20 15KW, OR EQUIVALENT

Description	Value
General Information:	
Product name:	Sine-wave filter
Product No:	96754978
EAN number:	5700838641103
Installation:	
Mounted on:	Wall
Electrical data:	
Mains frequency:	60 Hz
Rated voltage:	x 200-500 V
Rated current:	36 A
Rated current at 120 Hz:	24 A
Enclosure class (IEC 34-5):	IP20
Cable size:	16 mm2
Inductor loss:	180 W
Others:	
Net weight:	19.9 kg
Danish VVS No.:	382997038
Finnish LVI No.:	9414028



SINE-WAVE FILTER 60HZ OR EQUIVALENT (E / C-9, NTS)
GRUNDFOS OR EQUIVALENT

PRELIMINARY 100% PLAN
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ELECTRICAL WELL DETAILS

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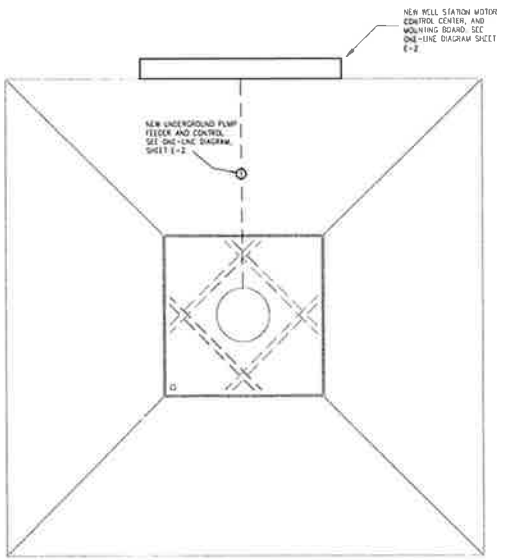
C-9

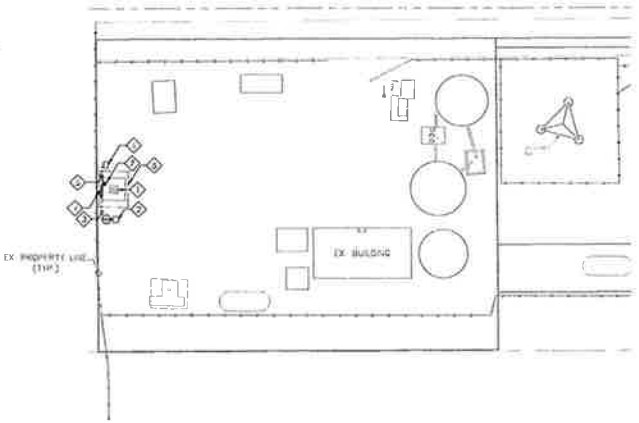


WELL STATION ELECTRICAL PLAN

NTS

KEYNOTES:

1. NEW WELL PUMP STATION- SEE CIVIL SHEETS
2. NEW AREA LIGHT AND POLE SEE DETAIL THIS SHEET. SEE CIVIL SHEETS FOR FOUNDATION DETAIL
3. AREA LIGHT UNDERGROUND BRANCH CIRCUIT CONDUCTORS SEE ONE-LINE DIAGRAM, SHEET E-2
4. NEW WELL STATION MOTOR CONTROL CENTER, ELECTRICAL PANEL, TRANSFORMER BOX, & ATS. SEE ONE-LINE DIAGRAM, SHEET E-2 FOR ELECTRICAL WORK
5. GENERATOR UNDERGROUND FEEDER CONDUCTORS SEE ONE-LINE DIAGRAM, SHEET E-2
6. NEW BACKUP GENERATOR GENERAC DIESEL GENERATOR SET MODEL SD060 - 60 KW 60 HZ (3ø) W/ 4' X 7'-5" X 6" THICK 2,500 PSI WITH FIBERMESH CONCRETE PAD SEE ONE-LINE DIAGRAM, SHEET E-2.
7. PROVIDE AND INSTALL AREA LIGHT CONTROL SWITCH IN WEATHERPROOF BOX. VERIFY FINAL LOCATION WITH OWNER PRIOR TO WORK
8. NEW 6' X 14' SHADE STRUCTURE SEE CIVIL SHEETS



ELECTRICAL SITE PLAN

1"=30'

ELECTRICAL GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP TO BE HIGH QUALITY MATERIALS TO BE UL LISTED AND APPROVED. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE LATEST ADOPTED NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES, ORDINANCES AND AMENDMENTS TO THE N.E.C.
2. ALL CEILING AND WALL PENETRATIONS SHALL BE CAULKED/SEALED TO PRESERVE FIRE RATINGS AND WATERPROOF INTEGRITY. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE GOVERNING INSPECTORS FOR EACH PENETRATION, WHICH SHOW COMPLETE CONFORMANCE TO THE UL LISTING REQUIREMENTS.
3. ALL WIRING SHALL BE COPPER UNLESS NOTED OTHERWISE. INSULATION SHALL BE TYPE XHHW OR THHN/THWN. MINIMUM SIZE IS NO. 12 AWG. ALL WIRE SHALL BE IN CONDUIT UNLESS OTHERWISE NOTED ON THE DRAWINGS. UNDERGROUND CONDUCTORS MUST BE RATED FOR 90 DEGREE C AS DEFINED FOR "WET LOCATION" BY THE N.E.C.
4. ALL CONDUITS TO BE METALLIC ELECTRICAL CONDUIT UNLESS NOTED OTHERWISE ON THE DRAWINGS. MINIMUM SIZE CONDUIT IS 1/2" EMT.
5. UNDERGROUND CONDUIT SHALL BE MINIMUM OF SCHEDULE 40 PVC. 90 DEGREE C., RATED WITH MINIMUM OF TRENCH COVER N.E.C. TABLE 300-5. ALL UNDERGROUND JUNCTION/PULL BOXES SHALL BE RATED THE SAME AS THE ASSOCIATED CONDUIT. MINIMUM SIZE UNDERGROUND CONDUIT IS 3/4".
6. THE CONTRACTOR IS TO VERIFY THE CONDITION OF EXISTING INSTALLATIONS BY FIELD INSPECTION. THE CONTRACTOR IS TO PROVIDE ALL MATERIAL AND LABOR NECESSARY FOR A COMPLETE AND FINISHED PROJECT.
7. THE ELECTRICAL CONTRACTOR IS TO VERIFY EXACT LOCATIONS, MOUNTING HEIGHT, AND ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT PROVIDED BY OTHERS PRIOR TO ROUGH-IN. ALL WORK IS TO BE COORDINATED WITH THE SERVING ELECTRICAL, TELEPHONE COMPANIES AND CABLE TV IF REQUIRED. THE ELECTRICAL CONTRACTOR IS TO PROVIDE DISCONNECT SWITCHES, CONTACTORS, STARTERS, TRANSFORMERS, AND ALL OTHER DEVICES AS REQUIRED TO PROVIDE A COMPLETE INSTALLATION FOR EACH EQUIPMENT, AND IS TO MAKE FINAL ELECTRICAL CONNECTIONS TO ALL EQUIPMENT.
8. ALL GENERAL USE RECEPTACLES MOUNTED WITHIN 6 FT OF A BASIN OR SINK SHALL BE G.F.I. PROTECTED. ALL EXTERIOR GENERAL USE RECEPTACLE SHALL BE G.F.I. PROTECTED ALL EXTERIOR RECEPTACLES SHALL BE WEATHERPROOF.
9. ALL LIGHT FIXTURES, RECEPTACLES AND JUNCTION BOXES, PANEL BOARDS AND ALL OTHER METALLIC ELECTRICAL APPLIANCES AND DEVICES MUST BE GROUNDED AS REQUIRED BY SECTION 250 OF THE N.E.C.
10. LIGHT FIXTURE SUBSTITUTION MUST BE OF EQUAL APPLICATION, SIZE, WEIGHT, AND APPEARANCE.
11. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER'S REPRESENTATIVE. ALL ELECTRICAL WORK REQUIRING AN OUTAGE SHALL BE COORDINATED WITH THE OWNER AND THE SERVING UTILITY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY ELECTRICAL EQUIPMENT REQUIRED TO MAINTAIN CONTINUOUS OPERATION OF EMERGENCY AND/OR FIRE ALARM SYSTEMS.
12. MATERIALS & INSTALLATION SHALL COMPLY WITH REQUIREMENTS FOR INSTALLATION IN SEISMIC ZONE 4/CATEGORY D.

ELECTRICAL SPECIFICATIONS

FURNISH AND INSTALL, INCLUDING LABOR, SUPERVISION, MATERIALS, TOOLS, SERVICES, TRANSPORTATION, OVERHEAD COSTS, FEES, PLAN CHECK FEES, INSPECTION CHARGES, ROYALTIES, PROFITS, ETC., A COMPLETE ELECTRICAL INSTALLATION AS SPECIFIED HEREIN AND INDICATED ON THE ELECTRICAL DRAWINGS. PERFORM WORK IN AN APPROVED, NEAT, FIRST CLASS, SAFE, WORKMANSHIP LIKE MANNER THAT COMPLIES WITH ALL APPLICABLE LOCAL, STATE, FEDERAL, AND SERVICING ELECTRICAL AND TELEPHONE UTILITIES, ETC., CODES, ORDINANCES, RULES, REGULATIONS, STANDARDS, ETC. THE ENTIRE ELECTRICAL INSTALLATION SHALL COMPLY WITH OR SURPASS THE MOST RECENT EDITION OF THE NATIONAL ELECTRICAL CODE AND OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).

ALL MATERIALS AND EQUIPMENT FURNISHED BY THE ELECTRICAL CONTRACTOR SHALL BE NEW OF FIRST-CLASS QUALITY UNLESS NOTED OTHERWISE, FREE FROM DEFECTS, AND CONFORM TO UNDERWRITERS LABORATORIES INC. STANDARDS AND BE SO LABELED. MATERIALS, EQUIPMENT ETC. NOT INDICATED OR DRAWINGS OR SPECIFIED HEREIN BUT REQUIRED FOR A SUCCESSFUL AND EFFICIENT COMPLETION OF THE ELECTRICAL INSTALLATION SHALL BE HELD TO BE IMPLIED AND SHALL BE FURNISHED AND INSTALLED AT NO ADDITIONAL COST. ENCLOSURES FOR ALL EQUIPMENT SHALL BE SUITABLE FOR USE INTENDED e.g., WEATHER-PROOF FOR EXTERIOR AND WET LOCATIONS. ALL EQUIPMENT SHALL BE RATED FOR USE INTENDED, e.g., VOLTAGE, HORSE POWER, RATING OF DISCONNECT SWITCHES, ETC.

INCLUDE AND PAY AS DIRECTED ALL COSTS FOR SERVING ELECTRICAL AND TELEPHONE UTILITIES CHARGES, INCLUDING ALL ADDITIONAL WORK, MATERIALS, ETC., REQUIRED TO PROVIDE COMPLETE ELECTRICAL AND TELEPHONE SERVICE TO THIS PROJECT.

MATERIALS, EQUIPMENT, ETC., INCLUDING THOSE FURNISHED BY OTHERS THAT ARE TO BE INSTALLED BY THE ELECTRICAL CONTRACTOR SHALL BE RECEIVED AND PROPERLY PROTECTED BY THE CONTRACTOR UNTIL ENTIRE INSTALLATION IS COMPLETE.

MAKE NO INSTALLATION OF WORK WHICH WOULD LEAVE INADEQUATE OPERATION OR SERVICING SPACE FOR ANY ITEM FOR THE ENTIRE PROJECT. DRAWINGS ARE NOT INTENDED TO SHOW IN DETAIL ALL FEATURES OF WORK. CHECK LOCATION AT ELECTRICAL WORK TO DETERMINE IN ADVANCE THAT IT CLEARS ALL OPENINGS, STRUCTURAL MEMBERS, ETC. WHERE CONTRACT DOCUMENTS, e.g., DRAWINGS AND SPECIFICATION DO NOT MEET WITH MINIMUM CODES, ETC. THE CONTRACTOR SHALL INSTALL ALL THE MINIMUM CODE REQUIRED MATERIALS AND EQUIPMENT AT NO ADDITIONAL COST.

ALL RECEPTACLES FOR THIS PROJECT SHALL BE COMMERCIAL GRADE 20 AMP. ALL DEVICE PLATES SHALL BE SMOOTH PLASTIC, IVORY COLORED AN LIGHT WALLS AND BROWN COLORED ON DARK WALLS (U.N.O.)

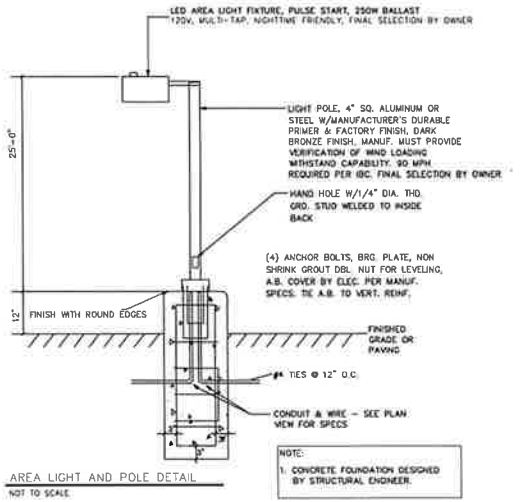
ALL WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS IF REQUIRED BY CODES. RACEWAYS SHALL BE APPROVED FOR USE INTENDED. ALL ELECTRICAL CONDUCTORS SHOWN ARE BODY COPPER, MINIMUM SIZE CONDUCTOR IS No.12 AWG, AND AS RECOMMENDED BY SUPPLIER OF EQUIPMENT AS APPLICABLE.

ALL CONDUITS SHALL BE INSTALLED CONCEALED UNLESS NOTED OTHERWISE. PROVIDE PANELBOARDS WITH FULL SIZED BREAKERS AND COPPER BUSSING. LABEL EQUIPMENT AND WIRING PER NEC. LABEL EQUIPMENT WITH MICARTA TAGS, ¼" ENGRAVED LETTERS. PROVIDE TYPED PANEL DIRECTORIES AND IDENTIFY ALL CIRCUITS AND SPACES.

THIS CONTRACT IS TO INCLUDE ALL CONTINGENCIES WHICH MAY ARISE AND WHICH MAY BE REQUIRED TO MAKE A COMPLETE ELECTRICAL SYSTEM.

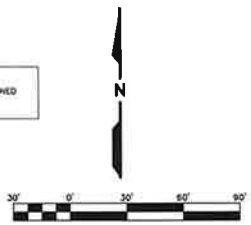
THE ELECTRICAL CONTRACTOR SHALL VISIT SITE AND DETERMINE EXTENT OF THE WORK. AT COMPLETION OF ELECTRICAL INSTALLATION, PROVIDE OWNER WITH ACCURATE AS-BUILT DRAWINGS INDICATING ALL VARIATIONS FROM CONTRACT DRAWINGS, AND A LETTER TO THE OWNER'S REPRESENTATIVE STATING PROJECT FULLY COMPLIES WITH ALL CONTRACT DOCUMENTS AND IF NOT, HOW INSTALLATION WAS ACCOMPLISHED. ALL CHANGES SHALL BE SUBJECT TO OWNER'S REPRESENTATIVE'S APPROVAL.

PROVIDE NECESSARY LABOR, TOOLS, EQUIPMENT, e.g., VOLTMETER, AMMETER, ETC., AND CHECK ENTIRE ELECTRICAL SYSTEM IN THE PRESENCE OF THE OWNER REPRESENTATIVE. ALL TESTING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION OF EQUIPMENT, MATERIALS, ETC., BEING TESTED.



AREA LIGHT AND POLE DETAIL

NOT TO SCALE



JEEE JE ELECTRICAL ENGINEERING, LLC
JOSE ELIZARRARAS, P.E.
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PUBLIC WORKS DEPARTMENT
COUNTY OF IMPERIAL
EL CENTRO, CALIFORNIA

COUNTY OF IMPERIAL PUBLIC WORKS DEPARTMENT
APPROVED FOR CONSTRUCTION BY:

JOHN A. GAY, P.E.
DIRECTOR OF PUBLIC WORKS — R.C.E. No.

DATE — REG. EXP.

DIG ALERT

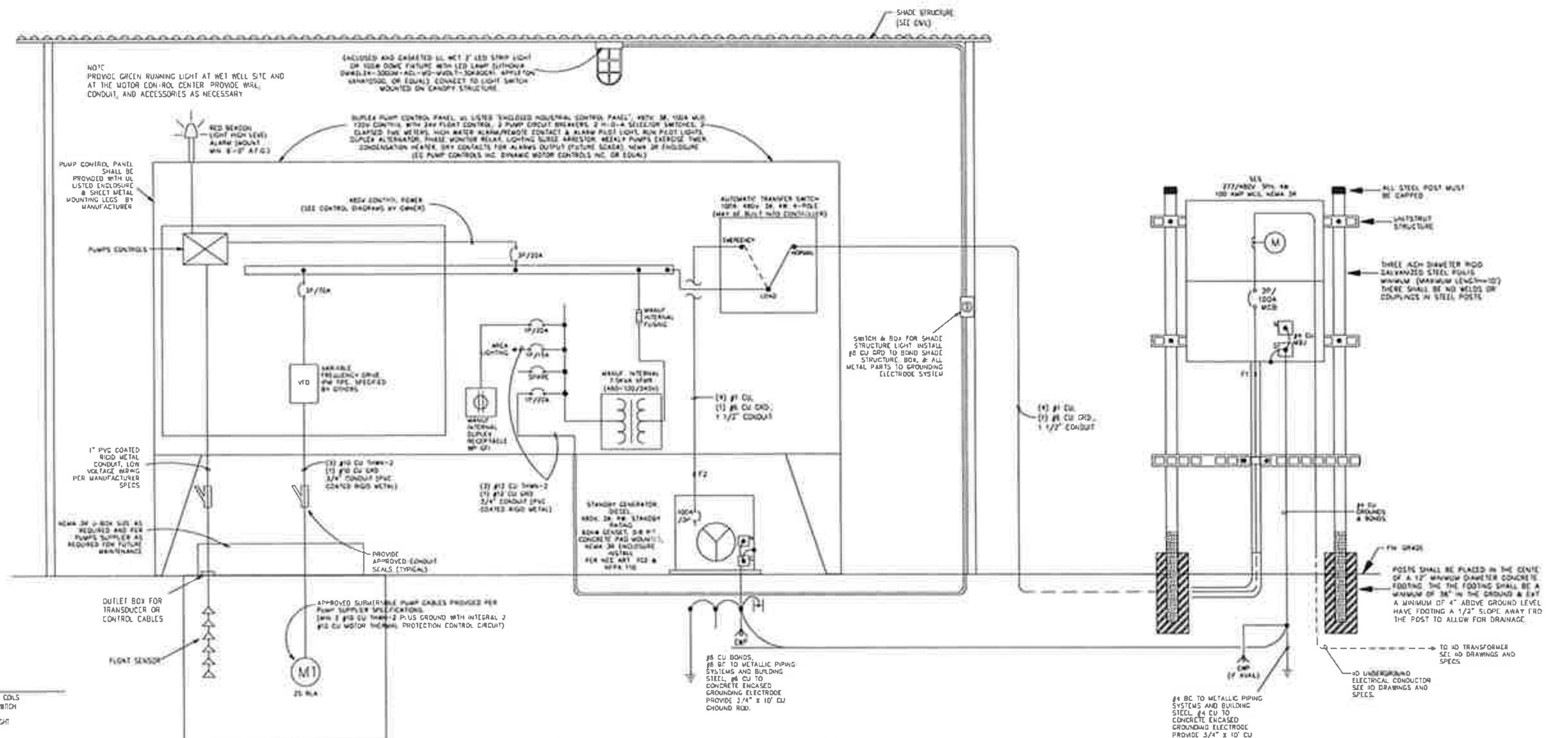
WINTERHAVEN REPLACEMENT WELL AND WATER TREATMENT PLANT IMPROVEMENTS

COVER SHEET, VICINITY MAP, LOCATION MAP AND INDEX

SCALE:	AS SHOWN
DATE:	MAY, 2025
DES. BY:	JD
DRAWN BY:	JD
SURVEYED BY:	JE
JOB. No.:	021-0245
SHEET 1 OF 2	

Nicklas Engineering, Inc.
1851 West 24th Street, Yuma, Arizona 85364
Phone (928) 344-6374
www.neaw.com

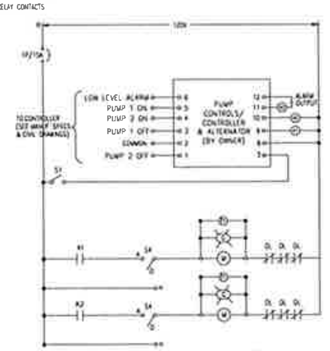
ES-1



LEGEND
M - MOTOR CONTACTOR COILS
H-O-A - HAND-OFF-AUTO SWITCH
- GREEN RUNNING LIGHT
- ELAPSED TIMER
A1,A2,A3 - AUXILIARY RELAY CONTACTS AS INDICATED
- MOTOR OVERLOAD RELAY CONTACTS

ELECTRICAL ONE LINE DIAGRAM (SES/MCC)

NTS



PUMP CONTROL DIAGRAM

NTS

NOTE
PROVIDE GREEN RUNNING LIGHT AT WET WELL SITE AND AT THE MOTOR CONTROL CENTER PROVIDE WIRE, CONDUIT, AND ACCESSORIES AS NECESSARY

ELECTRICAL LOAD SUMMARY	AMPS @ 480V, 3PH
PUMP	= 25.0 AMPS
ODOR CONTROL BLOWER (1-0.75HP)	= 0.8 AMPS
CONTROLS/RECEPTACLES	= 10.0 AMPS
POLE LIGHT	= 2.1 AMPS
TOTAL	= 37.9 AMPS

NOTES (ONE-LINE DIAGRAM):

1. PROVIDE RATED EQUIPMENT & DEVICES BY MANUFACTURER CAPABLE OF SAFELY INTERRUPTING THE AVAILABLE FAULT CURRENT
2. PROVIDE WARNING LABELS & MARKING BY MANUFACTURER AT ALL SWITCHBOARDS, PANELBOARDS, & INDUSTRIAL CONTROL PANELS/MCC'S LIKELY TO CREATE ARC FLASH CONDITIONS AS REQUIRED BY NEC ART. [illegible]
3. LABEL & MARK MAIN SERVICE DISCONNECT(S) PER NEC. MAXIMUM OF 6 DISCONNECTS PERMITTED PER NEC
4. PUMPS WEEKLY EXCERCISE TIMER TO OPERATE & ROTATE (BUMP) BOTH PUMPS FOR 5 SECONDS WHILE SET IN THE "OFF" MODE
5. MCC SHALL BE DESIGNED & MANUFACTURED FOR OPERATION IN AN OUTDOOR ENVIRONMENT WITH A MAXIMUM AMBIENT OF 50 °C (122 °F) PROVIDE ADDITIONAL VENTILATION AND AMBIENT COMPENSATED CB'S, & ACCESSORIES AS REQUIRED BY MANUFACTURER
6. MCC SHALL BE DESIGNED & MANUFACTURED AS REQUIRED FOR WIND VELOCITIES UP TO 80 MPH & FOR SEISMIC ZONE 4

FAULT CURRENT CALCULATIONS

L = LENGTH (FEET) OF CONDUCTOR TO THE FAULT.
C = CONSTANT VALUE FOR CONDUCTORS
N = NUMBER OF CONDUCTORS PER PHASE
(ADJUST C VALUE FOR PARALLEL RUNS)
I = AVAILABLE SHORT-CIRCUIT CURRENT IN AMPERES AT BEGINNING OF CIRCUIT.
E = VOLTAGE OF CIRCUIT
F = AVAILABLE SHORT-CIRCUIT IN AMPERES AT END OF CIRCUIT.

F1 = 8,688 AMPS AS PER POWER COMPANY

F2:
L = 20' I = 8,688
C = 7,493 ELL = 480V
F = (1.732 X L X I)/(C X ELL)
= (1.732 X 20 X 8,688)/(7,493 X 480) =
M = 1/(1+F) = 1/(1+0.083) =
ISC = I X M = 8.688 X 0.923 = 8,019 A
VOLTAGE DROP: 0.6V @ 0.1%

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SHEET	2 OF 2

Nicklaus Engineering, Inc.
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PUBLIC WORKS DEPARTMENT
COUNTY OF IMPERIAL
EL CENTRO, CALIFORNIA

COUNTY OF IMPERIAL PUBLIC WORKS DEPARTMENT APPROVED FOR CONSTRUCTION BY:

JOHN A. GAY, P.E. DIRECTOR OF PUBLIC WORKS R.C.E. NA

DATE REG. EXP.

DIGALERT

GENERAL STRUCTURAL NOTES

(APPLIES UNLESS NOTED OTHERWISE)

GENERAL:

1. ALL CONSTRUCTION SHALL CONFORM TO THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE.
2. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE ONLY AND DO NOT INDICATE THE METHOD OR SEQUENCE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING OF LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SCAFFOLDING, BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS. THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION, NOR WILL THE STRUCTURAL ENGINEER BE RESPONSIBLE FOR CONSTRUCTION SITE SAFETY, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE SITE CONDITIONS WITH THE DRAWINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES AND OMISSIONS SHALL BE RESOLVED WITH THE STRUCTURAL ENGINEER. DO NOT USE SCALED DIMENSIONS.
4. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOFS SO AS NOT TO EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
5. WHERE ANY DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN. WHERE NO SPECIFIC DETAIL IS SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT. FOR BIDDING PURPOSES, WHERE ANY MEMBER OR STRUCTURAL ELEMENT IS SHOWN BUT NOT CALLED OUT ON THE PLANS OR DETAILS, THE LARGEST SIMILAR MEMBER OR ELEMENT USED IN THE PROJECT SHALL BE UTILIZED.
6. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND CIVIL DRAWINGS FOR LOCATION AND DETAILS OF BLOCKOUTS, INSERTS AND OPENINGS, CURBS, EQUIPMENT BASES AND PADS, SLOPE WORK, ITEMS, ETC. AND DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
7. APPROVED EQUAL OPTIONS ARE FOR THE CONTRACTOR'S CONVENIENCE. IF AN OPTION IS CHOSEN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY AND COORDINATION OF ALL DETAILS.
8. ALL DETAILS SHOWN SHALL BE INCORPORATED INTO THE PROJECT AT ALL APPROPRIATE LOCATIONS, WHETHER SPECIFICALLY INDICATED OR NOT. TYPICAL DETAILS MAY OR MAY NOT BE CUT ON THE DRAWINGS, BUT SHALL APPLY UNLESS NOTED OTHERWISE.
9. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.
10. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE THE PROJECT IS LOCATED IN.
11. DESIGN LOADS

    ROOF LIVE LOAD = 20 PSF (MINIMUM)
    ROOF DEAD LOAD = 5 PSF

    WIND
    V = 105 MPH
    (3 – SECOND GUST)
    RISK CATEGORY III
    EXPOSURE C

    SEISMIC
    SOIL SITE CLASS D
    S_S = 0.578
    S_1 = 0.278
    S_{MS} = 0.780
    SEISMIC DESIGN CATEGORY D
    RISK CATEGORY III
    I_E = 1.25

    R = 1.5 (STEEL ORDINARY CANTILEVERED COLUMN)
    Ω_0 E = 0.69W

FOUNDATIONS:

1. FOUNDATION DESIGN BASED ON MINIMUM INTERNATIONAL BUILDING CODE SOIL BEARING VALUE AS PERMITTED BY THE BUILDING OFFICIAL. IN THE ABSENCE OF A SOIL REPORT, DESIGN SOIL BEARING PRESSURE = 1500 PSF. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR ANY GEOTECHNICAL ASPECTS OF THIS PROJECT.
2. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR/OWNER RETAIN A REGISTERED SOILS ENGINEER TO CONDUCT A SOILS INVESTIGATION AND SUBMIT A REPORT CONTAINING RECOMMENDATIONS ON ALL FOUNDATION DESIGN AND CONSTRUCTION PROCEDURES.
3. FILLED EXCAVATIONS OF BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, EXISTING FOUNDATIONS, ETC., ENCOUNTERED DURING SITE CLEARING OR EXCAVATION SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER IMMEDIATELY.
4. SLOPE ALL EXTERIOR FINISHED GRADES AWAY FROM THE CANOPY TO ENSURE THAT NO PONDING OF WATER OCCURS AROUND THE FOOTINGS.
5. THE FOLLOWING MINIMUM EARTHWORK REQUIREMENTS SHALL BE MET:
   A. STRIP AND REMOVE EXISTING VEGETATION, DEBRIS, CONSTRUCTION, FILL, AND OTHER DELETERIOUS MATERIALS FROM THE BUILDING AREAS. ALL EXPOSED SURFACES SHALL BE FREE FROM MOUNDS AND DEPRESSIONS WHICH COULD PREVENT UNIFORM COMPACTION.
   B. FOOTINGS SHALL BEAR 1'-6" MINIMUM BELOW LOWEST ADJACENT GRADE INTO UNDISTURBED NATIVE SOILS. FINISHED GRADE IS DEFINED AS TOP OF SLAB FOR INTERIOR FOOTINGS AND LOWEST ADJACENT GRADE WITHIN 5'-0" FOR PERIMETER FOOTINGS. IF SOILS ARE DISTURBED, THE SUBGRADE SHALL BE SCARIFIED, MOISTURE CONDITIONED, AND COMPACTED TO 95% COMPACTION (ASTM D698) FOR A MINIMUM DEPTH OF 12 INCHES.
   C. SCARIFY, MOISTEN, OR DRY AS REQUIRED, AND COMPACT ALL SUBGRADE SOILS TO A MINIMUM DEPTH OF 12 INCHES BELOW SLABS ON GRADE. THE SUBGRADE PREPARATION IS TO BE ACCOMPLISHED IN A MANNER WHICH WILL RESULT IN UNIFORM WATER CONTENTS AND DENSITIES AFTER COMPACTION.
   D. FILL MATERIALS SHALL CONFORM TO THE FOLLOWING:

GRADATION (ASTM C136):	% FINER BY WEIGHT
2"	100%
NO. 4 SIEVE	50% – 100%
NO. 200 SIEVE	60% (MAX)
MAXIMUM EXPANSION POTENTIAL (EI)	130*
MAXIMUM SOLUBLE SULFATES	0.10

   * MEASURED UPON SATURATION OF A SAMPLE COMPACTED TO 95% OF ASTM D698 MAXIMUM DRY DENSITY AT ABOUT 3% BELOW OPTIMUM WATER CONTENT UNDER A 100 PSF SURCHARGE PRESSURE.

   BASE COURSE BELOW CONCRETE FLOOR SLABS SHALL HAVE 100% PASSING THE 1 1/2" SIEVE, 45% TO 80% PASSING THE NO. 4 SIEVE, AND NOT MORE THAN 12% PASSING THE NO. 200 SIEVE.

   E. ON SITE SUBGRADE SOILS, SEPARATE FILL AND IMPORTED FILL SHALL BE COMPACTED TO THE FOLLOWING:

MATERIAL	MINIMUM % COMPACTION (ASTM D698)
BELOW FOOTINGS	95%
BELOW SLABS ON GRADE	95%
WALL COUNTER	95%
MISCELLANEOUS BACKFILL	90%

CAST-IN-PLACE CONCRETE:

1. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". PLACEMENT SHALL BE PER ACI 304R AND 304.2R AS APPLICABLE.
2. CONCRETE SHALL BE READY MIXED CONCRETE IN ACCORDANCE WITH ASTM C94. MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL BE 3500 PSI WITH A MAXIMUM WATER/CEMENT RATIO BY WEIGHT = 0.50.
3. CEMENT SHALL CONFORM TO ASTM C150, TYPE I. AGGREGATE PER ASTM C33. MINIMUM 6" SLUMP CONCRETE CONTAINING SUPERPLASTICIZING ADMIXTURE SHALL HAVE FIELD-VERIFIED 8" MAXIMUM SLUMP AT PLACEMENT. MIX DESIGNS SHALL BE DESIGNED BY THE CONCRETE PRODUCTION FACILITY IN ACCORDANCE WITH ACI 301 AND REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
4. CONCRETE SHALL BE FREE OF CHLORIDE. FLY ASH SHALL CONFORM TO ASTM C618, CLASS F. FLY ASH SHALL NOT REPLACE MORE THAN 25% OF CEMENT BY WEIGHT.
5. PROVIDE SLEEVES FOR UTILITY OPENINGS IN CONCRETE BEFORE PLACING CONCRETE. DO NOT CUT ANY CONFLICTING REINFORCING.
6. NO CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON THE DRAWINGS SHALL BE INSTALLED WITHOUT APPROVAL OF THE ENGINEER.
7. CONCRETE SHALL NOT BE DROPPED MORE THAN FIVE FEET VERTICALLY WITHOUT USE OF TREMIES.
8. CONCRETE FOOTINGS AND PADS MAY BE POURED AGAINST NEAT EXCAVATIONS PROVIDED THE MINIMUM CONCRETE COVERAGE FOR REINFORCING IS MAINTAINED.
9. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED.
10. HOT WEATHER CONCRETING SHALL BE AS DESCRIBED AND SPECIFIED BY ACI 301, ACI 305R, ACI 305.1 AND ASTM C94 EXCEPT WHERE MODIFIED BY CONTRACT DOCUMENTS. DETAILED LIMITATIONS ARE AS FOLLOWS:
    A. DISCHARGE OF CONCRETE SHALL BE COMPLETED WITHIN 90 MINUTES OR 300 MIXING REVOLUTIONS OF THE MIXER TRUCK, WHICHEVER COMES FIRST. THIS LIMITATION MAY BE WAIVED PROVIDED A SLUMP TEST DEMONSTRATES THAT THE CONCRETE SLUMP MEETS PROJECT CRITERIA IN ADDITION TO REQUIRED AIR CONTENT AND TEMPERATURE WITHOUT THE RETEMPERING OF CONCRETE. THIS WAIVER REQUEST MUST BE SUBMITTED IN WRITING PRIOR TO COMMENCEMENT OF CONCRETE PLACEMENT.
    B. TEMPERATURE CRITERIA:
        i. TEMPERATURE OF CONCRETE AS PLACED SHALL NOT EXCEED 95° F WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER.
        ii. WHEN TEMPERATURE OF THE STEEL REINFORCEMENT, EMBEDMENTS OR FORMS EXCEED 120° F, POURING OF SAID ITEMS IMMEDIATELY BEFORE CONCRETE PLACEMENT IS REQUIRED.
    C. RETEMPERING OF CONCRETE IS NOT PERMITTED.
11. CURE EXPOSED CONCRETE FOR A MINIMUM OF 7 DAYS IN ACCORDANCE WITH ACI 301 AND 308R PROCEDURES IN ORDER TO PREVENT CRACKING. CURE WITH CURING AND SEALING COMPOUND, MOIST CURING, MOISTURE-RETAINING COVER, CURING, OR COMBINATIONS THEREOF.
12. CONCRETE COMPRESSIVE STRENGTH AND SLUMP SHALL BE TESTED PER ASTM C31, C39 AND C143. PROVIDE 5 CYLINDERS PER TEST NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE EACH 150 CUBIC YARDS OF CONCRETE, NOR LESS THAN ONCE EACH 5,000 SQUARE FEET OF SURFACE AREA FOR SLABS OR WALLS OR AS DIRECTED BY THE ARCHITECT. TEST ONE CYLINDER AT 7 DAYS AND TWO AT 28 DAYS. TESTING SHALL BE DONE BY A QUALIFIED TESTING LABORATORY.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL CONSTRUCTION SHALL CONFORM WITH THE LATEST AISC 360 "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" (INCLUDING COMMENTARY), AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS", AISC 341 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS", AND APPLICABLE PROVISIONS OF AWS "STRUCTURAL WELDING CODE".
2. STRUCTURAL SHAPES OF STEEL SHALL BE ASTM A992 (F_y = 50 KSI). PLATES, ANGLES, AND CHANNELS SHALL BE ASTM A36 (F_y = 36 KSI).
3. BOLTS SHALL BE ASTM A307.
4. ANCHOR RODS AND PLAIN THREADED BARS AND ANCHORS SHALL BE ASTM A307, GRADE A OR F1554, GRADE 36.
5. BOLTS, ANCHOR BOLTS, EXPANSION BOLTS, ETC., SHALL BE INSTALLED WITH STEEL WASHERS.
6. WELDING ELECTRODES SHALL CONFORM TO AWS D1.1, GRADE E70XX. ALL WELDING SHALL BE DONE BY WELDERS HOLDING VALID CERTIFICATES ISSUED BY AN ACCEPTED TESTING AGENCY AND HAVING CURRENT EXPERIENCE IN TYPE OF WELDS SHOWN ON THE DRAWINGS OR NOTES. ALL WELDING PER AMERICAN WELDING SOCIETY STANDARDS. ALL WELDS ON DRAWINGS ARE SHOWN AS SHOP WELDS. CONTRACTOR MAY SHOP WELD OR FIELD WELD AT THEIR DISCRETION. SHOP WELDS OR FIELD WELDS SHALL BE SHOWN ON SHOP DRAWINGS. FULL PENETRATION WELDS SHALL BE TESTED AND CERTIFIED BY AN INDEPENDENT TESTING LABORATORY.
7. BEAMS, COLUMNS AND BRACES SHALL NOT BE SPLICED WITHOUT PRIOR APPROVAL OF STRUCTURAL ENGINEER.
8. GROUTPACK FOR COLUMN BASE PLATES AND BEARING PLATES SHALL BE "SIKA GROUT" HIGH PERFORMANCE GROUT BY SIKA OR AN EQUAL NON-METALLIC SHRINKAGE-RESISTANT GROUT.
9. PROVIDE FABRICATOR'S STANDARD RUST-INHIBITING PRIMER SHOP PAINT FOR ALL STEEL SURFACES EXCEPT SURFACES ENCASED IN CONCRETE.

COLD-FORMED STEEL FRAMING:

1. ALL COLD-FORMED STEEL FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" BY THE AMERICAN IRON AND STEEL INSTITUTE.
2. GALVANIZED 12 GAGE PURLINS SHALL CONFORM TO ASTM A653 SS, GRADE 55 CLASS 1, WITH A MINIMUM YIELD STRENGTH OF 55,000 PSI.
3. ALL WELDING SHALL BE PERFORMED BY WELDERS EXPERIENCED AND CERTIFIED IN LIGHT GAGE STEEL FRAMING WORK.

ROOF SHEETING:

1. 26 GA. "PBR PANEL" BY MBCI, 1¼" TALL PROFILE, COLOR AS SELECTED BY OWNER, WITH THE FOLLOWING MINIMUM PROPERTIES:

    GRADE 37, 80,000 PSI MINIMUM YIELD
    S_{+} = 0.0449 IN^3
    I_{+} = 0.0359 IN^4
    S_{+} = 0.0381 IN^3
    I_{-} = 0.0382 IN^4

    PANEL TO PANEL AND PANEL TO PURLIN CONNECTIONS SHALL BE NO. 14 SELF-TAPPING, HEX-HEAD, PLATED STEEL OR STAINLESS STEEL SCREWS WITH A SEPARATE 3/8" O.D. STEEL OR ALUMINUM WASHER AND A SUITABLE NEOPRENE SEALING WASHER. FASTENERS SHALL BE 3/4" IN LENGTH SPACING FOR PANEL TO PURLIN FASTENERS TO BE 6" O.C. WITH FASTENERS LOCATED 3" FROM THE CENTERLINE ON BOTH SIDES OF EACH MALE RIB. SPACING FOR PANEL TO PANEL FASTENERS SHALL BE 12" O.C.

    PURLINS – ALL PURLINS SHALL BE A MINIMUM YIELD STRESS OF 55,000 PSI.

SPECIAL INSPECTIONS:

1. SPECIAL INSPECTIONS SHALL BE PERFORMED BY A QUALIFIED INSPECTOR APPROVED BY THE BUILDING OFFICIAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A MINIMUM OF 24 HOURS NOTICE TO THE SPECIAL INSPECTOR AND THE TESTING LABORATORY PRIOR TO BEGINNING ANY WORK FOR WHICH SPECIAL INSPECTION OR TESTING IS REQUIRED.
3. IN ACCORDANCE WITH IBC CHAPTER 17 SOME INSPECTIONS MAY BE MADE ON A PERIODIC BASIS AND SATISFY THE REQUIREMENTS OF CONTINUOUS INSPECTION.
4. SPECIAL INSPECTION IS REQUIRED DURING THE FOLLOWING OPERATIONS PER IBC CHAPTER 17:

    A. STRUCTURAL WELDING:
        4.1.A DURING ALL WELDING PROCEDURES EXCEPT WELDING PERFORMED IN A BUILDING OFFICIAL APPROVED FABRICATOR SHOP.
        4.1.B INSPECTION OF SHOP TASKS IN IT MEANS MAY HAVE PERIODIC INSPECTIONS PROVIDED THE MATERIALS, QUALIFICATIONS OF WELDING PROCEDURES AND WELDERS ARE VERIFIED PRIOR TO THE START OF WORK, PERIODIC INSPECTIONS ARE MADE OF WORK IN PROGRESS AND A VISUAL INSPECTION OF ALL WELDS IS MADE PRIOR TO JOB COMPLETION.

5. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
    A. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.
    B. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ENGINEER OR ARCHITECT OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE ENGINEER OR ARCHITECT OF RECORD AND THE BUILDING OFFICIAL.
    C. UPON COMPLETION OF THE ASSIGNED WORK, THE SPECIAL INSPECTOR SHALL COMPLETE AND SIGN A FINAL REPORT STATING THAT TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

Campbell STRUCTURAL
Robert L. Campbell Structural Engineer, P.C.
PROJECT JOB NUMBER 24083.01

WINTERHAVEN REPLACEMENT WELL AND WATER TREATMENT PLANT IMPROVEMENTS

GENERAL STRUCTURAL NOTES

NICKLAUS ENGINEERING, INC.
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SCALE	AS SHOWN
DATE	JAN. 2025
DES. BY	R.CAMPBELL
DRAWN BY	T.GIMENEZ
SURVEYED BY	-
JOB No.	021-0245
SHEET	OF

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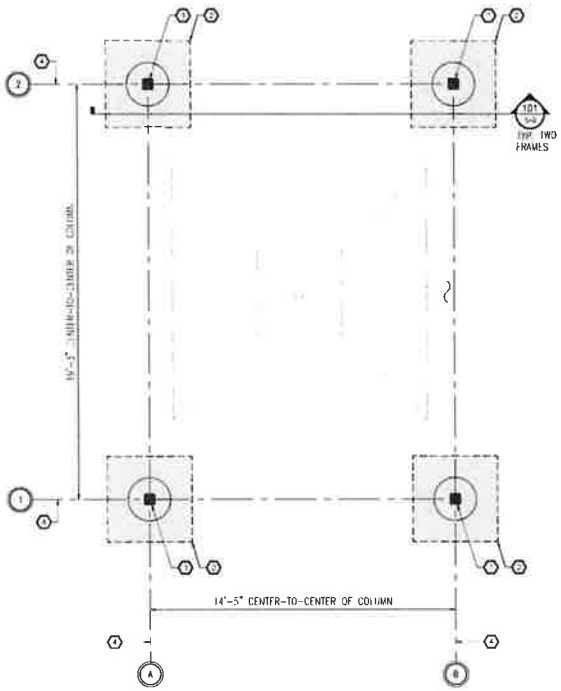
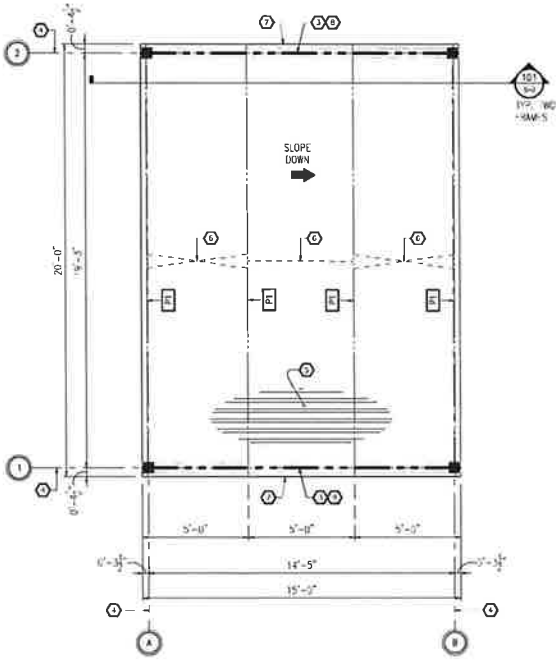


FOUNDATION PLAN

SCALE: 3/8" = 1'-0"



FRAMING PLAN

SCALE: 3/8" = 1'-0"

NOTE:
ALL STRUCTURAL STEEL SHALL BE PRIME PAINTED WITH FIELD APPLIED FINISH COAT WITH COLOR SELECTED BY OWNER.

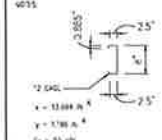
PLAN KEYNOTES

1. HSS 6 X 6 X ¼" STEEL COLUMN
2. 4'-0" SQUARE X 24" THICK CONCRETE FOOTING WITH 4 - #5 EACH WAY AT TOP AND BOTTOM
3. W8 X 18 STEEL BEAM
4. CENTERLINE OF COLUMN
5. "PBR" PROFILE STEEL ROOF SHEETING. FOR GAGE THICKNESS, PROPERTIES AND ATTACHMENT, SEE GENERAL STRUCTURAL NOTES.
6. L2 X 2 X ⅛" BOTTOM FLANGE BRACING AT MIDSPAN OF PURLINS - ATTACH TO EACH PURLIN WITH 2 - #10 TEK SCREWS. END BAY BRACES SHALL BE CROSS BRACING
7. 8" X 1 ½" X 16 GA TRACK (CAP) WITH #12 SCREWS EACH FLANGE, EACH PURLIN ALONG EDGE OF SHADE
8. FRAME PER DETAIL 101, TYPICAL TWO LOCATIONS

PURLIN (P) SCHEDULE

MARK	SIZE	SPACING	END CONNECTION	SECTION PROPERTIES
P1	8x2.5C12	SEE PLAN	SEE DETAILS	NOTE 1

NOTES:



Sealed 1/4/2025

Campbell STRUCTURAL
Robert L. Campbell Structural Engineer, P.C.

24083.01

WINTERHAVEN REPLACEMENT WELL AND WATER TREATMENT PLANT IMPROVEMENTS

FOUNDATION PLAN AND FRAMING PLAN

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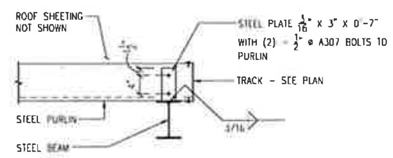
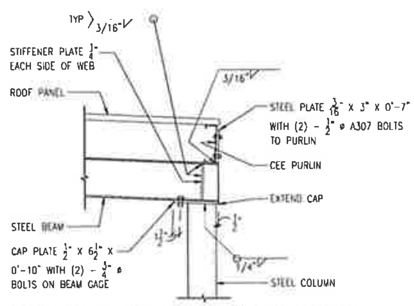
SCALE	AS SHOWN
DATE	JAN. 2025
DES. BY	R.CAMPBELL
DRAWN BY	E.JIMENEZ
SURVEYED BY	-
JOB No.	031-0245
SHEET	OF

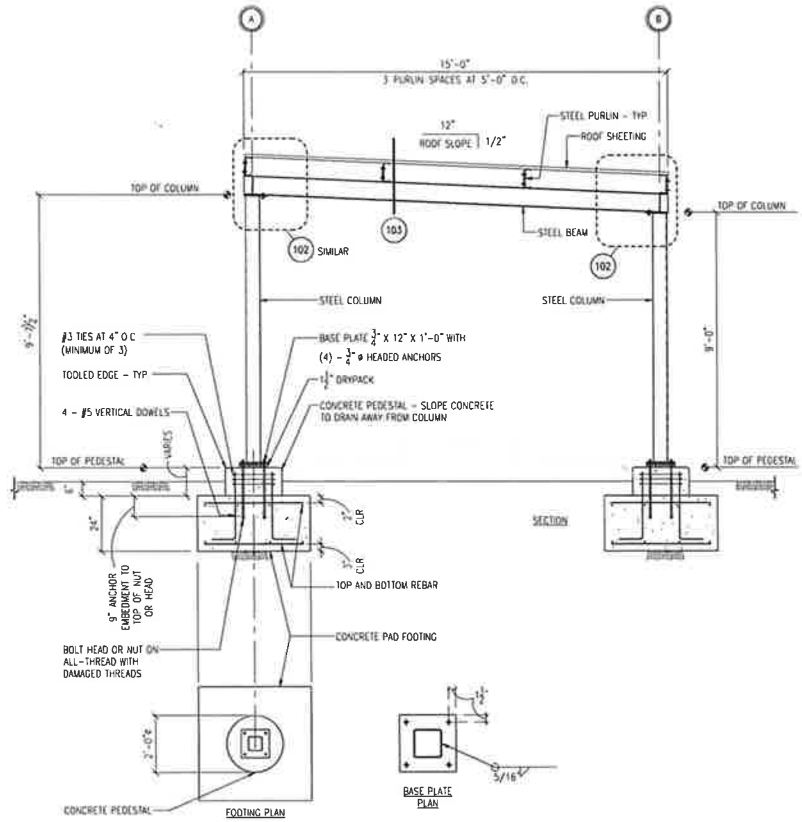
S-2



103 PURLIN TO FRAME CONNECTION AT EDGE BEAM



102 STEEL BEAM TO STEEL COLUMN CONNECTION



101 SHADE SECTION (TYPICAL TWO LOCATIONS)

Sealed 3/4/2025

24083.01

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WINTERHAVEN REPLACEMENT WELL AND WATER TREATMENT PLANT IMPROVEMENTS

FOUNDATION DETAILS AND FRAMING DETAILS

SCALE	AS SHOWN
DATE	JAN. 2025
DES. BY	R CAMPBELL
DRAWN BY	E JIMENEZ
SURVEYED BY	-
JOB No.	021-0245
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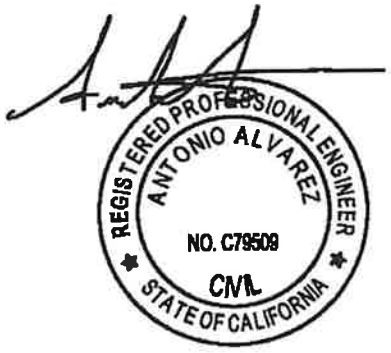
UNITED STATES DEPARTMENT OF AGRICULTURE
Rural Utilities Service
Bulletin 1780-2

Preliminary Engineering Report (PER)

Water System Improvements Project

Prepared For:

Winterhaven County Water District
494 2nd Avenue
Winterhaven, CA 92283



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Date: 10/6/2022

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1. PROJECT PLANNING

a. Location Maps

A location map of the Winterhaven community is shown in Figure 1.

Figure 1 - Winterhaven Location Map

Winterhaven is an unincorporated community in Imperial County, California. The Colorado River, the California border with Arizona, and the city of Yuma, Arizona are located to the South. The Fort Yuma Indian Reservation is located adjacent and to the North, East and West. The United States border with Mexico is located approximately six miles to the West. Interstate 8 runs through the southern portion of the community.

Figure 2 shows the service area boundary for the Winterhaven Community Water District (WCWD).

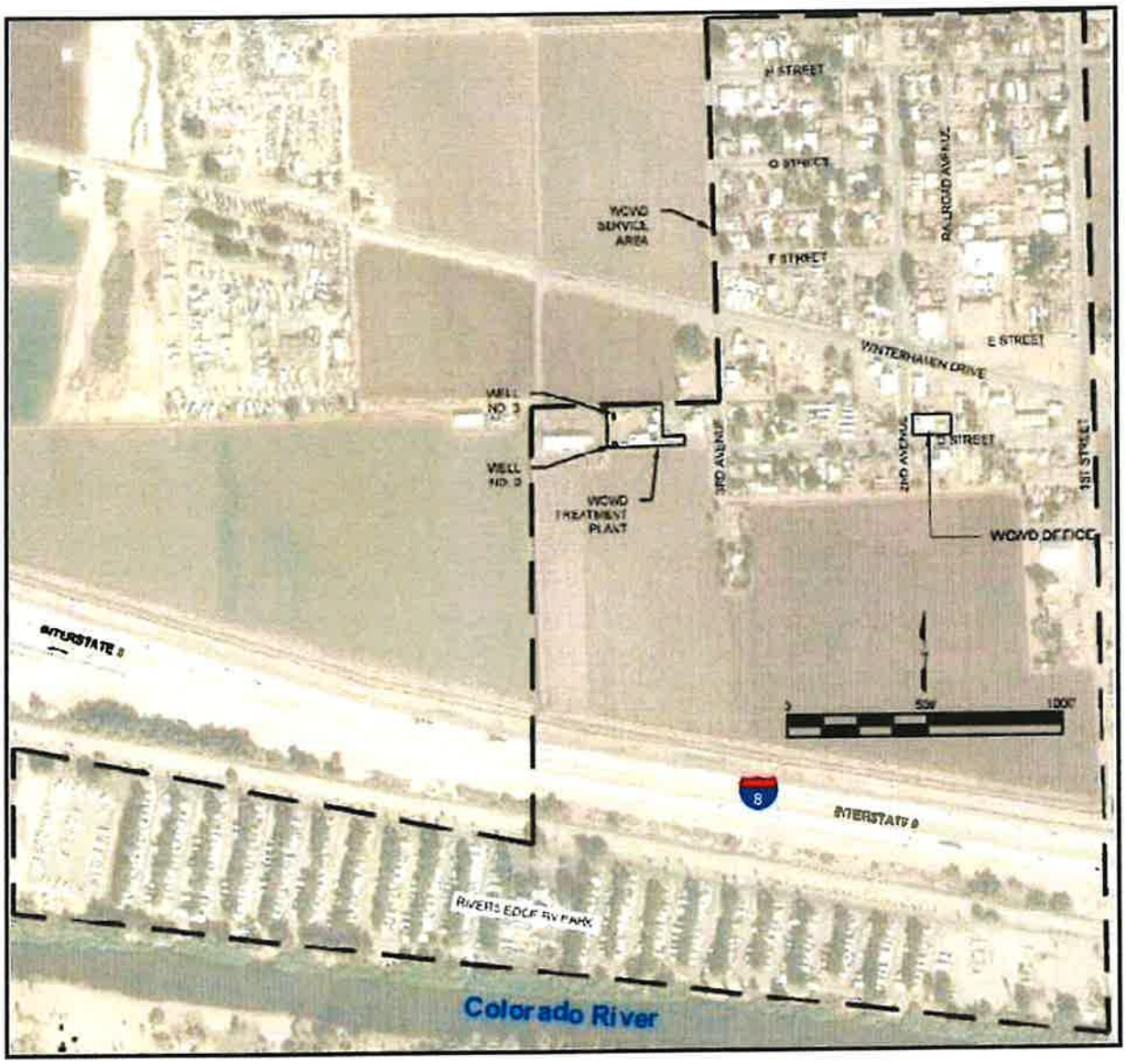


Figure 2 – WCWD Service Area Boundary

b. Environmental Resources Present

A required National Environmental Protection Act (NEPA) environmental review of the proposed project was completed as part of a USDA Rural Development funding application. The NEPA evaluation determined that the project is classified as Categorically Exempt with Report. A CEQA environmental review was also completed by the WCWD as required by the State and was determined to be Categorically Exempt. A Mitigation Monitoring and Reporting Plan for project construction phase work that is based on the environmental report is in Appendix A.

c. Population Trends

The proposed project will be in the community of Winterhaven within the WCWD service area boundary. Table 1 summarizes the population trends of the WCWD.

Table 1- Population Trends

Year	Population
2000	529
2010	394
2020	390

Winterhaven is a census-designated place in Imperial County, California. The current population is estimated at 390. The population is expected to remain steady as long as a reliable good quality water supply system is provided. This community continues to be affordable compared to the rest of Imperial County.

d. Community Engagement

The WCWD will engage the local community to inform them about the proposed project prior to construction using the following methods:

- The Board will discuss the proposed project and invite public comments at their publicmeetings to consider awarding the construction contracts.
- Notices will be mailed to nearby residents prior to construction.
- Public meetings will be held as needed.

2. EXISTING FACILITIES

a. Facilities Layout Maps

The existing WCWD water system facilities layout maps are presented in Figures 3 and 4. The WCWD Administration Building is shown in Figures 5 and 6.

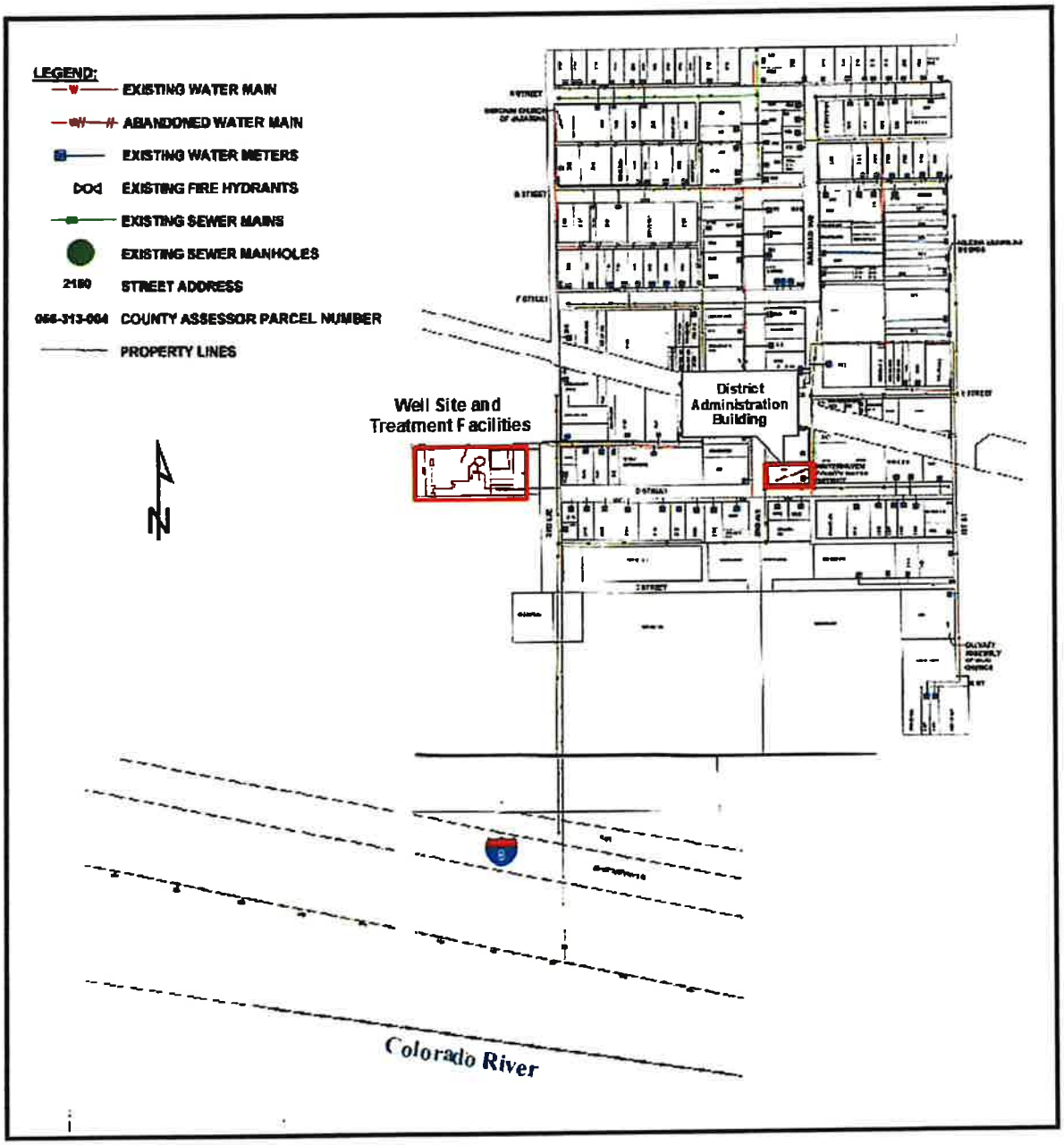


Figure 3 – WCWD Water System Layout Map

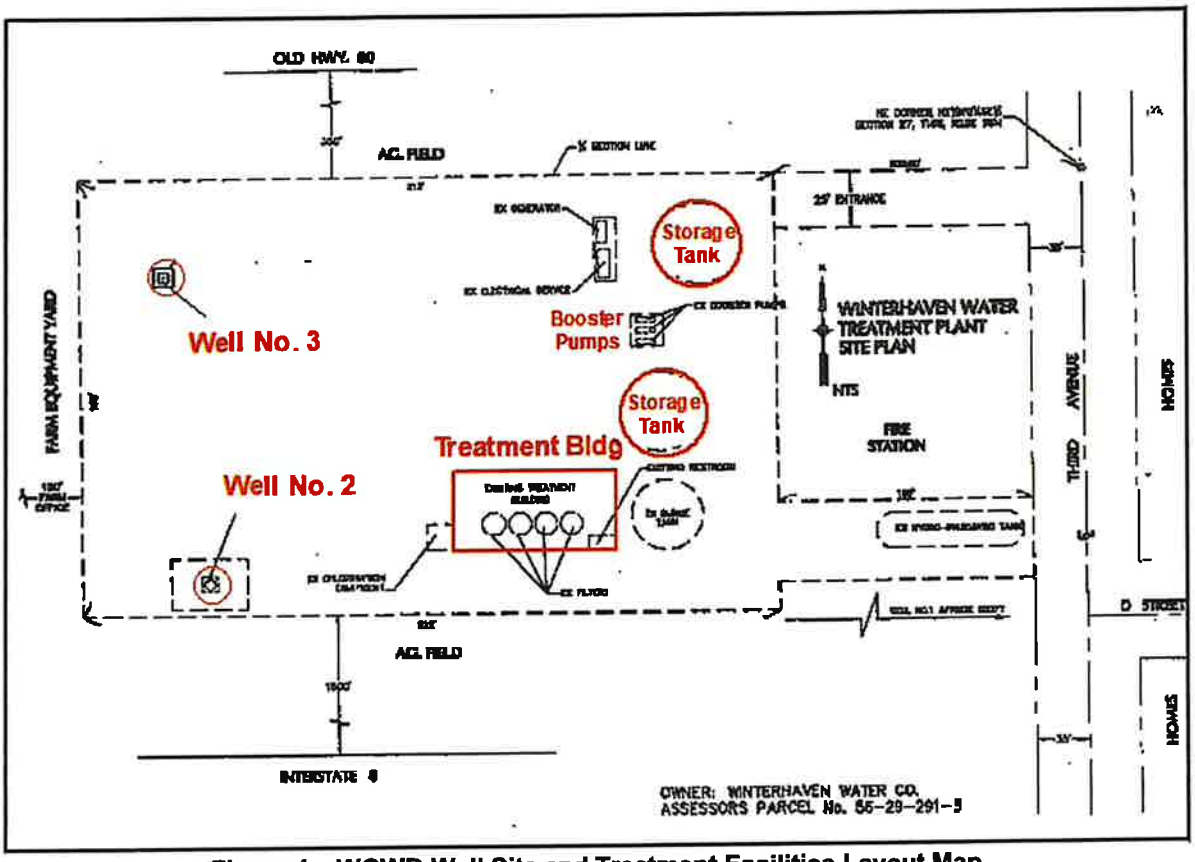


Figure 4 – WCWD Well Site and Treatment Facilities Layout Map

b. System Description

Water System History

The WCWD has historically provided potable water to the residents of Winterhaven using two groundwater production wells (Well No 2, and Well No. 3) located at the water treatment plant at 495 3rd Avenue. The production wells draw water from the alluvial Yuma Valley Groundwater Basin (Basin No. 7-36) of the Colorado River Hydrologic Region. Well No. 3 was constructed in 1999 and the storage tanks were also refurbished at that time. In 2016, the 10,000-gallon hydropneumatic pressure tank was replaced along with various electrical improvements.

The original distribution system piping was installed prior to the 1971 water treatment plant construction and much of the existing system was constructed over 50 years ago. The original water treatment plant was expanded in 1983 to include Well 2, the existing treatment/filtration system, two booster pumps, and one additional storage tank. Another expansion in 1988 added an additional 20 hp booster pump.

The WCWD Administration Building was built in 1978 and has a one-story area of 2,600 ft^2. The building is constructed of masonry exterior walls and includes a meeting room, two restrooms, storage room, office area with desks, and a shop area. The building is shown in Figures 5 and 6.

Figure 5 – Front View of WCWD Administration Building

Figure 6 – Side and Top View of WCWD Administration Building

Water System Description

Table 2 - Water System Components

System Component	Name	Age	Renovation	Description
Water Source	Well No. 2 Well No. 3	40 yrs 23 yrs	N/A	Not Active Active
Water Treatment	Ground Water Treatment Plant	50 yrs 40 yrs	Upgraded in 1983	Iron & Manganese Treatment
Storage	Tank No. 1 Tank No. 2	N/A 40 yrs	Refurbished in 1999	100,000 gal. 100,000 gal
Distribution	Distribution Pipeline	50 – 60 yrs	PVC sections	ACP, DIP, PVC
Pump Station	Booster Pumps & Pressure Tank	40 yrs	1988 additional pump	20 HP two pumps

A summary of the current water production well information is in Table 3.

Table 3 - Current Water Well Information

Well No.	Age (years)	Well Diameter (in)	Well Depth (ft)	Pump Size (hp)	Capacity (gpm)
2	40	8	529	N/A	N/A
3	23	8	530	20	350

WCWD provides potable water to 107 residential service connections, 22 commercial connections, and an RV park with three office connections and 495 spaces which are occupied primarily in the winter months.

There are 147 manual read water meters currently installed in the system on 1-inch diameter water service laterals.

Table 4 - Water Meter Connections

User Type	Meters
Residential	102
Commercial	24
RV Resort	1
Vacant Lots	20
Total:	**147**

c. Condition of Existing Facilities

Water Supply

The current Title 22 maximum day demand (MDD) for the total system is 113,852 gallons per day (79 gal/min) based on the Imperial County Environmental Health Department Inspection Report dated 3/18/2022. The existing well water source currently provides 350 gal/min and meets the regulatory standard for water supply capacity. A copy of the Imperial County Inspection Report is in Appendix B.

The water system has less than 1,000 service connections which requires the system to meet the Title 22 requirement for storage capacity of equal to or greater than the MDD or 113,852 gallons. The current system storage capacity is 200,000 gallons and meets the regulatory standard for storage.

Well No. 2 is about 40 years old and is not operational due to sand infiltration likely caused by structural failure of the well screen and surrounding gravel pack. There are no operational issues with well No. 3 that is about 20 years old. Since there is only one water supply well that operational, the WCWD does not meet regulatory standards and is required to provide a second drinking water source by either repairing or replacing Well No. 2.

Storage Tank No. 1 and Storage Tank No. 2 were cleaned and inspected in 2021 and were found to be in good condition. The condition of the booster pump station is reported to be good and the system has good pressure.

The pipeline distribution system is in violation of the California Health and Safety Code, Section 116885 and the replacement of the entire pipeline system is required including replacement of the water service lines where the line material cannot be determined. The water meters are old direct read type meters and that need to be replaced. It was reported that most of the system's water leaks are at the water meters and service laterals.

The WCWD groundwater iron and manganese treatment facility is 40 years old and past its useful life expectancy, has not been adequately maintained, and does not remove manganese or TDS salt to meet drinking water regulatory compliance standards.

Water Quality

The WCWD is currently in violation of the Secondary Maximum Contaminant Level (MCL) for manganese. The groundwater well water also contains a total dissolved solid (TDS) salt concentration that exceeds the Secondary MCL, which is not able to be treated with the existing treatment facility.

Administration Building

The WCWD administration building was built in 1978 and has ADA access and Title 24 deficiencies. The building also does not have an adequate heating and cooling system and an upgrade of the electrical and plumbing systems is needed to meet current building code standards.

d. Financial Status of Existing Facilities

Table 5 - WCWD Calculated EDUs

User Type	Average Monthly Water Usage (total gallons)	Number of Users (connections)	Average Monthly Usage per Connection	Number of EDUs
Residential	709,302	107	6,629	107
Commercial	67,200	22		10
RV Park	575,250	6		87
Total:	**1,351,752**	**135**		**204**

The California Rural Water Association (CRWA) prepared a water rate study in 2019 and rate increases were approved and became effective in 2020.

Table 6 - WCWD Water Rates and Sales

Connection Type	Number of Connections	Average Monthly Flow (Gal)	Monthly Rate	Monthly Rate Per 1,000 Gal	Annual Sales (Average)
Residential					
WA + WB	97		$ 43.91		$ 51,111.24
WD	5		$ 87.81		$ 5,268.60
WF	1		$ 28.22		$ 338.64
WE	1		$ 131.85		$ 1,582.20
WJ	3		$ 112.82		$ 4,061.52
Subtotal	**107**	**709,302**			**$ 62,362.20**
Commercial					
BA	11		$ 44.82		$ 5,916.24
BB	1		$ 37.35		$ 448.20
BC	3		$ 74.71		$ 2,689.56
BE	3		$ 34.19		$ 1,230.84
BF	1		$ 44.45		$ 533.40
BG	2		$ 84.15		$ 2,019.60
BM	1		$ 56.90		$ 682.80
Subtotal	**22**	**67,200**			**$ 13,520.64**
RV Park - 495 spaces (Connection Fee = $6.90/Space)					
RER-01	1		$ 3,415.50		$ 40,986.00
WATRL	5		$ 37.35		$ 2,241.00
Usage		575,250		$1.95	$ 13,460.85
Subtotal	**6**	**575,250**			**$ 56,687.85**
Total	**135**	**1,351,752**			**$ 132,570.69**

Table 7 - WCWD Annual Revenue FY 2021

Revenues	Amount
Operating Income	$114,504
Non-Operating Income	
Property Taxes	$10,905
Interest Income	$524
Total:	**$125,933**

Table 8 - WCWD Annual O&M Expense FY 2021

O&M Expense	
Supplies	$4,036
Chemicals	$6,394
Repairs & Maintenance	$6,386
Fuel & Oil	$3,154
Truck Repair & Maintenance	$163
Service Fee	$306
Utilities (Electrical)	$15,136
Laboratory Testing	$1,036
Miscellaneous	$301
Salaries & Wages	$63,776
Payroll Taxes	$1,158
Contracted Labor	$53,257
Professional Services	$7,667
Directors	$5,700
Employee Benefits	$28,012
Fees & Permits	$2,664
Insurance PPE	$3,061
Bank Fees	$203
Office Supplies	$5,484
Depreciation	$30,374
Total:	**$238,268**

Existing Debts

The WCWD has no current Water Enterprise Fund debts or debt service reserve requirements.

e. Water/Energy/Waste Audits

There were no audit reports provided for this facility.

3. NEED FOR PROJECT

a. Health, Sanitation, and Security

The WCWD has only one groundwater supply well that is operational which does not meet the requirement for two water sources as determined by the Imperial County Environmental Health Department, which is the Local Primacy Agency (LPA) for the enforcement of State Drinking Water Standards. The WCWD is required by the LPA to provide a second drinking water source by either repairing or replacing Well No. 2.

The WCWD drinking water supply does not comply with the State required Secondary Maximum Contaminant Levels (MCLs) for manganese and TDS salt.

The WCWD drinking water distribution pipeline system is in violation of the California Health and Safety Code, Section 116885. The replacement of the entire distribution pipeline system is required including replacement of the water service laterals where the lateral pipe material cannot be determined.

b. Infrastructure Issues

Well No. 2 is 40 years old and is not operational due to sand infiltration likely caused by structural failure of the well screen.

The existing groundwater treatment plant for manganese and iron is 40 years old and past the end of its useful life, has not been adequately maintained, and does not provide treated water that complies with the drinking water regulatory standard for manganese or TDS salt. The existing treatment plant was not designed to remove TDS salt from the groundwater well supply.

It was reported that most of the system's water leaks are at the water meters and service laterals. The water meters are old direct read type meters and that need to be replaced with new remote read type meters.

The WCWD Administration Building was built in 1978 and does not meet current ADA access, Title 24 requirements or compliance with current building codes for electrical and plumbing systems.

c. Reasonable Design Capacity

The reasonable design capacity for the development of additional water system infrastructure is based on the current population and the allowable estimated growth rate indicated in Section 1.c. of this report.

4. ALTERNATIVES CONSIDERED

Additional Water Supply Source

The WCWD is required to provide an additional source of water supply by either:

(1) Well No. 2 repair, or

(2) Well No. 2 replacement

Manganese and TDS Salt Contamination

The alternatives considered to provide drinking water that meets regulatory standards are:

(1) Constructing a new water treatment plant that effectively removes iron, manganese, and TDS salt from the source water supply.

(2) Constructing a surface water treatment plant for the treatment of a surface water source from the adjacent Colorado River or the Yuma Main Canal.

(3) Connecting the District's water distribution system to a neighboring water district that has an available water supply that meets drinking water regulatory standards.

Distribution Pipeline System Replacement

The WCWD is required to replace the entire distribution pipeline system that should include all the service laterals and the installation of new remote read water meters.

Administration Building Upgrade

The WCWD needs to upgrade their administration building to meet ADA access, Title 24 requirements, and current building code standards.

5. SELECTION OF AN ALTERNATIVE

Additional Water Supply Source

It was determined that the construction of a new replacement well is the most reasonable alternative for a reliable long-term groundwater supply for the system due to the extensive structural deterioration and age of Well No. 2.

Manganese and TDS Salt Contamination

The WCWD has retained Nicklaus Engineering, Inc. to complete a planning study that has been funded by the State for the submittal of a funding application to the State SRF funding program. The planning study includes the analysis of alternatives for a new treatment facility and possibly an alternative water source that would provide the WCWD with a drinking water supply that complies with State water quantity and water quality standards.

The treatment facility also needs to be made operational until the planning study is completed and funding is available to replace the existing treatment facility. The WCWD is required by the LPA to complete the following repair work on the iron and manganese treatment plant:

- Repair the $KMnO^4$ mixer motor.
- Repair the multimedia filter flow meters for each filter.
- Repair or replace the filter air scouring cleaning system and start using the repaired system during backwash cycles to optimize manganese treatment.

Distribution Pipeline System Replacement

The State funded planning study being completed by Nicklaus Engineering, Inc. also includes the analysis of alternatives for the total replacement of the distribution pipeline system, including service laterals and water meters, for a funding application submittal to the State SRF funding program.

Administration Building Upgrade

The WCWD Administration Building needs to be upgraded to meet current regulations for ADA access, Title 24 requirements, and current building code standards.

6. PROPOSED PROJECT

a. Preliminary Project Design

The major components of the proposed WCWD water system improvements project are described below:

New Groundwater Well Construction

- Construct a new groundwater well casing to a depth of about 500 feet using a 10-inch diameter casing in the upper part of the well and an 8-inch diameter screen casing in the lower part of the well. The new groundwater well will be located 50-feet from Well #2 and 50-feet from Well No. 3 near the west fence line of the existing treatment plant facility.
- Install a new submersible well pump with an estimated capacity of 400 gpm with a new electrical connection system.
- Construct a new pipeline system connection to the new well.
- Construct a new concrete pad and steel shade structure for the new well.
- Replace the existing treatment plant facility fencing and gate.

Manganese Treatment Facility Improvements

- Replace the $KMnO^4$ mixer motor.
- Replace the multimedia filter flow meters for each filter.
- Replace the filter air scouring cleaning system and start using the repaired system during backwash cycles to optimize manganese treatment by July 15, 2022.

Administration Building Upgrade

- Upgrade the WCWD Administration Building to current ADA access, Title 24, and building codes that will include the following areas as described in the Architecture West cost estimate dated May 12, 2022 (Appendix C):
    - Parking, Sidewalk, and Curb
    - Exterior Building
    - Interior Building
    - Mechanical System
    - Electrical System
    - Plumbing System

The project construction work will be completed in compliance with applicable Federal, State and Local Standards as required.

A site layout of the proposed new replacement well is presented in Figure 7 and a site location map of the proposed WCWD Administration Building upgrade is presented in Figure 8.

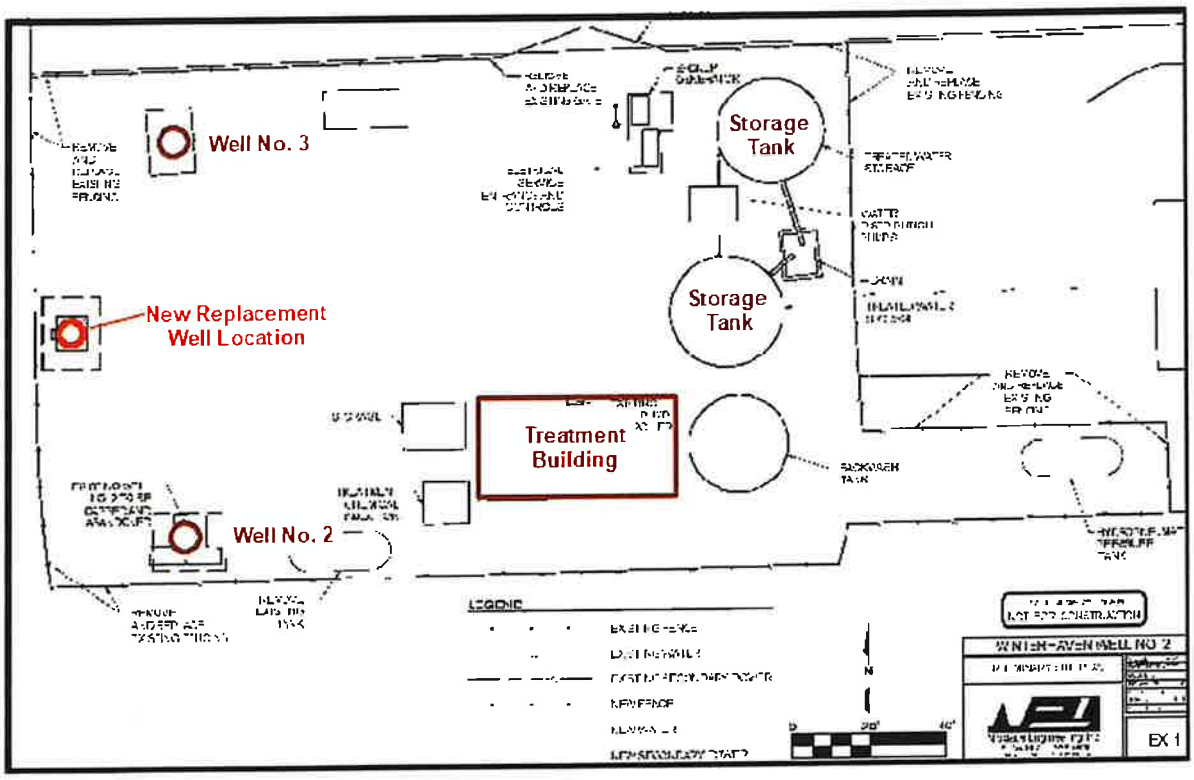


Figure 7 – New Well Location

Figure 8 – WCWD Administration Building Location

b. Project Schedule

Milestone	Estimated Completion
Funding Approval	October 2022
Bidding Completed	June 2023
Construction Completed	November 2023

c. Permit Requirements

Imperial County Environmental Health Department

Imperial County Building Department

d. Sustainability Considerations

Constructing an additional groundwater well and the repair of the groundwater treatment plant will provide for a sustainable source of adequate quantity and quality drinking water for the WCWD system. Upgrade of the WCWD administration building will provide for a sustainable management of the water system.

e. Total Project Cost Estimate

The total project cost estimate for the proposed project is presented inTable 9.

A construction cost estimate breakdown for the new well construction is presented in Table 10 and the construction cost breakdown for the administration building upgrade is presented in Table 11.

Table 9 - Total Project Cost Estimate

WCWD - PER

ITEM		Amount
Legal Counsel		$ 20,000
Environmental Report Services		$ 10,164
Engineering Services		$ 135,500
Direct Procurement Agreements	**Subtotal**	
- Manganese Treatment Facility Improvements Agreement	$ 94,916	
- Construction Materials Testing Agreement	$ 8,000	
Total – Direct Agreements:		$ 102,916
Construction Contracts (based on construction cost breakdowns)	**Subtotal**	
- New Well Construction Contract	$ 576,100	
- Administration Building Upgrade Construction Contract	$ 494,700	
Total- Construction Contracts:		$ 1,070,800
Total Project Contingency (15% of construction cost)		$ 160,620
Total Project Cost Estimate:		**$ 1,500,000**

"The estimated project cost is based on the understanding that the project is required to be in compliance with the USDA Rural Development American Iron and Steel (AIS) requirements."

Table 10 - Construction Cost Estimate – New Well

Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
District Well Only Rev 7-23 > Well with Power and Comm				
Office overhead and fees,	1.00	Ea	$30,936.54	$30,936.54
Wells drilling, min	512.00	L.F.	$35.00	$17,920.00
Selective demolition, chain link fences & gates, gates, 20' width	1.00	Ea	$222.33	$222.33
Selective demolition, chain link fences & gates, fence, posts, steel in concrete	131.00	Ea	$27.81	$3,643.11
Selective demolition, chain link fences & gates, fence, fabric & accessories, fabric, to 8' high	1,300.00	L.F.	$2.79	$3,627.00
Selective demolition, chain link fences & gates, fence, fabric & accessories, barbed wire	1,300.00	L.F.	$0.44	$572.00
Selective demolition, water wells, casing & gravel pack, 40' deep, 24" to 36" diam.	1.00	Ea.	$16,836.88	$16,836.88
Stair, industrial ships ladder, aluminum, grating treads, 24" wide, incl 2 line pipe rail, per riser	50.00	Riser	$801.59	$40,079.50
Steel tank, single wall, above ground, 15,000 thru 30,000 gallon, selective demolition, excluding foundation, pumps or piping	1.00	Ea.	$4,193.93	$4,193.93
Pipe, plastic, PVC, high impact/pressure, 2" diameter, schedule 80, includes couplings 10' OC, and hangers 3 per 10'	60.00	L.F.	$47.54	$2,852.40
Water supply meter, turbine type, flanged, to 1,800 GPM, 6" diameter	4.00	Ea	$5,658.89	$22,635.56
Valves, steel, cast, check, swing type, flanged, 300 lb., 2"	3.00	Ea.	$1,385.06	$4,155.18
Pump, circulating, cast iron, high head, bronze impeller, flanged joints, 1-1/2 H.P., 2" size	2.00	Ea.	$3,550.62	$7,101.24
Chemical meter pump, 38 GPH @ 100 PSI, 115 VAC	2.00	Ea	$5,931.40	$11,862.80
Positive Displacement PD Air Blower 3L DSL, max rpm 3600	1.00	Ea.	$6,681.63	$6,681.63
Straight Tri-Lobe Blower Package (3-500HP)	1.00	Ea	$17,063.88	$17,063.88
PVC conduit, schedule 40, 3/4" diameter, to 10' H, incl terminations, fittings, & support	130.00	L.F.	$7.96	$1,034.80
PVC conduit, schedule 40, 1-1/4" diameter, to 10' H, incl terminations, fittings, & support	160.00	L.F.	$11.41	$1,825.60
Excavating, chain trencher, utility trench, common earth, 12 HP, 6" wide, 36" deep, operator walking	400.00	L.F.	$3.09	$1,236.00
Fence, chain link industrial, galvanized steel, 6 ga. wire, 2-1/2" posts @ 10' OC, 8' high, includes excavation, in concrete, excludes barbed wire	1,300.00	L.F.	$74.38	$96,694.00
Fence, chain link industrial, galvanized steel, add for corner post, 6 ga. wire, 2-1/2" posts @ 10' OC, 8' high, 3" diameter, includes excavation, in concrete	10.00	Ea	$212.09	$2,120.90
Fence, chain link industrial, double swing gates, 8' high, 20' opening, includes excavation, posts & hardware in concrete	1.00	Opng	$3,626.19	$3,626.19
Public water supply wells, wells domestic water, well screen assembly, stainless steel, 8" diameter	60.00	L.F.	$433.01	$25,980.60
Public water supply wells, wells domestic water, artificial gravel pack, 2" screen, 20" casing	512.00	L.F.	$177.05	$90,649.60
Public water supply wells, wells domestic water, surface seal well, concrete filled	1.00	Ea.	$5,304.35	$5,304.35
Water supply distribution piping, prestressed Concrete Pipe (PCCP), 150 psi, 32' L, 12 diam., excludes excavation or backfill	1.00	L.F.	$195.63	$195.63
Water supply distribution piping, concrete cylinder pipe (CCP), 150 psi, 32' L, 24" diameter, excludes excavation or backfill, and gaskets	130.00	L.F.	$217.58	$28,285.40
Water supply distribution piping, fitting, wye or tee, ductile iron, mechanical joint, AWWA C110, 6" diameter, class 50 water piping	1.00	Ea	$872.64	$872.64
District Well Only Rev 7-23 > Well with Power and Comm Subtotal				**$448,209.69**
District Well Only Rev 7-23 > Shade Structure				
Structural concrete, in place, spread footing (3000 psi), under 1 C.Y., includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type 1), placing and finishing	4.00	C.Y.	$726.45	$2,905.80
Pre-engineered steel canopy structure 15'x15' excl. footings, slab, anchor bolts	225.00	SF Flr.	$21.91	$4,929.75
Excavating, trench or continuous footing, common earth, 1/2 C.Y. excavator, 4' to 6' deep, excludes sheeting or dewatering	10.00	B.C.Y.	$9.87	$98.70
District Well Only Rev 7-23 > Shade Structure Subtotal				**$7,924.25**
Subtotal				**$456,133.94**
General Contractor's Markup on Subs			12.00%	**$0.00**
Subtotal				**$456,133.94**
General Conditions			12.00%	**$54,736.07**
Subtotal				**$510,870.01**
General Contractor's Overhead and Profit			10.00%	**$51,087.00**
Unit Cost Total				**$561,957.01**

Assembly Detail Report by WBS

Year 2022 Quarter 2

Assembly Number	Description	Quantity	Unit	Total Incl. O&P	Ext. Total Incl. O&P
Category: Winterhaven Water District Well Only Rev 7-23 > Well with Power and Comm					
[illegible]	Slab on grade, 6" thick, non industrial, reinforced	144.00	S.F.	$10.24	$1,474.56
[illegible]	230 V., 3 Phase Power connection, NEMA 3, Disconnect, Conduit and 3 box	1.00	Ea	$5,206.83	$7,186.95
[illegible]	Well Fittings, Lead Free, 6" main, with flow meter and vacuum breaker	1.00	Ea	$1,079.60	$1,946.79
Category: Winterhaven Water District Well Only Rev 7-23 > Well with Power and Comm Subtotal					**$10,608.30**
Subtotal					**$10,608.30**
General Contractor's Markup on Subs			12.00%		**$0.00**
Subtotal					**$10,608.30**
General Conditions			12.00%		**$1,273.00**
Subtotal					**$11,881.30**
General Contractor's Overhead and Profit			10.00%		**$1,188.13**
Assembly Cost Total					**$13,069.43**

Grand Total **$575,026.44**

Table 11 - Construction Cost Estimate - Admin Building

	GENERAL REQUIREMENTS SUBGROUP		
Division 01	General Requirements	$	88,981.28
	FACILITY CONSTRUCTION SUBGROUP		
Division 02	Existing Conditions	$	5,622.98
Division 03	Concrete	$	340.00
Division 04	Masonry	$	3,499.20
Division 05	Metals	$	-
Division 06	Wood, Plastics, and Composites	$	2,962.40
Division 07	Thermal and Moisture Protection	$	17,929.52
Division 08	Openings	$	41,716.96
Division 09	Finishes	$	77,402.47
Division 10	Specialties	$	4,113.92
Division 11	Equipment	$	-
Division 12	Furnishings	$	-
Division 13	Special Construction	$	-
Division 14	Conveying Equipment	$	-
	FACILITY SERVICES SUBGROUP		
Division 17	Misc Reserved	$	-
Division 21	Fire Suppression	$	-
Division 22	Plumbing	$	59,475.71
Division 23	Heating, Ventilating, and Air Conditioning	$	33,442.69
Division 25	Integrated Automation	$	-
Division 26	Electrical	$	40,575.77
Division 27	Communications	$	-
Division 28	Electronic Safety and Security	$	-
	SITE AND INFRASTRUCTURE SUBGROUP		
Division 31	Earthwork	$	656.70
Division 32	Exterior Improvements	$	33,625.95
Division 33	Utilities	$	-
Division 34	Transportation	$	-
Division 35	Waterway and Marine Construction	$	-
	PROCESS EQUIPMENT SUBGROUP		
Division 40	Process Integration	$	-
Division 41	Material Processing and Handling Equipment	$	-
Division 42	Process Heating, Cooling, and Drying Equipment	$	-
Division 43	Process Gas and Liquid Handling, Purification, and Storage Equipment	$	-
Division 44	Pollution Control Equipment	$	-
Division 45	Industry-Specific Manufacturing Equipment	$	-
Division 48	Electrical Power Generation	$	-
	SUBTOTAL PROJECT COST	$	410,345.55
	Contingencies 5.00%	$	20,517.28
	Sustainability Requirements and EPACT	$	-
	Equipment Commissioning and Testing 0.00%	$	-
	Closeout - Record Drawings, O&M 1.75%	$	7,181.05
	CONSTRUCTION AND DESIGN SERVICE SUBTOTAL	$	438,043.87
	All-Risk Insurance 1.86%	$	8,147.62
	Permits and Fees 0.87%	$	3,810.98
	Material Tax 7.5000%	$	32,853.29
	Bond 1.56%	$	6,833.48
	Midpoint Construction Escalation 1.1260%	$	4,932.37
	CONSTRUCTION COST SUBTOTAL	$	**494,621.62**
	SIOH 0.00%	$	-
	PROJECT COST TOTAL*	$	**494,621.62**

f. **Annual WCWD Operating Budget** (projected)

Assuming project construction will be completed between January 1, 2023, and June 30, 2023; the first full year of operation would be FY 2024. A copy of the WCWD Water Rate Study completed in January 2020 in compliance with proposition 218 is in Appendix D. The Water Rate Study provided projections for the District's operating budget up to FY 2023, however, due to impacts on travel and stay-home orders caused by the recent pandemic, water saving measures taken by customers, and recent cost increases associated with the current economic/market conditions, the District's recent annual operating budgets have not reflected the projected operating budgets from the Water Rate Study.

The District has prepared an updated operating budget utilizing USDA's RD Form 442-7, Operating Budget, that is included in Appendix E. While the District's revenues have not increased as projected in the Water Rate Study, the District has experienced an increase in revenues and projects this trend to continue into FY 2024. As reflected in RD Form 442-7 and based on current financial information available, the District anticipates having a positive net income from FYs 22 – FY 24. The following information is the District's projected annual operating budget for FY 24:

- **Income**

Projected revenues after project completion: $134,189

- **Annual O&M Costs**

Projected O&M after project completion: $136,738

O&M Costs (FY 2024)	
Supplies	$4,383
Chemicals	$4,487
Repairs & Maintenance	$4,200
Fuel & Oil	$3,150
Sewer Usage	$2,888
Truck Repair & Maintenance	$852
Service Fee	$582
Utilities (Electrical)	$13,639
Laboratory Testing	$10,020
Miscellaneous	$2,625
Salaries & Wages (Payroll	$22,108
Payroll Taxes	$410
Contracted Labor	$38,370
Professional Services	$5,683
Directors	$3,410
Employee Benefits	$9,888
Fees & Permits	$3,480
Insurance PPE	$3,978
Bank Fees	$114
Penalty &Fines	$142
Office Supplies	$2,273
Advertising	$58
Total:	$136,738

- **Non-Operating Income**

Projected Non-Operating Income after project completion: $11,350

Non-Operating Income	
Property Taxes	$11,000
Interest income	$350
Total:	$11,350

- **Debt Repayments**

The WCWD does not have any current debts under their Water Enterprise Funds.

- **Reserves**

Debt Service Reserve

The WCWD does not have any current debt service reserve requirements under their Water Enterprise Funds.

Short-Live Asset Reserve

Table 12 - Short-Lived Asset Reserve

Short-Lived Asset	Useful Life (years)	Replacement Cost	Annual Reserve Amount
Chemical Pump	10	$3,000	$300
Valves	10	$5,000	$500
Treatment Back Wash	10	$3,000	$300
Water Pump	15	$5,000	$350
Plant Water Meters	15	$15,000	$1,000
Plant Media Treatment	15	$22,500	$1,500
		Total:	$4,000

Capital Improvement Reserve

Per the Water Rate Study implemented January 2020 the District was projected to establish an annual reserve of $19,500 to fund their Capital Replacement Program. However, due to the recent pandemic and water saving measures taken by customers, revenues have not increased to the level that was projected in the Water Rate Study. Additionally, the District has also experienced an increase in expenses, primarily due to the current increases in costs associated with current economic/market conditions.

While the District has experienced an increase in revenues from water sales, the District does not anticipate a significant increase in revenues as projected in the Water Rate Study, until economic/market conditions improve. Based on this information, the District is currently not in a position to establish an annual reserve to fund their Capital Replacement Program. If additional revenues are generated, the District intends to reserve them to fund the Capital Replacement Program reserve fund. In the meantime, the District will pursue grant funds from Federal and State Agencies in an effort to meet some of the capital improvement needs.

APPENDIX A

Environmental Mitigation Monitoring and Reporting Plan
Construction Phase

Mitigation Monitoring and Reporting Plan

Winterhaven County Water District
Winterhaven WTP Well No. 2

	Mitigation Measure	Action(s)	Monitoring/ Implementation Party[b]	Timing[a]	Completion[c] (Date & Initial)[c]
Threatened and Endangered Species/Biological Resources					
TE-1	Night lighting shall be minimized during construction to avoid illumination of adjacent natural areas and the night sky. Techniques may include, but are not limited to, shielding light sources and use of directional lighting pointed downward. During operation, night lighting shall only be used when necessary for worker safety. If night lighting is used for security purposes, it shall be motion or heat activated, shielded, and directed downward.	Ensure correct lighting is used during construction activities.	Construction contractor	During Construction	
TE-2	All vegetation and soil removed for the proposed project shall be disposed of in a safe and legal manner such that the plant material and soil (which contains seeds) are not released into the surroundings (e.g., trucks hauling such material shall be tightly covered).	Inspect haul covers to ensure security.	Construction contractor	During Construction	
Floodplains					
FL-1	**Pump Construction** The constructed well pump will be submersible with a water-proof cap, eliminating potential impacts to floodplains.	Install pump.	Construction contractor	During Construction	
FL-2	**Construction Activities** Construction and operation activities shall be halted during flash flood warnings and events, or any other flooding events as predicted by local weather forecasts, the National Weather Service to which the site is subject. Upon notification of potential flood events in the project vicinity, any non-stationary equipment and personnel shall be relocated outside of the flood zone until such time as the threat of flooding has passed.	Check NWS sources daily or as required but existing conditions.	Construction contractor	During Construction	
Environmental Risk/Solid Waste					
ER-1	The Applicant shall ensure debris have been cleared from the site. If demolition of any building, structure, or transite pipe is required, the WCWD shall hire a California Certified Lead Inspector/Assessor and Certified Asbestos Consultant to evaluate	Clear debris from site. Contact ACM/LBP	Construction contractor, ACM/LBP Contractor, WCWD	Prior to construction, during construction	

	Mitigation Measure	Action(s)	Monitoring/ Implementation Party[b]	Timing[a]	Completion[c] (Date & Initial)[c]
	these features for the presence of lead based paint (LBP) and/or asbestos containing materials (ACM). Confirmed LBP and/or ACM shall be handled by a licensed LBP contractor and/or Licensed Asbestos Contractor. All contaminants shall be remediated in compliance with California environmental regulations and policies. LBP and/or ACM shall be disposed of according to appropriate regulations.	contractor for assistance as required.			
Air Quality					
AQ-1	**$PM_{2.5}$** During all phases of construction, all active areas and unpaved haul routes shall be watered a minimum of three times daily. This will reduce fugitive dust emissions of $PM_{2.5}$ associated with earthmoving, and construction activities. The construction contractor will be responsible for ensuring that appropriate equipment is available or contracted throughout the construction phase of the project. Traffic speeds will be reduced to 15 mph on all unpaved roads. This will reduce fugitive road dust emissions of $PM_{2.5}$ associated with equipment and materials transport. The construction contractor will be responsible for ensuring compliance with appropriate onsite speed limits.	Use water trucks for dust suppression. Communicate speed limits to all site personnel.	Construction contractor	During construction	
AQ-2	**Ozone** During all phases of construction, idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations).	Communicate idling requirements to all site personnel.	Construction contractor	During construction	
AQ-3	**Compliance with ICAPCD Regulation VIII** A Dust Control Plan shall be prepared for control of fugitive dust during construction as required by Imperial County Air Pollution Control District (ICAPCD) Regulation VIII. The Dust Control Plan shall also include dust control measures to be implemented during the operation and maintenance phase of the Project. The Dust Control Plan shall address construction and earthmoving activities, track-out, open areas and unpaved roads. The Dust Control Plan shall also include information on the dust suppressants to be applied and the specific surface treatment(s) and/or control measures to be utilized to control track-out where	Prepare and implement dust control plan.	Construction contractor	Prior to construction	

	Mitigation Measure	Action(s)	Monitoring/ Implementation Party[b]	Timing[a]	Completion[c] (Date & Initial)[c]
	unpaved and/or access points join paved public access roads. The Dust Control Plan shall be submitted for ICAPCD review prior to any earthmoving activities.				
AQ-4	**Compliance with ICAPCD Policy 5** The Project shall comply with ICAPCD Policy 5 (Off-Site Mitigation/In-Lieu Fee) to reduce construction-phase emission levels to below significance through payment of an in-lieu mitigation fee.	Pay mitigation fee as required.	Construction contractor, WCWD	Prior to construction	
Noise					
NS-1	Muffle and maintain all equipment used on-site. All internal combustion engine-driven equipment shall be fitted with mufflers that are in good condition. Good mufflers shall result in non-impact tools generating a maximum noise level of 80 dB when measured at a distance of 50 feet.	Inspect mufflers for compliance.	Construction contractor	During construction	
NS-2	Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from adjacent land uses.	Inventory and move equipment as applicable.	Construction contractor	During construction	
NS-3	Schedule construction activities to have the least impact on noise sensitive receptors (existing residents) in the area. All construction operations shall be limited to 7 a.m. to 10 p.m. Work is prohibited on Sundays and Holidays (Imperial County Land Use Code, Division 7, Chapter 2, 90702.00(A)).	Comply with county construction noise regulations.	Construction contractor	Prior to construction/ during construction	
NS-4	Notify all adjacent residents and commercial properties of the construction schedule in writing.	Prepare notification materials and contact nearby residents and commercial properties.	WCWD	Prior to construction	
Historic and Cultural Resources					
HR-1	The project is not expected to result in substantial permanent above-ground modification and would not disrupt existing facilities or buildings that are potentially historical due to age. If, during the course of development, any archeological, historic, or paleontological resources are uncovered, discovered, or otherwise detected or observed, construction activities in the affected area shall cease and a qualified archeologist shall be contacted to	Monitor Ground Disturbing Activities	Construction contractor and Project Inspector	During construction	

	Mitigation Measure	Action(s)	Monitoring/ Implementation Party[b]	Timing[a]	Completion[c] (Date & Initial)[c]
	review the site and advise the District of the site's significance. If the Archeologist deems the findings significant, appropriate mitigation shall be required before the resumption of work on the project. USDA Rural Development should be notified of the unanticipated discovery within 1 business day.				
HR-2	If human remains are found in the project area as a result of project activities, work shall be suspended, and the Plumas County Coroner's Office shall be notified. If the coroner determines that the remains maybe those of a Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours. Treatment of the remains shall be conducted in accordance with Section 15064.5(e) of the California Environmental Quality Act.	Monitor Ground Disturbing Activities	Construction contractor and Project Inspector	During construction	

a - Indicate the timing of implementing the mitigation measure, at a minimum: PC = pre-construction, DC = during construction, PC = post construction.
b - Indicate the responsible party to implement or monitor the mitigation measure.
c - Prior to the final payment to the contractor or disbursement of loan funds, the verification of the implementation of the mitigation measures will need to be completed.

APPENDIX B

Imperial County Environmental Health Department
Inspection Report

PUBLIC HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH
Main St. Professional Building • 797 Main Street Suite B • El Centro, CA
Phone (442) 265-1888 • FAX (442) 265-1903

SMALL PUBLIC WATER SYSTEM INSPECTION REPORT

WATER SYSTEM ID NUMBER	INSPECTION DATE	SYSTEM CLASSIFICATION	For Official LPA Use Only
1300009	03/18/2022	Community Water System	

Source Classification
- ○ Surface Water
- ● Ground Water (W/ Treatment)
- ○ Ground Water (No Treatment)

Time In: 9:45
Time Out: 12:00

Inspection Time: 135 minutes

○ Attachments Included

Water System Name: Winterhaven County Water District (WCWD)

Site Address: 495 3rd Avenue, Winterhaven

Inspector: Daniel O. Gutierrez

Name of Chief Operator: Rick Miller

Name of Owner: Winterhaven County Water District

Also Present (Name): R. Miller (Operator)

VIOLATION REPORT: The inspection of your small water system was conducted to determine compliance with the California Health and Safety Code (H&SC); Titles 17 and 22 of the California Code of Regulations (CCR); and California Well Standards (DWR Bulletins 74-81 and 74-90). The items checked below are **NOT** in compliance with stated sections of the H&SC, CCR, DWR Bulletins 74-81 and 74-90, and/or Local Ordinances and need to be corrected.

PERMITS
- ☐ Health Permit - §8.02.040
- ☐ Public Water System Permit - §116525(a)
- ☐ Technical Report - §116530
- ☐ Source Water Assessment - §64560
- ☐ Change of Ownership - §116525(a)
- ☐ Permit Amendment - §116550(a), §64556

OPERATING CRITERIA
- ☐ Operator Certification - §106885
- ☐ Operational Requirements - §116555
- ☐ Standby Sources - §64414
- ☐ Source Capacity - §64554(c)
- ☐ Source Flow Meter - §64561
- ☐ Operation and Maintenance Plan - §64600
- ☐ Surface Water Operations Plan - §64661
- ☐ Watershed Sanitary Survey - §64665

RECORDS/REPORTING
- ☐ Routine Sample Siting Plan - §64422
- ☐ Bacteriological Reporting - §64423.1(c)
- ☒ **Analytical / CLIP Reporting - §64469**
- ☐ Record Maintenance - §64470
- ☐ Disinfection Residual/By-Product Monitoring Plan - §64534.8
- ☐ Surface Water Treatment Records - §64662
- ☐ LPA Notification - §64663
- ☐ Surface Water Monthly Report - §64664
- ☐ Groundwater Monthly Report
- ☐ Electronic Annual Report

WATER QUALITY MONITORING
- ☐ Bacteriological Standards - §64421, §64426.1
- ☐ Bacteriological Monitoring - §64423, §64424
- ☐ Inorganic Chemical Standards - §64431
- ☒ **Inorganic Chemical Monitoring - §64432**
- ☒ **Organic Chemical Standards - §64444**
- ☐ Initial Sampling - Organic Chemicals - §64445
- ☒ **Nitrate/Nitrite Standards - §64432.1**
- ☐ Radionuclide Standards - §64442, §64443
- ☒ **Secondary MCL Standards - §64449**
- ☐ Disinfection Residuals/By-Product Rule - §64530 (Ch. 15.5)
- ☐ Lead and Copper Rule - §64675 (Ch. 17.5)

SURFACE WATER TREATMENT
- ☐ Surface Water Treatment Rule - §64652
- ☐ Filtration - §64653
- ☐ Disinfection Treatment- §64654
- ☐ Source Water Monitoring - §64655
- ☐ Turbidity Monitoring - §64655
- ☐ Disinfection Monitoring and Contact Time - §64656
- ☐ LT2 ESWTR Monitoring - 40 CFR §141.70

TREATMENT SYSTEM
- ☐ Treatment Reliability Features - §64659
- ☐ Operating Criteria - §64660
- ☐ Additives (NSF 60/61 Approval) - §64590-§64591
- ☐ Chlorinator Functioning - §64650(b)
- ☐ Filter Functioning - §64650(b)
- ☐ Treatment System Maintenance - §64600, §64661
- ☐ Sampling of Treated Water Sources - §64432.8

PUBLIC NOTIFICATION
- ☐ Public Notification §116450, §64463, §64666
- ☐ Emergency Notification Plan - §116460
- ☐ Consumer Confidence Report - §116470, §64480-§64483

SURFACE WATER SOURCE PROTECTION
(H&SC, Title 22 CCR)
- ☐ Canal intake vulnerable to contamination
- ☐ Intake pipe screened or otherwise protected from debris
- ☐ Area clear of brush, debris, waste, vectors
- ☐ Sedimentation basin clean
- ☐ Cistern(s) clean and maintained
- ☐ Standby source available
- ☐ Source water vulnerable to possible contaminating activity
- ☐ Inadequate source water protection zone

GROUND WATER SOURCE PROTECTION
(DWR Bulletins 74-81 and 74-90, H&SC)
- ☐ Enclosure of well and appurtenances
- ☐ Well/well casing with cover or lock
- ☐ Well cap watertight
- ☐ Well access openings sealed
- ☐ Well marked for identification
- ☐ Concrete base/well slab constructed properly
- ☐ Check valve installed at well head
- ☐ Backflow prevention protection
- ☐ Area clear of brush, debris, waste, rodent activity
- ☐ Well vulnerable to possible contaminating activity
- ☐ Insufficient well protection zone
- ☐ Well construction - §64560(c)
- ☐ Well destruction - §64560.5
- ☐ Groundwater Rule - §64430, §141.400

RESERVOIR/STORAGE
- ☐ Storage Capacity - §64554(a)(2)
- ☐ Reservoir Coating/Lining - §64585(a)(1)
- ☐ Contaminant Exclusion - §64585(a)(2)
- ☐ Sampling Tap - §64585(a)(3)
- ☐ Reservoir Design and Construction - §64585(b)
- ☐ Area clear of brush and debris

DISTRIBUTION SYSTEM
- ☐ Distribution System Layout - §64604
- ☐ Minimum Pressure - §64602
- ☐ Water Mains and Valves - §64570-§64578
- ☐ Flushing Pipelines - §64575
- ☐ Equipment Maintenance (pumps, pipes, valves)

CROSS CONNECTION CONTROL
- ☒ **Cross Connection Control Program - §7584**
- ☒ **Adequate Protection Maintained - §7604**
- ☐ Testing Backflow Prevention Devices - §7605
- ☐ Maintenance of Records - §7605

OTHER
- ☐ _____
- ☐ _____
- ☐ _____

OBSERVATIONS/VIOLATION REPORT:
The following observations were noted during the inspection of your drinking water system. Additional detail on each of the identified violations of the California Code of Regulations (CCR), California Health and Safety Code, and California Well Standards are also provided below.

The Winterhaven County Water District (herein "WCWD") public water system is classified as a community water system that supplies potable water to the Community of Winterhaven. Winterhaven is a small community located at the southeastern edge of Imperial County. The Imperial County Local Primacy Agency (LPA) issued the Domestic Water Supply Permit on November 28, 2012, and a permit amendment on April 19, 2018. The following sanitary survey report (SSR) contains findings from an inspection conducted by the LPA on March 18, 2022.

WATER SOURCE

The WCWD water system is located on a 0.90-acre property on the western edge of the community of Winterhaven. The wells, identified as Well 2 and Well 3, are located 100' apart.

WELL 2:
Well 2, which is located on the southern portion of the property, was drilled to depth of 426' and constructed with a 315' sanitary seal. A Water Well Drillers Report dated October 31, 1983 is on file with the LPA. The following soil formations were recorded in Well 2's Water Well Drillers Report No. 137827:

Depth From Surface (Feet to Feet)		Soil Description
0	3	Fill
3	14	Top soil brown clay
14	70	Coarse to medium brown sand
70	90	Brown Clay
90	182	Gravel 1/8" up to boulders (all colors)

OBSERVATIONS/VIOLATION REPORT Continued:

Depth From Surface (Feet to Feet)		Soil Description
182	186	Gravel w/ coarse brown sand
186	426	Gravel pea side to ½", all with fine gray sand, few boulders

Well 2 has been non-operational since October of 2016, and can't be sampled. Due to its off-line status, Primary Inorganics, Nitrates, Nitrites, Secondary MCLs, VOCs, and SOCs are currently overdue. Additional details pertaining to this monitoring deficiency are described in the **Water Quality and Data Monitoring** section in the last page of this SSR. The operator has expressed that WCWD is currently working on a grant to fund the replacement of this well. **WCWD shall continue seeking funding avenues to complete the additional work for replacing or repairing Well 2. Prior to conducting any work on the well, the WCWD should file a plan review with the LPA. The LPA must conduct a review and approve the well design.**

WELL 3:
Well 3 is currently supplying all the water to the community of Winterhaven. Well 3 is located on the northern portion of the property and is equipped with a 20-hp submersible well pump, a check valve, a sample tap, and a flow meter. Well 3 was drilled to a depth of 530' below ground surface (bgs) and constructed with a 130' sanitary seal. This well operates at a production rate of 350-gpm.

TREATMENT PROCESS
The WCWD water system utilizes an iron and manganese filtration treatment plant. The treatment plant, manufactured by Hungerford & Terry, Inc. (herein "manufacturer"), consists of four vertical filter vessels that contain the following media:

- 25" of Ferrosand (Greensand) media,
- 12" of anthracite media, and
- 12" of gravel media.

Each of these multimedia filters is rated at 100-gpm each, resulting in a maximum plant production capacity of 400-gpm.

During the production process, the pipelines from the wells converge into a single pipeline that is equipped with a flow meter. After this flow meter, untreated water (that is pumped from either well during production) is dosed in-line with trichloro-s-triazinetrione (herein "trichlor chlorine") solution. The WCWD water system utilizes a Horizon PTF-60 Feed System for the generation and injection of the trichlor chlorine solution, which utilizes PT-90 (NSF 60 approved) trichlor chlorine 1" tablets containing 90% available chlorine. The Horizon PTF-60 Feed System mixes the tablets with treated water and creates the injectable trichlor chlorine solution.

An in-line injection of a $KMnO_4$ solution follows the inline injection of trichlor chlorine solution. Two alternating LMI feed pumps inject the $KMnO_4$ solution, which is made in batches by mixing water with an NSF-60 approved product called K-Ox Potassium Permanganate. A motorized mixer homogenizes the $KMnO_4$ solution in each batch container. At the time of this inspection, one of these motors was not working. **WCWD shall repair the $KMnO_4$ mix motor.**

The trichlor chlorine and $KMnO_4$ solutions in the treatment process oxidize the high concentrations of naturally occurring iron and manganese in the groundwater supply. The oxidation process forms iron and manganese precipitates (oxides) that are then filtered out from the water as it passes through the multimedia filter vessels. The trichlor chlorine and $KMnO_4$ solutions are automatically injected into the water when flow is detected.

Following the chemical injections, water enters the multimedia filters (hereinafter "filter(s)") that are housed in the main building. Each filter vessel is equipped with two pressure indicators - one is located at the inlet and another at the outlet. Each filter vessel is also equipped with flow meters, but all of these were nonoperational at the time of this inspection. **WCWD shall repair multimedia filters' flow meters in order to meter flow through each filter for measuring their performance.**

The filters operate in parallel. Water enters through the top of the multimedia filter vessels and down-flows through the filter media. The outlet pipes of the multimedia filter vessels converge into one pipeline, which sends water into a

secondary filter unit (Harmsco Hurricane Swing Bolt Water Filter - Model #HUR 3X170FL-XP) for additional reduction of precipitated iron and manganese oxides. The secondary filter unit utilizes three 1-micron and/or 5-micron filter cartridges, and is approved for a maximum operating capacity of 400-gpm. The filter cartridges shall be replaced whenever the differential pressure between the inlet and outlet of the Harmsco Hurricane Swing Bolt Water Filter Housing is greater than 30-psi or every 6 months. After the secondary cartridge filter, water is dosed with anti-scaling mixture and then it goes out to the storage tanks.

The filters are backwashed manually with **untreated well water**, which records show to have high concentrations of manganese exceeding the Secondary MCLs. The filters also could be air scoured. The manufacturer's suggested operation conditions for the iron and manganese removal filters include air/water scouring with recommended air rates between 0.8-2.0 CFM/sq. ft. with a **simultaneous treated water** backwash. At the time of this inspection, just like in the previous sanitary survey, the air scouring system was not working and its moving parts (i.e. belt, rotors) were unguarded. **WCWD shall repair or replace air scouring system and commence air scouring for optimizing the function of the green sand filters by July 15, 2022.** Moreover, the LPA recommends WCWD to install a proper guard over the air scouring pump for the protection of people (i.e. water operators) from moving parts. And lastly, WCWD shall begin planning the re-piping of the backwash water supply line to utilize treated water.

MANGANESE TREATMENT EFFICACY:
Recent sample results indicate a continuous trend toward higher levels of manganese exceeding the secondary MCL in the distribution system, and a significant reduction in manganese removal efficacy. The "Water Quality and Data Monitoring" element of this SSR summarizes manganese information detailing this manganese trend in the distribution system. It should be noted that the WCWD has failed to maintain components of the treatment plant that are required to ensure adequate manganese removal:

- The WCWD doesn't air-scour the filters in backwash cycles, because it has failed to repair its air-scouring pump. The WCWD has failed to address the LPA's directive to either replace or repair the air-scouring pump for the purpose of providing air-scouring in backwash cycles. Due to lack of air-scouring, some filter media may be physically clumped up and unavailable for providing manganese removal treatment. **WCWD shall take necessary actions to implement air scouring during backwash cycles by July 15, 2022**.
- Each filter is equipped with a flow meter, but these continue to be non-operational. Therefore, the WCWD has limited capability to meter flow through each filter during production for the purpose of diagnosing filter performance or deficiencies.

STORAGE FACILITIES
After injection of the anti-scaling mixture at the end of the treatment process, the treated water goes out to the storage tanks. The WCWD water system utilizes and maintains two 100,000-gallon welded steel vertical storage tanks for a total storage capacity of 200,000-gallons. Both storage tanks are elevated, fill up in parallel, have top roofs that are guarded by rails, and have overflow outlets that discharge into an overflow basin. The overflow outlets are protected with flap-valves.

Winterhaven is also equipped with a 10,000-gallon pressure tank that provides an additional storage capacity.

LADDERS:
At the time of this inspection, the north tank lacked an internal ladder. It should be noted new tanks are required to comply with American Water Works (AWWA) D100-05 standard, which require internal tank ladders when specified. **Due to the unsafe conditions that may be created from the lack of an internal ladder in the north tank during tank maintenance or routine inspection activities, the LPA strongly recommends WCWD to ensure its north tank is equipped with an internal ladder to prevent dangerous falls into the tank**. This recommendation is provided even though AWWA D100-05 applicability may be limited.

STORAGE CAPACITY:
The LPA has summarized available monthly water production data (in gallons) from 2013 through 2019 as reported by the WCWD in its annual Electronic Annual Report (which was accessed through the State Water Board's DRINC Portal) in **Table 1** for the purpose of evaluating compliance with storage capacity requirements under CCR, Title 22, Section **64554**(a)(2).

	2013	2014	2015	2016	2017	2018	2019	2020
January	3,529,400	1,774,430	2,528,730	851,709	2,838,600	2,612,300	1,559,810	988,510
February	2,436,600	1,594,279	1,574,250	969,530	1,561,695	2,594,000	1,466,610	967,200
March	3,285,000	1,950,100	2,326,910	1,025,886	1,719,020	2,608,500	1,424,170	918,620
April	2,928,100	2,009,300	1,623,350	838,374	2,282,570	2,612,300	1,659,232	753,155
May	2,655,800	1,333,620	1,516,400	853,542	1,344,560	2,542,800	1,476,328	591,605
June	2,912,300	2,088,040	1,688,288	1,225,378	2,263,710	2,288,100	1,725,420	607,930
July	3,063,700	1,981,490	1,347,519	1,238,840	1,762,371	2,585,850	1,704,760	632,570
August	2,902,900	1,620,550	1,656,879	1,258,986	1,492,289	2,583,900	1,659,138	532,460
September	2,266,000	1,620,550	1,247,980	1,003,064	1,306,840	2,590,300	1,484,022	568,410
October	2,526,200	1,500,680	1,405,920	1,151,440	1,505,410	2,607,803	1,578,370	653,350
November	2,502,900	1,435,400	1,324,270	1,083,390	1,439,480	2,920,800	1,622,518	623,200
December	2,439,800	1,490,440	1,679,331	868,280	1,359,670	2,618,600	1,197,634	564,380

Table 1: Summary of Monthly Water Production Rates in Gallons: Red values denote lower range values while green are the highest ones.

Based on **Table 1** above, the Maximum Daily Demand (MDD), estimated using the month with the highest water usage (January of 2013), is approximately 113,852 gallons per day and meets applicable storage capacity requirements.

STORAGE TANK CLEANING AND INSPECTION:

On November 10, 2021, MIT Diving and Coating (MIT) inspected the exterior and interior sections of the tanks, and cleaned the interior sections of the storage tanks. MIT reported that exterior sections are in good condition. MIT also reported that the interior sections of the tanks have heavy staining on the walls, sediment build-up on the walls, some delamination on the walls, and sediment build-up on the bottom.

WCWD shall conduct the next exterior and interior inspection and interior cleaning of the storage tanks by November of 2024.

DISTRIBUTION SYSTEM

The distribution system consists of 8" and 6" main lines consisting primarily of asbestos-concrete pipe, with new or repaired sections constructed with C-900 pipe. All service connections are constructed with 1" PVC lines. According to its 2021 Electronic Annual Report (EAR), the WCWD water system serviced an estimated population of **660** through the **132** active service connections that are summarized in the following table:

Type of Service Connection	Number of Active Service Connections
Single-family Residential	95
Multi-family Residential	15
Commercial/Institutional	22

Potable water is delivered throughout the distribution system with three 20-hp Paco distribution pumps. When pressure in the distribution system drops below 40-psi, the first distribution pump automatically turns on. Once pressure is increased to 60-psi, the first distribution pumps turns off. The second distribution pump provides redundancy when the first distribution pump is unable to increase the pressure in the distribution system, and the third distribution pump supports the last means of pumping redundancy. The pressure ranges at which these three distribution pumps operate are governed by pressure switches located where the water main leaves the pressure tank. Each distribution pump has a pressure switch with specific pressure ranges, and these three switches connect to an electrical control panel before connecting to their respective pumps. A totalizing flow meter, which can record flows going into the distribution system, is also located after the pressure tank.

LEAD SERVICE LINE INVENTORY & DISTRIBUTION SYSTEM REPLACEMENT:

In its 2017, 2018, and 2019 EARs, WCWD reported user service line inventories that identified unknown materials in its distribution system. As required by the California Health and Safety Code (HSC), Section 116885, WCWD provided a timeline for the replacement of the entire distribution system, including the replacement of the user service lines whose content cannot be determined.

On March 24, 2021, the LPA approved WCWD's timeline for the replacement of the user service lines whose content cannot be determined. According to the replacement timeline, funding avenues for project were going to be completed by June of 2021. The WCWD water system has not received funding for this project, and it's currently behind schedule according to its replacement timeline. **The WCWD water system shall update and submit to the LPA an updated replacement timeline that is required under HSC, Section 116885, by July 15, 2022.**

WCWD has completed some planning activities that include a draft of a Preliminary Engineering Report (PER) prepared by Infrastructure Engineering Corporation to evaluate the condition of the existing water distribution system, as well as identifying potential projects to address existing distribution system deficiencies, including its replacement as required by HSC, Section 116885. The PER documented the following existing conditions of the distribution system deficiencies:

> *The water distribution system was built prior to 1971, nearly 50 years ago, thus the water system has reached the end of its useful life; or the point in time when replacement or rehabilitation becomes less expensive than the cost of numerous unscheduled breaks and emergency repairs. Some failures are physically evident, such as water main breaks, water leaks, and isolation valves that are not operable.*
>
> *The water distribution system consists of approximately 14,700 linear feet of water pipelines ranging from 4-inches in diameter to 8-inches in diameter. Based on minor repairs performed throughout the years, the known pipe materials include asbestos cement (AC), ductile iron (DI), and Polyvinyl Chloride (PVC). The locations and sizes of isolation valves are unknown by the District. Sunstate stated that prior to the District retaining their services, water valve covers were paved over rendering the valves inaccessible and not being routinely exercised. As a result, some valves are inoperable (stuck in the open position) or unserviceable and do not allow the partial isolation needed within the water system. Consequently, the entire water system generally requires an entire shutdown during major or minor repairs, leaving the entire town without water or firefighting capability until the work is complete. The other unintended consequence are significant water losses during water main breaks or failures.*

The LPA has also received multiple water quality complaints reporting treated water in the distribution system coming out thick brown. In supporting the LPA's effort to investigate these complaints, WCWD provided segments of water main that have been pulled out of the distribution system in recent projects. The following photos illustrate dried buildup in these segments:

Due to the state of the distribution system, the WCWD is also unable to conduct maintenance activities (e.g. pigging water main) for clearing the distribution system from potential build-up it may have.

Due to its inability to exercise its distribution system valves, persistent water quality complaints, the age of its distribution system infrastructure, the risk of failure in its ability to provide a reliable supply of potable water, and the presence of unknown distribution system materials, the LPA strongly recommends the WCWD to continue seeking funding avenues to replace its distribution system.

CROSS CONNECTION CONTROL:

Violations: §7584 – Cross Connection Control Program & §7604 – Adequate Protection Maintained: In 2018, Manuel Sanchez, a licensed cross connection specialist (Lic.# 02638), submitted a cross connection survey for the Winterhaven water system with multiple recommendations. As of the writing of this sanitary survey report, the LPA has not received any feedback indicating that these improvements have been completed. The LPA has repeatedly directed WCWD to submit to the LPA a work plan describing the schedule to install cross connection control recommendations, but WCWD has failed to comply with this directive due to funding deficiencies. **WCWD shall submit a written work plan to the LPA by July 29, 2022 describing the work and timeframes for addressing this cross-connection control violation.** The work plan shall describe the schedule to install these cross-connection control recommendations.

PUMP FACILITIES

PUMPS:

The Winterhaven water system utilizes and maintains the following pumps:

- A 20-hp submersible well pump (Well 3),
- An air scouring pump and motor for backwashing the multimedia filters,
- A 1/3-hp Hydra-cell pump for the Horizon PTF-60 Feed System,
- Two LMI chemical feed pumps for the injection of $KMnO_4$,
- Two motors for mixing the $KMnO_4$ solution,
- A pneumatic compressor that injects air in the 10,000-gallon pressure tank, and
- Three 20-hp Paco distribution pumps.

According to records reviewed, two pumps (the previous vertical turbine pump and a submersible pump) for Well 2 should be available.

PUMP DEFICIENCIES:

The following deficiencies were noted at the time of this inspection:

1. As mentioned under the "Treatment Process" section of this sanitary survey report, the air scouring pump was not working and its moving parts (i.e. belt, rotors) were unguarded at the time of this inspection. Winterhaven was directed to repair or replace air scouring pump and commence air scouring for optimizing filter performance. Moreover, the LPA recommends WCWD to install a proper guard over the air scouring pump for the protection of people (water operators) from moving parts.
2. At the time of this inspection, the spring check valves after the distribution pump assemblies were slamming shut producing loud hammering noise when the distribution pumps turn off. **The LPA recommends replacing the spring check valves with swing check valves with counterweight & hydraulic damper to minimize this issue for the purpose of protecting the life of the distribution pump assemblies.**

WATER QUALITY & DATA MONITORING

MANGANESE:

Given its historical Manganese levels exceeding the Secondary MCL of 50-ppb in the source water wells, WCWD is required to monitor its wells and distribution system for Manganese in a quarterly frequency. The following table summarizes available Manganese results:

Manganese Sample Site	2018 - Q2	2018 - Q3	2019 - Q2	2020 - Q1	2020 - Q2	2020 – Q3	2020 – Q4	2021 – Q1	2021- Q2	2021- Q3	2022 – Q1
Before Filter (ppb)	1,330	1,370	1,800	1,520	1,430	1,400	1,300	1,400	1,300	1,300	1,290
After Filter (ppb)	80	<10	<20	14	31	45	77	170	130	600	575

These results illustrate a continuous trend toward higher levels of manganese exceeding the secondary MCL in the distribution system.

Violation: §64449(c)(3) – Secondary MCL Standards: On March 25, 2022, the LPA issued NOV#: 05-43-22N-05 to the WCWD for exceeding the secondary MCL for manganese. In this NOV, the LPA directed the WCWD to submit a written Corrective Action Plan for the reduction of manganese concentrations below established secondary MCL of 50-ppb in the water supplied to the public by May 24, 2022.

The WCWD shall continue monitoring untreated and treated water for Manganese in a quarterly frequency.

BACTERIOLOGICAL:
One bacteriological sample is taken each month from the distribution system. Since the last inspection in February of 2021, the May 2021 routine sample detected total coliforms. Three retest samples from the distribution system and one from Well 3 were all absent of total coliforms and *E.coli*. All other bacteriological samples since the last inspection have been absent of total coliforms.

The WCWD filed a Bacteriological Sample Siting Plan (BSSP) with the LPA on March 29, 2022.

PRIMARY & VOLATILE ORGANIC CHEMICALS MONITORING – WELL 2:
WCWD is unable to sample Well 2 because it is non-operational due to damage in the screened casing. The operator has indicated that running the well in its current shape could very likely damage the well pump due to the amount of sand coming out of it. Due to its off-line status, Primary Inorganics, Nitrates, Nitrites, Secondary MCLs, VOCs, and SOCs are currently overdue. The operator has expressed that the existing Well 2 that is damaged will be replaced within the scope of a well replacement project that is being funded through USDA.

REPORTING:

Violation: 22 CCR §64469(c) – Analytical/EDT Reporting: Analytical results of all sample analyses completed in a calendar month shall be electronically reported via CLIP transfer to the State Water Resources Control Board – Division of Drinking Water Program (DDW) no later than the tenth day of the following month. As of the writing of this report, the latest data contained in CA Drinking Water Watch ("DWW") database, which receives all electronically reported analytical results, lacked recent sample results for Nitrates, some SOCs, and Nitrites. **WCWD shall electronically report all sample analyses, except for bacteriological results, to the State Board.** The DWW database can be accessed at the following link:
https://sdwis.waterboards.ca.gov/PDWW/

It should be noted that the LPA is in possession of hard copies for current monitoring results as listed in the Water Quality Monitoring Schedule in the last page of this sanitary survey. **Winterhaven shall ensure sampling staff include a request to electronically report to the State and the correct PS Code on the chain-of-custody forms supplied by your water quality labs.**

PRIMARY SOURCE (PS) CODES:
PS Codes have been updated! Please note that it is the responsibility of the WCWD water system to ensure that the laboratory electronically reports sample results via CLIP transfer to the DDW. When electronically reporting water quality data to DWW, the lab must use the following PS Code to properly identify the WCWD water system: **CA1300009_002_002, CA1300009_003_003, CA1300009_004_004, CA1300009_DST_901** and **CA1300009_DST_LCR**.

SOURCE NAME	PS CODE	WATER QUALITY RESULTS TO REPORT WITH THIS PS CODE
Well 2	CA1300009_002_002	Nitrate, Nitrite, Inorganics with Primary and Secondary MCLs, VOCs, SOCs, and Radionuclides
Well 3	CA1300009_003_003	Nitrate, Nitrite, Inorganics with Primary and Secondary MCLs, VOCs, SOCs, and Radionuclides
Treatment Plant	CA1300009_004_004	Use for reporting treated water samples (i.e. Manganese)
Distribution System – DBP	CA1300009_DST_901	Use for reporting disinfection by-products
Distribution System - LCR	CA1300009_DST_LCR	Use for reporting lead and copper

MANAGEMENT & OPERATIONS
ANNUAL REPORTS:
The 2021 annual Consumer Confidence Report (CCR) draft has been submitted to the LPA, and it is currently under review. The 2021 electronic annual report has been completed.

OPERATOR CERTIFICATION

Winterhaven contracts with Sunstate Environmental Services for the operation of the water system. The Chief Operator/General Manager is Rick Miller, a T3 and D1 certified water operator. Assisting Mr. Miller is Gerald Salas and Jacob Miller, both of whom are T1 and D1 certified water operators. The water plant is visited daily by an operator. Winterhaven was reclassified to a T2 and D1 water system due to the installation of the secondary treatment filter that is referenced in the "Treatment Process" section of this sanitary survey.

SUMMARY OF ACTION ITEMS

1. WCWD shall continue seeking funding avenues to complete the additional work for replacing or repairing Well 2. Prior to conducting any work on the well, the WCWD should file a plan review with the LPA. The LPA must conduct a review and approve the well design.
2. WCWD to repair the $KMnO_4$ mix motor.
3. WCWD shall repair multimedia filters' flow meters in order to meter flow through each filter for measuring their performance.
4. WCWD shall take necessary actions to implement air scouring during backwash cycles by July 15, 2022.
5. Due to the unsafe conditions that may be created from the lack of an internal ladder in the north tank during tank maintenance or routine inspection activities, the LPA strongly recommends WCWD to ensure its north tank is equipped with an internal ladder to prevent dangerous falls into the tank.
6. Due to its inability to exercise its distribution system valves, persistent water quality complaints, the age of its distribution system infrastructure, the risk of failure in its ability to provide a reliable supply of potable water, and the presence of unknowns distribution system materials, the LPA strongly recommends the WCWD to continue seeking funding avenues to replace its distribution system.
7. The WCWD water system shall update and submit to the LPA an updated replacement timeline that is required under HSC, Section 116885, by July 15, 2022.
8. WCWD shall submit a written work plan to the LPA by July 29, 2022 describing the work and timeframes for addressing its existing cross-connection control violation.
9. The LPA recommends replacing the spring check valves with swing check valves with counterweight & hydraulic damper to minimize this issue for the purpose of protecting the life of the distribution pump assemblies.
10. The WCWD shall continue monitoring untreated and treated water for Manganese in a quarterly frequency.
11. WCWD shall electronically report all sample analyses, except for bacteriological results, to the State Board.
12. Winterhaven shall ensure sampling staff include a request to electronically report to the State and the correct PS Code on the chain-of-custody forms supplied by your water quality labs.

06/08/2022

Environmental Health Inspector
Local Primacy Agency

Date

NAME of WATER SYSTEM: Winterhaven County Water District DATE: March 18, 2022 SYSTEM No. 1300009

The following chart(s) detail your water quality monitoring. If you are aware of analyses not recorded below, please submit a copy to the attention of Daniel O. Gutierrez at the address listed on the cover of this inspection report.

Please ensure that your lab samples all constituents for each of the standards listed below.

WATER QUALITY MONITORING SCHEDULE

Source: Groundwater – Well 2

CHEMICAL	LAST TEST	TEST DUE	FREQUENCY	PS CODE	Currently EDT?
Inorganic Chemical Standard[1]	07/20/2015	**OVERDUE: Sample immediately after well is repaired**	Every 3 years	CA1300009_002_002	No
Nitrate Standard	06/18/2018		Annually		
Nitrite Standard	06/18/2018		Every 3 years		
Secondary MCL Standards[2]	06/18/2018		Every 3 years		
Volatile Organic Chemical (VOC) Standard[3]	02/13/2017		Every 3 years		
Synthetic Organic Chemical (SOC) Standard[4]	09/19/2012		Every 3 years		
Radioactivity Standard (Community & NTNC)[5]	12/26/2017	12/25/2023	Every 6 years		
1,2,3-Trichloropropane[6]	12/10/2018	**3rd Quarter after Well is Repaired**	Quarterly		
Manganese (Well 2)	05/07/2018	**OVERDUE: Sample immediately after well is repaired**	Quarterly		

Source: Groundwater – Well 3

Inorganic Chemical Standard[1]	03/24/2020	3/24/2023	Triennial	CA1300009_003_003	No
Nitrate Standard	2/23/2021	2/23/2022	Annually		No
Nitrite Standard	2/18/2020	2/17/2023	Triennial		No
Secondary MCL Standards[2]	3/24/2020	3/24/2023			No
Volatile Organic Chemical (VOC) Standard[3]	3/24/2020	3/24/2023			Yes
Synthetic Organic Chemical (SOC) Standard[4]	11/01/2021	10/31/2024			Yes
Radioactivity Standard (Community & NTNC)[5]	3/24/2020	3/23/2026	Every 6 years		Yes
Manganese (Well 3)	01/05/2022	**OVERDUE**	Quarterly		No

Distribution System/Additional Samples

CHEMICAL	LAST TEST	TEST DUE	FREQUENCY	PS CODE	Currently EDT?
Disinfection By-Product Rule (Community or NTNC w/disinfection only)	07/21/2021	**2022 Summer**	Annual	CA1300009_DST_901	yes
Lead and Copper Rule (Community or NTNC)	7/09/2021	**Summer of 2024**	Triennial	N/A	No
Manganese (after treatment) (Take Sample Without Anti-Scalant)	01/05/2022	**OVERDUE**	Quarterly	CA1300009_004_004	No

[1] **Inorganic Chemical Standards:** aluminum, antimony, arsenic, asbestos, barium, beryllium, cadmium, chromium, cyanide, fluoride, mercury, nickel, nitrate, nitrite, perchlorate, selenium, and thallium

[2] **Secondary MCL Standards (General Mineral/Physical):** color, copper, foaming agents (MBAS), iron, manganese, MTBE, odor, silver, thiobencarb, turbidity, zinc, total dissolved solids, specific conductance, chloride, and sulfate

[3] **Volatile Organic Chemical (VOC) Standards:** benzene, carbon tetrachloride, 1,2-Dichlorobenze, 1,4-Dichlorobenze, 1,1-Dichloroethane, 1,2-Dichloroethane, 1,1-Dichloroethylene, cis-1,2-Dichloroethylene, trans-1,2-Dichloroethylene, Dichloromethane, 1,2-Dichloropropane, 1,3-Dichloropropene, Ethylbenzene, Methyl-tert-butyl ether, Monochlorobenzene, Styrene, 1,1,2,2-Tetrachloroethane, Tetrachloroethylene, Toluene, 1,2,4-Trichlorobenzene, 1,1,1-Trichloroethane, 1,1,2-Trichloroethane, Trichlororethylene, Trichlorofluoromethane, 1,1,2-Trichloro-1,2,2-Trifluoroethane, Vinyl Chloride, Xylenes

[4] **Synthetic Organic Chemical (SOC) Standards** includes: Alachlor, Atrazine, Bentazon, Benzo(a)pyrene, Carbofuran, Chlordane, 2,4-D, Dalapon, Dibromochloropropane, Di(2-ethylhexyl)adipate, Di(2-ethylhexyl)phthalate, Dinoseb, Diquat, Endothall, Endrin, Ethylene Dibromide, Glyphosate, Heptachlor, Heptachlor Epoxide, Hexachlorobenzene, Hexachlorocyclopentadiene, Lindane, Methoxychlor, Molinate, Oxamyl, Pentachlorophenol, Picloram, Polychlorinated Biphenyls, Simazine, Toxaphene, 1,2,3-Trichloropropane, 2,3,7,8-TCDD (Dioxin), 2,4,5-TP (Silvex)

[5] **Radioactivity Standard includes:** Radium-226, Radium-228, Gross Alpha particle activity, Uranium

APPENDIX C

Architecture Cost Estimate

ARCHITECTURE WEST
A DIVISION OF NICKLAUS ENGINEERING, INC.
ARCHITECTURE • CIVIL • SURVEY • ENVIRONMENTAL • GEOTECHNICAL

May 12, 2022

RE: **Winterhaven Water District Renovation Cost Estimate**
494 2nd Ave.
Winterhaven CA 92283

Dear Mr. Miller,

Attached is a rough order of magnitude (ROM) cost estimate to update the Winterhaven Water District building located at 494 2nd Ave., Winterhaven, CA 92283 and bring it up to code. The existing building is approximately 2,600 sq. ft. and is constructed of masonry exterior walls, a low slope roof with wood rafters and interior wood stud walls. Half of the building houses a meeting room, two restrooms and a storage room. The other half of the building houses an administrative area with two desks, a shop area and two restrooms.

The cost estimate was developed to upgrade the existing building to current code and address current deficiencies noted during the site visit including the following scope:

- **Site**
  - Paving the existing parking lot to include an ADA parking spot and signage.
  - Reconstruct portion of the existing sidewalk and curb to accommodate a new ADA ramp.
  - Reconstruct existing driveway.

- **Exterior**
  - Replace exterior window (1) and doors (4) to meet new energy codes.
  - Construct a new furred out wall along the inside of the exterior wall to provide insulation to meet new energy codes.
  - Replace roof insulation with new insulation to meet new energy codes.
  - Replace facia board to address visible deterioration.
  - Repaint exterior of building.

  Exceptions: Roof was recently redone, so no work related to reroofing has been included in the cost estimate.

- **Electrical**
  - Upgrade electrical on building to include replacement of main panel and wiring.
  - Add additional outlets throughout building per code.
  - Replace lights with new energy saving LED light fixtures throughout building.

Exceptions: Existing sub-panels to remain. No electrical work related to generator or lift station included.

- **Mechanical**
  - Replace existing mechanical system including units (2) and ductwork with new.
  - Replace and install new exhaust fans at bathrooms.

- **Plumbing**
  - Replace entire plumbing in building including saw cutting of existing slab.
  - Demolish existing bathrooms and reconfiguring layout to meet ADA.
  - Replace fixtures with new low flow plumbing fixtures.

- **Interior**
  - Demolish all framed walls and construct new interior walls.
  - Replace all wall finishes with new gypsum. Ceramic tile wainscots to be installed at bathrooms.
  - Replace all ceilings with new gypsum ceiling finishes.
  - Replace floor finishes with new finishes. Carpet tile to be installed at administration area and meeting room. Epoxy flooring to be installed at shop, closet and bathrooms.
  - Replace all interior doors.
  - Paint all interior walls and ceilings

  Exceptions: No costs associated with hazardous material testing or abatement included.

- **Division 1 - Construction**
  - Includes cost for superintendent, temp fencing, rental of handwash station, portable chem toilet, project signage, and final clean up. The estimated project timeframe is five months.

Based on the scope of work described above, the ROM for the renovation of the Winterhaven Water District is estimated at ***$494,621.62***. Another rough order of magnitude (ROM) cost estimate was developed to construct a new office building of similar size for reference and the total is estimated at ***$832,447.17***. Please feel free to contact us if you have any questions or want to further discuss.

Sincerely,

ARCHITECTURE WEST / NICKLUAUS ENGINEERING, INC.

Francisco Leyva

Francisco Leyva
Architectural Designer/Project Manager

PROJECT IGE

PROJECT INFORMATION

Project Information	Architect-Engineering (A-E) Services
Installation Project Number:	
Project Title:	Winterhaven Water District
Project Location:	Winterhaven , CA
Contracting Number:	
Task Order Number:	
Modification Number:	
Date:	5/9/2022
Building Description:	**Winterhaven Water District Office Building**
Description	Renovation ROM

	CSI DESCRIPTIONS		DIVISION TOTALS
	GENERAL REQUIREMENTS SUBGROUP		
Division 01	General Requirements	$	88,981.28
	FACILITY CONSTRUCTION SUBGROUP		
Division 02	Existing Conditions	$	5,622.98
Division 03	Concrete	$	340.00
Division 04	Masonry	$	3,499.20
Division 05	Metals	$	-
Division 06	Wood, Plastics, and Composites	$	2,962.40
Division 07	Thermal and Moisture Protection	$	17,929.52
Division 08	Openings	$	41,716.96
Division 09	Finishes	$	77,402.47
Division 10	Specialties	$	4,113.92
Division 11	Equipment	$	-
Division 12	Furnishings	$	-
Division 13	Special Construction	$	-
Division 14	Conveying Equipment	$	-
	FACILITY SERVICES SUBGROUP		
Division 17	Misc Reserved	$	-
Division 21	Fire Suppression	$	-
Division 22	Plumbing	$	59,475.71
Division 23	Heating, Ventilating, and Air Conditioning	$	33,442.69
Division 25	Integrated Automation	$	-
Division 26	Electrical	$	40,575.77
Division 27	Communications	$	-
Division 28	Electronic Safety and Security	$	-
	SITE AND INFRASTRUCTURE SUBGROUP		
Division 31	Earthwork	$	656.70
Division 32	Exterior Improvements	$	33,625.95
Division 33	Utilities	$	-
Division 34	Transportation	$	-
Division 35	Waterway and Marine Construction	$	-
	PROCESS EQUIPMENT SUBGROUP		
Division 40	Process Integration	$	-
Division 41	Material Processing and Handling Equipment	$	-
Division 42	Process Heating, Cooling, and Drying Equipment	$	-
Division 43	Process Gas and Liquid Handling, Purification, and Storage Equipment	$	-
Division 44	Pollution Control Equipment	$	-
Division 45	Industry-Specific Manufacturing Equipment	$	-
Division 48	Electrical Power Generation	$	-
	SUBTOTAL PROJECT COST	$	410,345.55
	Contingencies 5.00%	$	20,517.28
	Sustainability Requirements and EPACT	$	-
	Equipment Commissioning and Testing 0.00%	$	-
	Closeout - Record Drawings, O&M 1.75%	$	7,181.05
	CONSTRUCTION AND DESIGN SERVICE SUBTOTAL	$	438,043.87
	All-Risk Insurance 1.86%	$	8,147.62
	Permits and Fees 0.87%	$	3,810.98
	Material Tax 7.5000%	$	32,853.29
	Bond 1.56%	$	6,833.48
	Midpoint Construction Escalation 1.1260%	$	4,932.37
	CONSTRUCTION COST SUBTOTAL	$	**494,621.62**
	SIOH 0.00%	$	-
	PROJECT COST TOTAL*	$	**494,621.62**

APPENDIX D

Water Rate Study Report

SUSP
SPECIALIZED UTILITY SERVICES PROGRAM

1234 North Market Blvd.
Sacramento, CA 95834
toll-free: 800.833.0322
phone: 916.553.4900
fax: 916.553.4904
www.calruralwater.org

WINTERHAVEN WATER DISTRICT

Table of Contents

1. Introduction

A rate study was requested by SWRCB staff to take a look at the water rates, and to provide some information on where the system currently stands and what the future holds for the system.

Rates are always controversial and difficult to deal with from the perspective of the public versus the Water District. All of the many public meetings, Prop 218 meetings, committee meetings, and staff meetings that occur when the Water District decides to re-evaluate their rates typically have the same set of issues:

- Public perception
- Regulatory requirements
- Rate amount or increment amounts
- Implementation plans
- Public information and education

In most cases, the individuals involved in the process consist of a mixture of the water company staff, and board members. The issues are typically straight forward, but almost always get lost in the politics and personal concerns of all those involved, including the general public, and in this case, the water district's customers.

When evaluating the rates and rate structures in any situation, there are specific questions that need to be answered, such as:

- Are they currently able to fund expenditures?
- Do they have appropriate reserves and CIP/CRP reserves?
- What kind of shape is the infrastructure in?
- Are they in regulatory compliance?
- Are they able to schedule needed projects as identified in a master plan?
- Do they have a master plan?

All of these issues create a picture of the system that will dictate the financial requirements of the enterprise accounts, be it water or sewer. So, it is really up to the system where they want the rates to be. They have to do just a couple of things; pay the bills and be in compliance with regulatory requirements. Anything else is a choice made by the water company staff and board members.

In most cases, the water company also has certain financial criteria mandated by all of the different funding agencies within the State. So, if the water company intends to seek public funding for infrastructure projects, the terms and conditions of receiving any loans or grants will apply to the water company, and typically carry certain criteria for reserves of debt service and insurance requirements that will ultimately affect the cost of providing service to their customers.

There are also accepted standards and practices within municipal finance and operations that are considered good business; such as establishing reserves for equipment, funding preventative maintenance programs, funding normal system infrastructure maintenance, funding system depreciation,

establishing and funding capital replacement programs (CRP), etc. There is a big difference between paying the bills and managing the system's infrastructure.

2. Rate Review

Attached is the draft rate review. The objective with this rate review was to assess the viability of the district's current rates and to demonstrate the district's financial capabilities in regards to funding the annual budget, funding the system's designated reserves, and providing emergency funds in case of unexpected repairs and/or replacement.

Exhibit 1: Capital Replacement Plan (CRP)

Winterhaven Water District is currently working on funding some repairs to the water and sewer systems. The current necessary repairs are $457,997.00 which is being submitted for a 100% grant through the State's State Revolving Fund. This amount was added to the budget as a Capital Replacement item assuming this infrastructure would need to be replaced in 30 years. This is considered a contribution to the reserves. Additionally, we received two items, the backhoe and the service truck, that will need to be replaced within the next 10 years. Both of these items were added to the CRP as well.

Exhibit 2: Winterhaven Water District's Budget

In this exhibit we reviewed the current budget and then made a 4-year plan with a 3% increase each year in the budgeted expenses to account for increased operation costs over time. We also, at this point, compare the budgeted expenses with revenue to ensure that the district is meeting its obligations and hopefully funding designated reserves.

After the board review of the first draft a new budget was drafted by Winterhaven Water District segmenting the overall budget into departments: Water, Wastewater, Trash, etc. The adjusted budget was inserted with total annual expenses being $148,420.32. This includes the contributions to the CRP and capital reserves. Winterhaven Water District is interested in starting a reserve plan. Currently they do not have a line item for their reserves in their budget. We were requested to develop an general reserve contribution plan by Winterhaven. To start we advise that Winterhaven add $10,000 to their reserves annually. This may be adjusted pending additional projects or additions to the operating budget. We recommend that the board review the system needs annually. A copy of the current Profit & Loss report as well as the 2018/2019 budget can be seen in *Attachment C*.

Exhibit 3: Fixed vs. Variable Expenses

In this exhibit, we breakdown the budgeted expense category and assign a percentage of the line item amount to be funded either as a fixed cost or funded as usage cost. This breakdown will determine the base rate and the usage rate for the system to meet budgeted expenses as outlined in the CRP and budget exhibits.

In the case of Winterhaven the total expenses to be funded by the water rates is $124,517.62. Since Winterhaven is metered and currently charges a usage rate we applied a fixed verses variable percentage to the budget of 84% fixed and 16% variable. The variable portion will be collected through the usage rates while the fixed will be through the base rates.

Exhibit 4: Rates

This exhibit will assign a base rate charge by dividing the number of customers into the amount of the base rate revenue needed and then divides by 12 months in a year to determine a monthly base rate per system customer. The second part of the rate setting exhibit utilizes past water consumption and the existing rate structure to determine a price per unit or 1000/gallons depending on how the system meters read.

Winterhaven currently charges modest rates starting at about $30.00 and going up depending on the size of the connection and customer class. It is certain that although, very complex the calculations of the current rate must have been done based on production costs and usage based on individual customers. A copy of the current structure is attached here as *Attachment B*. Because meter sizes were not available, we have opted to just apply a flat increase on the current system rates. This new recommended base rates have a 30% increase with a 3% increase for the following 4 years (2020-2023) for inflation.

	2018	2019	2020	2021	2022	2023
	Current	Recommended				
Residential & Business						
Fixed Rate						
BA	$32.50	$42.25	$43.52	$44.82	$46.17	$47.55
BB	$27.08	$35.20	$36.26	$37.35	$38.47	$39.62
BC	$54.17	$70.42	$72.53	$74.71	$76.95	$79.26
BE	$24.79	$32.23	$33.19	$34.19	$35.22	$36.27
BF	$32.23	$41.90	$43.15	$44.45	$45.78	$47.15
BL	$100.00	$130.00	$133.90	$137.92	$142.05	$146.32
BM	$41.26	$53.64	$55.25	$56.90	$58.61	$60.37
WA	$31.84	$41.39	$42.63	$43.91	$45.23	$46.59
WB	$31.84	$41.39	$42.63	$43.91	$45.23	$46.59
WD	$63.67	$82.77	$85.25	$87.81	$90.45	$93.16
WF	$20.46	$26.60	$27.40	$28.22	$29.06	$29.94
WE	$95.60	$124.28	$128.01	$131.85	$135.80	$139.88
WJ	$81.80	$106.34	$109.53	$112.82	$116.20	$119.69
WM	$113.62	$147.71	$152.14	$156.70	$161.40	$166.24
Residential & Business Usage						
5,000 minimum	$1.75	$1.84	$1.89	$1.95	$2.01	$2.07

Trailer/RV Park						
	2018	2019	2020	2021	2022	2023
Fixed Rate/ per space	$5.00	$6.50	$6.70	$6.90	$7.10	$7.32
Trailer/RV Park Usage						
5,000 minimum	$2.10	$1.84	$1.89	$1.95	$2.01	$2.07

The second part of the rates exhibit is the usage calculations. Currently Winterhaven charges $1.75 per 1000/gallons for usage over 10,000-40,000 gallons and $2.10 per 1,000/gallons for RVs and trailers. Using the Fixed vs. Variable cost we calculated the usage fee to be $1.84 per gallon using the following formula to determine production cost:

$$\frac{\text{\$ Amount to be Funded by Variable Income}}{\text{(Amount of water sold annually – annual minimum usage) / 1000 gls}}$$

$$\frac{\$23{,}902.70}{(20{,}739{,}749 - 7{,}800{,}000) / 1000}$$

$$\frac{\$23{,}902.70}{12{,}939.749 \text{ gls}}$$

= $1.84 per gallon

This usage fee is recommended for all connection types. We maintained a minimum usage fee, but lowered it to 5,000 gallons per customer.

The revenue from these newly proposed rates would produce the following revenue for the district over the four-year plan:

SOURCE OF FUNDS / REVENUES RECEIVED					
Cash Revenues (Water Rates)	100,209.69	153,502.65	158,107.73	162,850.96	167,736.49
TOTAL REVENUE	100,209.69	166,545.90	153,502.65	158,107.73	162,850.96
NET LOSS OR GAIN:	-63,477.20	2,703.92	4,883.02	7,151.76	9,513.31
NET CASH FLOW (Contribution to Reserves)	-28,710.63	22,203.92	24,383.02	26,651.76	29,013.31

3. Rate Study Review and Conclusions

With the new budget Winterhaven Water District will need to implement water rate increases to fund their annual operations and maintenance costs as well as the Capital Replacement. Based on the information we received these recommended rate increases are our best suggestion. We do recommend a larger

percentage of revenue to be funded by the fixed/base rate as this is a more reliable for long-term planning. These recommendations have a healthy fixed verses variable percentage of 84% vs. 16%. Additional recommendations would be to classify customers by meter size and to possibly implement a tiered usage fee

Capital Replacement Program
Reserve Calculation

Exhibit 1

System Name: Winterhaven Water District

Date:	6/19/2019
System Number:	14
Service Connections:	130

Qty	Component	Unit Cost	Installed Cost	Existing Reserve	Avg. Life Rem.	Annual Reserve	Mon. Res.	Res. Per Cust.
	Capital Replacement Program							
1	Backhoe	$150,000.00	$150,000	$0	10	$15,000.00	$1,250.00	$9.62
1	Service Truck	$45,000	$45,000	$0	10	$4,500.00	$375.00	$2.88
			$0	$0		$0.00	$0.00	$0.00
			$0	$0		$0.00	$0.00	$0.00
			$0	$0		$0.00	$0.00	$0.00
			$0	$0		$0.00	$0.00	$0.00
			$0	$0		$0.00	$0.00	$0.00
	Subtotal New Capital Replacement Program		$195,000	$0		$19,500.00	$1,625.00	$12.50
	New Project Program							
1			$0	$0		$0.00	$0.00	$0.00
	Subtotal New Project Program		$0	$0		$0.00	$0.00	$0.00
	Total Capital Programs		$195,000			$19,500.00	$1,625.00	$12.50

Budget

Winterhaven (Water)

Exhibit 2

Inflation Factor (%):	2.00%
Date:	6/19/2019
System Number:	14

EXPENSES AND SOURCES OF FUNDS	2019	2020	2021	2022	2023
OPERATIONS & MAINTENANCE EXPENSES					
Supplies	3,855.96	3,933.08	4,011.74	4,091.98	4,173.82
Repairs & Maintenance	528.96	539.54	550.33	561.34	572.56
Chemicals	3,000.00	3,060.00	3,121.20	3,183.62	3,247.30
Fuel & Oil	1,320.53	1,346.94	1,373.88	1,401.36	1,429.38
Truck Repair & Maintenance	750.00	765.00	780.30	795.91	811.82
Laboratory Testing	8,816.20	8,992.52	9,172.37	9,355.82	9,542.94
Service Fee	512.00	522.24	532.68	543.34	554.21
Utilities (Electrical)	12,000.00	12,240.00	12,484.80	12,734.50	12,989.19
Total Operation and Maintenance Expenses:	30,783.65	31,399.32	32,027.31	32,667.86	33,321.21
GENERAL & ADMINISTRATIVE EXPENSES					
Contracted Labor	32,000.00	32,640.00	33,292.80	33,958.66	34,637.83
Payroll Expenses	28,848.54	29,425.51	30,014.02	30,614.30	31,226.59
Payrol Taxes	1,750.00	1,785.00	1,820.70	1,857.11	1,894.26
Professional Services	5,000.00	5,100.00	5,202.00	5,306.04	5,412.16
Directors	3,000.00	3,060.00	3,121.20	3,183.62	3,247.30
Employee Benefits	8,700.00	8,874.00	9,051.48	9,232.51	9,417.16
Fees & Permits	3,062.12	3,123.36	3,185.83	3,249.55	3,314.54
Insurance PPE	3,500.00	3,570.00	3,641.40	3,714.23	3,788.51
Bank Fees	100.00	102.00	104.04	106.12	108.24
Advertising	51.01	52.03	53.07	54.13	55.21
Office Supplies	2,000.00	2,040.00	2,080.80	2,122.42	2,164.86
Penalty & Fines	125.00	127.50	130.05	132.65	135.30
Reserves	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Capital Replacement Program	19,500.00	19,500.00	19,500.00	19,500.00	19,500.00
Total General and Administrative Expenses:	117,636.67	119,399.40	121,197.39	123,031.34	124,901.97
TOTAL EXPENSES	148,420.32	150,798.73	153,224.70	155,699.19	158,223.18
SOURCE OF FUNDS / REVENUES RECEIVED					
Cash Revenues (Water Rates)	100,209.69	153,502.65	158,107.73	162,850.96	167,736.49
TOTAL REVENUE	100,209.69	153,502.65	158,107.73	162,850.96	167,736.49
NET LOSS OR GAIN:	-48,210.63	2,703.92	4,883.02	7,151.76	9,513.31
NET CASH FLOW (Contribution to Reserves)	-28,710.63	22,203.92	24,383.02	26,651.76	29,013.31

Fixed Vs Variable Expenses

Exhibit 3

	Amount	% Fixed	$ Fixed	$ Variable
OPERATIONS & MAINTENANCE EXPENSES				
Supplies	$3,855.96	80%	$3,085	$771
Repairs & Maintenance	$528.96	80%	$423	$106
Chemicals	$3,000.00	80%	$2,400	$600
Fuel & Oil	$1,320.53	80%	$1,056	$264
Truck Repair & Maintenance	$750.00	80%	$600	$150
Laboratory Testing	$8,816.20	80%	$7,053	$1,763
Service Fee	$512.00	80%	$410	$102
Utilities (Electrical)	$12,000.00	80%	$9,600	$2,400
Total Operation and Maintenance Expenses:	$30,783.65		$24,627	$6,157
GENERAL & ADMINISTRATIVE EXPENSES				
Contracted Labor	$32,000.00	81%	$25,920	$6,080
Payroll Expenses	$28,848.54	81%	$23,367	$5,481
Payrol Taxes	$1,750.00	81%	$1,418	$333
Professional Services	$5,000.00	81%	$4,050	$950
Directors	$3,000.00	81%	$2,430	$570
Employee Benefits	$8,700.00	81%	$7,047	$1,653
Fees & Permits	$3,062.12	81%	$2,480	$582
Insurance PPE	$3,500.00	81%	$2,835	$665
Bank Fees	$100.00	81%	$81	$19
Advertising	$51.01	81%	$41	$10
Office Supplies	$2,000.00	81%	$1,620	$380
Penalty & Fines	$125.00	81%	$101	$24
Reserves	$10,000.00	90%	$9,000	$1,000
Capital Replacement Program	$19,500.00	100%	$19,500	$0
Cash Revenues (Water Rates)	$117,636.67		$99,890.70	$17,745.97
Total All Expenses	$148,420.32		$124,517.62	$23,902.70
Total Expense amount to be funded by rate revenue	$148,420.32		$124,517.62	$23,902.70
Fixed-Variable as % of all Expenses			83.90%	16.10%

Assume this relationship between fix/var expenses remains the same over the next five years.

Rates

Total Rate Revenue (Base and Estimated Usage)	
Needed Total Revenue	$148,420.32
Estimated Water Revenue with Below rates	$149,031.70

Base Rates

Reccomended Average Yearly Base Rate Per Customer	$957.83
Reccomended Average Monthly Base Rate Per Customer	$79.82
Reccomended Total Yearly Base Rate Revenue	$124,517.62

Base Rate Calculation

Multiplier	Customer Class	# of Connections	Current Rates	Proposed Base Rate	2020	2021	2022	2023
					3%	3%	3%	3%
	BA	15.00	$32.50	$42.25	$43.52	$44.82	$46.17	$47.5
	BB	1.00	$27.08	$35.20	$36.26	$37.35	$38.47	$39.6
	BC	2.00	$54.17	$70.42	$72.53	$74.71	$76.95	$79.2
	BE	4.00	$24.79	$32.23	$33.19	$34.19	$35.22	$36.2
	BF	1.00	$32.23	$41.90	$43.15	$44.45	$45.78	$47.1
	BL	1.00	$100.00	$130.00	$133.90	$137.92	$142.05	$146.3
	BM	1.00	$41.26	$53.64	$55.25	$56.90	$58.61	$60.3
	WA	93.00	$31.84	$41.39	$42.63	$43.91	$45.23	$46.5
	WB	1.00	$31.84	$41.39	$42.63	$43.91	$45.23	$46.5
	WD	4.00	$63.67	$82.77	$85.25	$87.81	$90.45	$93.1
	WF	1.00	$20.46	$26.60	$27.40	$28.22	$29.06	$29.9
	WE	2.00	$95.60	$124.28	$128.01	$131.85	$135.80	$139.8
	WJ	2.00	$81.80	$106.34	$109.53	$112.82	$116.20	$119.6
	WM	1.00	$113.62	$147.71	$152.14	$156.70	$161.40	$166.2
($6.25 per Hookup)	RV Resort	1.00	$2,475.00	$3,217.50	$3,314.03	$3,413.45	$3,515.85	$3,621.3
				Average Total Yearly Base Rate Per Customer	$852.85	$878.44	$904.79	$931.93	$959.8
		Total # of Connections		Total Yearly Revenue from Base Rate	$110,870.56	$114,196.67	$117,622.57	$121,151.25	$124,785.7
		130.00							

Usage Rates

Formula= variable $$/amount of water sold annually / 1000 = price for producing water per 1000/gal

Amount of Water Sold Annualy(	12,939,749
Price Per 1,000/gal=	$1.8472304
Reccomended Yearly Usage Rev	$23,902.697

Usage Rate Calulation

	Minimum Usage	Price per 1000/gallons	Current Rates	Example Monthly Usage Bill	2020	2021	2022	2023
					3%	3%	3%	3%
(Business & Residential Only)	5,000	$1.84		$6.20	$1.90	$1.95	$2.01	$2.0
RV Parks	5,000	$1.84		$1,291.68	$1.90	$1.95	$2.01	$2.0
		Estimated Yearly Usage Revenue		$38,161.14	$39,305.97	$40,485.15	$41,699.71	$42,950.70

Attachment A

Sample Prop 218 Letter Template

Date

SYSTEM NAME NOTICE OF PUBLIC HEARING FOR PROPOSED INCREASES IN THE RATES FOR WATER SERVICE FEES

The *Full System Name* (the "*type of system, ex. District, City, etc.*") has reviewed the rates *reason for reviewing rates.* In reviewing the rates, *steps taken that to arrive at new rates, ex. Rate study, MHI study, applying for grants/loans etc.* The results showed that the District *results of steps taken, ex. Eligible for loans, MHI adjusted*. **Notice is hereby given that the Board of Directors of the District will hold a public hearing on *date*, at *time*, at *location*, to consider proposed increases to the rates for its water service fees.**

Reasons for the Proposed Rate Increases

Description of reasons for rate increase – *Immediate projects, compliance issues, budget and needed reserves shortfalls, future CIP needs, etc.*

District's Rate Structure

Explain the rate structure (and different parts of the structure) here.

Water Service Charge/Base Rate/Fixed Charge, etc. *The monthly Water Service Charge is a flat rate, fixed charge. This charge is structured to recover a portion of the District's fixed costs. Fixed costs include, among other costs associated with personnel; meter reading; customer billing, accounting, and collections; and repairs and replacements to water facilities.*

Commodity Charge/Usage Charge/Variable Charge etc. *The Commodity Charge is a variable charge determined on the basis of the amount of water served to a parcel of property in hundred cubic feet ("HCF") and consists of two tiers which impose higher rates as the level of consumption increases. This charge is structured to recover a portion of the District's variable costs; costs associated with the pumping and delivering the groundwater from the District's wells.*

Proposed Rate Increases

If adopted, the rates will be in effect beginning *date of first rate increase* and each *date* thereafter through and including *final rate increase*. The current and proposed rate increases are set forth in the tables below.

CURRENT RATES IN EFFECT *(as of date of last rate increase)*
Water Service Charge ***$55.55 per month***
Commodity Charge Up to 1,600 cubic feet – $1.75 per hundred cubic feet
Above 1,600 cubic feet – $3.50 per hundred cubic feet

RATES IN EFFECT BEGINNING *date that proposed rate increase* will go into effect

Water Service Charge **$87.24 per month**
Commodity Charge up to 1,600 cubic feet per month - $2.25/HCF
Water use in excess of 1,600 cubic feet per month - $4.00/HCF

Basis on Which the Proposed Charges Were Calculated

Explanation of how rates were arrived at. See example below

The proposed rates were figured using a Water Service and Commodity charge system. The water service charge was calculated by taking the fixed costs from the budget and dividing the total of those costs by the number of connections the system has. The commodity charge was calculated by taking the variable costs from the budget, and using the average water use by customers of the District, assigning a tiered price per one-hundred cubic feet. The base rate will go up 5% each year, and the commodity charge will go up 3% each year to account for an inflation factor of budget costs of 3%, and a yearly increasing CIP fund amount.

Public Hearing & Protests

Any property owner or tenant directly responsible for the payment of water service fees may submit a written protest to the proposed increases to the rates for District's water service fees., Only one protest will be counted per identified parcel. Any written protest must: (1) state the name of the person protesting (who should be the property owner or tenant of the parcel), and state that the property owner or tenant is opposed to the proposed water rate increases; (2) provide the location of the identified parcel (by assessor's parcel number or street address); and (3) include the name and signature of the property owner or tenant submitting the protest. Written protests may be submitted by mail *district office address or PO box*, or brought to the Public Hearing. All written protests must be received prior to the close of the Public Hearing, which will occur when public testimony on the proposed rate increases is concluded.

Any protest submitted via email or other electronic means will not be accepted. Please identify on the front of the envelope for any protest, whether mailed or submitted in person to the District Secretary at the Public Hearing, Attn: Public Hearing on Water Rates. The District Board of Directors will hear and consider all written and oral protests to the proposed rate increases at the Public Hearing. Oral comments at the Public Hearing will not qualify as formal protests unless accompanied by a written protest. Upon the conclusion of the Public Hearing, the Board of Directors will consider adoption of the rate increases to District's water service fees as described herein. If written protests against the proposed rate increases as outlined are not presented by a majority of property owners of the identified parcels upon which the rates are proposed to be imposed and any tenants directly liable for the payment of water service fees, the Board of Directors will be authorized to impose the rate increases. If adopted, the rates will be in effect on the dates noted above.

Please note that the official Public Hearing for increases in the rates for water services fees will be held *date at time*.

Prop 218 Timeline

The Prop 218 notice, hearing and protest requirements must all take place **before** the Board can proceed with making a decision with respect to the new rates and charges. Here is an outline of what is necessary in order to comply with the procedural requirements of Prop 218:

Step 1: The board should approve/set a public hearing date for the determination and adoption of fees/charges, and typically will approve the Prop 218 hearing notice that is required to be sent out to all parcel owners ahead of the hearing. The public hearing to consider adoption of any rate increases must be held not less than forty-five calendar days after the mailing of the notice. (Cal. Const. art. XIII D, section 6(a)(2).)

Step 2: Send written notice of the public hearing by mail to the record owner of each parcel upon which the fee/charge will be imposed, at least forty-five days before the hearing date. Per Gov. Code 53750(i), notice required by Prop 218 is deemed given when the envelope is deposited in the mail. Per Gov. Code 53750(j), "record owner" means the owner of a parcel whose name and address appears on the last equalized secured property tax assessment roll, or in the case of any public entity (not sure if DCWD provides services to other public entities), the representative of that public entity at the address of that entity known to the agency. Note that a broader reading of "record owner" requires that notice should also be mailed to any tenant directly liable for the payment of the fee or charge, if the agency has that information available.

The notice must contain the following information:

- The amount of the fees or charges proposed to be imposed;
- The basis upon which the fees or charges were calculated;
- A statement regarding the reason for the imposition of the new, or increases to the existing, fees or charges; and
- The date, time, and location of the public hearing at which the legislative body will consider the new fees or charges or proposed increases to the existing fees or charges.
- The notice should also inform the ratepayer that he/she can protest the property-related fee or charge in writing, and should outline what the steps are in order to submit a written protest.

Step 3: Conduct the public hearing on the date and time stated in the notice (which again, should not be less than 45 days after the notice of the proposed fees/charges and public hearing is mailed). At this public hearing, the board should hear and consider all public comments regarding the fees. The board

should also consider the written protests submitted prior to the close of the public hearing, to determine whether a majority protest (more than 50%) exists. If upon the conclusion of the public hearing, no majority protest has been submitted, **then the Board can proceed with imposing the fees or charges.** (Cal. Const. art. XIII D, section 6(a)(2).)

Note there are also a handful of important substantive requirements in order to comply with Prop 218, those are found in the CA Constitution, Article XIII D, Section 6(b). Namely, these requirements are (1) the revenues derived from the fees must not exceed the funds required to provide the property-related service; (2) the revenues derived from the fee must not be used for any purpose other than that for which the fee is imposed; (3) the amount of a fee imposed upon any person must not exceed the proportional cost of the service attributable to the parcel; (4) the fee may not be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property; and (5) no fee or charge may be imposed for general governmental services such as police, fire, ambulance, or libraries. There is a lot of litigation on Prop 218 on both the water and sewer side up and down the state, so these substantive requirements are important to be familiar with.

APPENDIX E

USDA Form 442-7 Financial Information

USDA-RD
Form RD 442-7
Rev. 3-02

Position 3

Operating Budget

Form Approved
OMB No. 0575-0015
Schedule 1

Name			Address				
Winterhaven County Water District			**494 2nd Avenue**				
Applicant Fiscal Year From	**1-Jul**	to **30-Jun**	County **Imperial**			State **CA**	Zip **92283**
Operating Income		**2020**	**2021**	**2022**	**2023**	**2024**	
1	Chargers for services	$105,526	$114,504	$107,304	$125,802	$134,189	
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13	Less (Allowances and Deductions)						
14	**Total Operating Income**	**$105,526**	**$114,504**	**$107,304**	**$125,802**	**$134,189**	
Operating Expenses							
15	Supplies	$2,378	$4,036	$835	$4,174	$4,383	
16	Chemicals	$4,849	$6,394	$2,371	$3,897	$4,487	
17	Repairs & Maintenance	$5,195	$6,386	$3,962	$4,000	$4,200	
18	Fuel & Oil	$2,561	$3,154	$1,776	$3,000	$3,150	
19	Sewer Usage			$2,585	$2,750	$2,888	
20	Truck Repair & Maintenance		$163	$1,780	$812	$852	
21	Service Fee	$700	$306	$181	$554	$582	
22	Utilities (Electrical)	$15,170	$15,136	$11,019	$12,989	$13,639	
23	Laboratory Testing	$8,711	$1,036	$2,478	$9,543	$10,020	
24	Miscellaneous	$58	$301	$9,580	$2,500	$2,625	
25	Salaries & Wages (Payroll Expenses)	$59,520	$63,776	$19,146	$20,103	$22,108	
26	Payroll Taxes	$805	$1,158	$372	$391	$410	
27	Contracted Labor	$45,486	$53,257	$26,791	$34,638	$38,370	
28	Professional Services	$4,734	$7,667	$4,080	$5,412	$5,683	
29	Directors	$5,200	$5,700	$3,730	$3,247	$3,410	
30	Employee Benefits	$20,492	$28,012	$7,743	$9,417	$9,888	
31	Fees & Permits	$2,659	$2,664	$1,608	$3,315	$3,480	
32	Insurance PPE	$7,225	$3,061	$5,003	$3,789	$3,978	
33	Bank Fees	$174	$203	$202	$108	$114	
34	Penalty &Fines	$1,579			$135	$142	
35	Office Supplies	$6,783	$5,484	$3,088	$2,165	$2,273	
36	Advertising			$12	$55	$58	
37	Reserves						
38	Capital Replacment Program						
39	Interest (RD)						

40	Depreciation	$30,795	$30,374			
41	**Total Operating Expense**	**$226,074**	**$238,268**	**$108,342**	**$126,994**	**$136,738**
42	**Net Operating Income**	($119,648)	($123,764)	($1,038)	($1,192)	($2,660)
NonOperating Income						
43	Gain on sale of equipment	$10,000				
44	Property Taxes	$8,893	$10,905	$10,467	$10,750	$11,000
45	Interest Income	$797	$524	$296	$300	$350
46						
47	**Total NonOperating Income**	**$19,690**	**$11,429**	**$10,763**	**$11,050**	**$11,350**
48	**Net Income**	($99,858)	($112,336)	**$9,725**	**$9,858**	**$8,800**

Budget and Projected Cash Flow Approved by Governing Body

Attest: _____ Date 7/29/22
Secretary

_____ Date 7/29/22
Authorized Official

Schedule 2

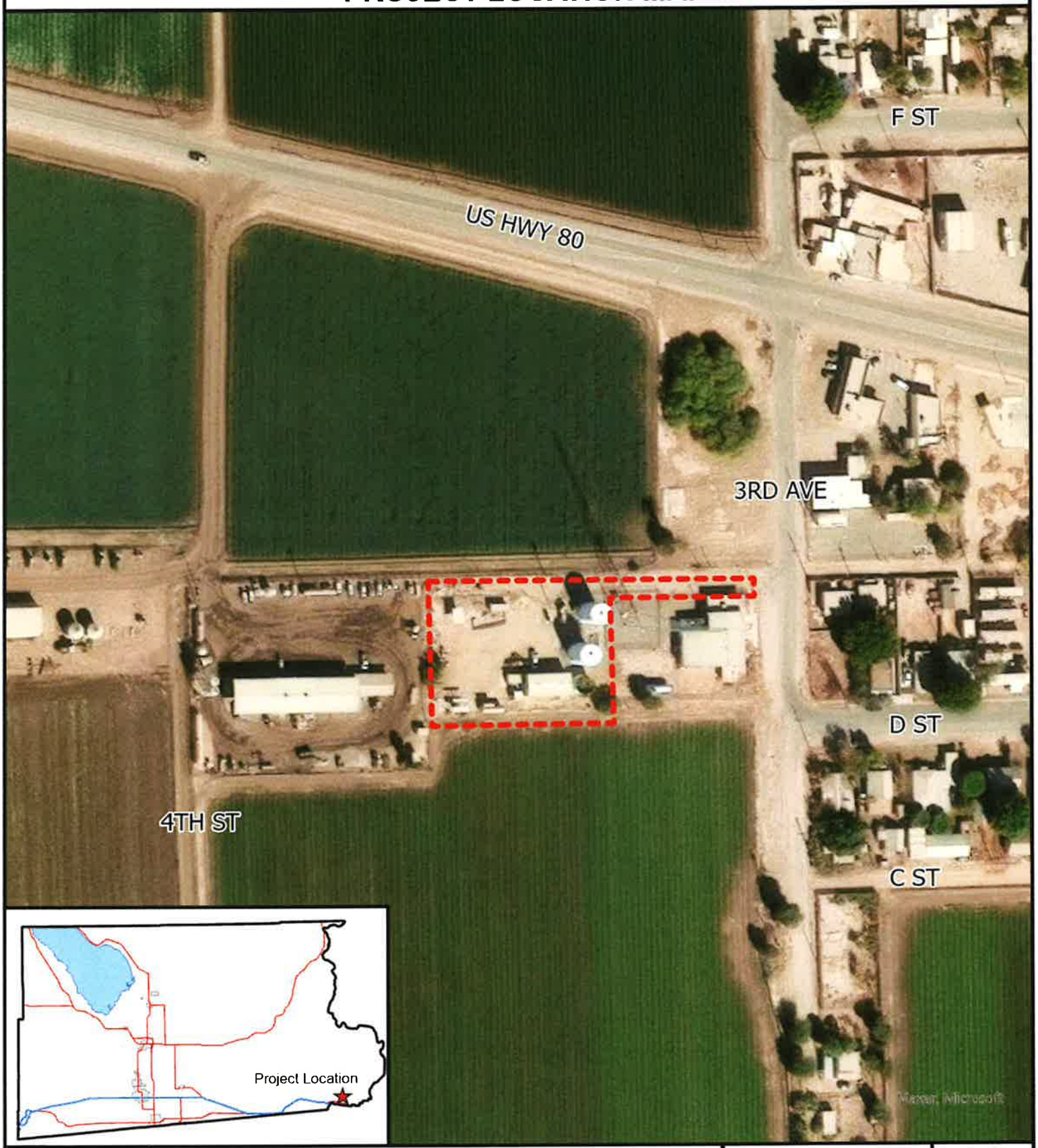
Projected Cash Flow

	2020	2021	2022	2023	2024
A. Line 32 from Schedule 1 Income	($99,858)	($112,336)	**$9,725**	**$9,858**	**$8,800**
Add					
B. Items in Operations Not Requiring Cash					
1 Depreciation	$30,795	$30,374	$0	$0	$0
2 Others					
3					
4					
C. Cash Provided From:					
1 Proceeds from RD Loan/Grant					
2 Proceeds from Others					
3 Increase (Decrease) in Accounts Payables, Accruals and other Current Liabilities					
4 Decrease (Increase) in Accounts Receivables, inventories, and other Current Assets					
5 Others					
6 Others					
D. Total all Items A, B, and C Items	($69,063)	($81,961)	**$9,725**	**$9,858**	**$8,800**
E. Less Cash Expended For:					
1 All construction, Equipment and New Capital Items (Loan & Grant funds)					
2 Replacement and Additions to Existing Property, Plant and Equipment					
3 Principal Payment RD Loan					
4 Principal Payment Other Loans					
5 Others					
6 **Total E1 Through E4**	**$0**	**$0**	**$0**	**$0**	**$0**
F. Net Change	($69,063)	($81,961)	**$9,725**	**$9,858**	**$8,800**
G. Beginning Cash Balances	**$175,912**	**$106,849**	**$24,888**	**$34,613**	**$44,471**
H. Ending Cash Balances	**$106,849**	**$24,888**	**$34,613**	**$44,471**	**$53,272**
I. Item G Cash Balance Composed of :					
Construction Account					
Revenue Account					

	Debt Payment Account					
	O&M Account	$48,570	$24,888	$27,086	$31,748	$34,185
	Reserve Account	$58,279		$7,527	$12,723	$19,087
	Funded Depreciation Account					
	Others					
	Others					
I	**Total Agrees with Item G (should be $0)**	**$0**	**$0**	**$0**	**$0**	($0)

VICINITY MAP

PROJECT LOCATION MAP



WINTERHAVEN COUNTY WATER DISTRICT
495 THIRD AVE. WINTERHAVEN CA, 92283
CUP #25-0009 / IS #25-0023
APN 056-291-005-000

Project Location

N

COMMENT LETTERS

Rocio Yee

From: Rainie Torrance <rtorrance@cityofneedles.com>
Sent: Monday, September 15, 2025 4:01 PM
To: Rocio Yee
Subject: RE: CUP25-0009 / IS25-0023 Request for Comments

No comments.

Sincerely,

Rainie Torrance
Utility Manager
City of Needles| 817 Third Street, Needles, CA 92363
O: 760-326-2115 ext 140
rtorrance@cityofneedles.com

From: Rocio Yee <rocioyee@co.imperial.ca.us>
Sent: Monday, September 15, 2025 11:04 AM
To: Rainie Torrance <rtorrance@cityofneedles.com>
Subject: CUP25-0009 / IS25-0023 Request for Comments

Good morning Rainie,

Apologies for the delay in sending the request for comments regarding **CUP25-0009 / IS25-0023**, a water well replacement project for the Winterhaven Water District.
Please provide your comments at your earliest convenience.

If you have any questions, feel free to reach out.

Thank you,

RECEIVED
By Imperial County Planning & Development Services at 3:39 pm, Jul 29, 2025

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Tuesday, July 29, 2025

Rocio Yee
Planner II
Planning and Development Services
801 Main Street
El Centro, CA 92243

SUBJECT: Winterhaven Replacement Well and Water Treatment Plant Improvments
CUP25-0009/IS25-0023

Dear Rocio Yee:

On July 15 2025, the Imperial Irrigation District received a request from the Imperial County Planning and Development Services for agency for the Winterhaven Replacement Well and Water Treatment Plant Improvments located at 495 Third Ave. Winterhaven, CA 92283. The project consists of Winterhaven Replacement Well and Water. Key details of the project include the replacement of Water Well No. 2 for the Winterhaven County Water District, along with water treatment plant improvements. The well is proposed to be 512 feet deep, with a pump capacity of 400 gallon per minute (645.20 ac-ft/yr) at a total dynamic head of 90 feet, installed 70 feet below ground surface. IID has reviewed the project information and has the following comments:

Water Department Comments
The Project is located within the lower Colorado River Flood Plain. Wells within the floodplain draw water directly from the Colorado River. All Colorado River water apportioned for use in California is already under permanent contract. Thus, the water proposed to be extracted is assumed to be from California's fully contracted Colorado River entitlement, unless there is an existing contract with the Bureau of Reclamation Reclamation or sub-contract with the City of Needles. A small amount of water may be available for domestic use in California through the Lower Colorado Water Supply Project (LCWSP).

IID would be opposed to any extraction outside of any existing water supply contract or approved water delivery subcontract with the City of Needles. The City of Needles is the only entity authorized to enter into a subcontract for the delivery of this LCWSP water supply.

The preliminary engineering report circulated for the Project indicates production wells draw water from the alluvial Yuma Valley Groundwater Basin (Basin No. 7-36). If this continues to be the applicant's proposed source, a determination will need to be made

of whether the proposed groundwater pumping will result in extracted water being replaced by water drawn from the Colorado River. It is IID's understanding that such an assessment and determination has not been made for the proposed Project. Absent a hydrological analysis that demonstrates the groundwater the Project proposes to pump will not be replaced by Colorado River water and concurrence by Reclamation, the extracted water is assumed to be from IID's Colorado River entitlement.

IID requests that Imperial County deny any extraction well permits within the Colorado River Flood Plain that are unable to demonstrate that no Colorado River water supply will be impacted or have in place a contract for water supply with Reclamation, or a water supply subcontract with the City of Needles.

Power Department Comments
If and when the customer is contemplating electrical service upgrade, please contact the areas service planner Mr. Gabriel Ramirez at 760-339-9257 or email at GRamirez@IID.com. Customer is required to apply with IID for electrical service to the project. In addition to submitting a formal application (available for download at http://www.iid.com/home/showdocument?id=12923), the applicant will be required to submit an AutoCAD file of the site plan, approved electrical plans, electrical panel size and panel location, operating voltage, electrical loads, project schedule, and applicable fees, permits, easements and environmental compliance documentation pertaining to the provision of electrical service to the project. The applicant shall be responsible for all costs and mitigation measures related to providing electrical service to the project.

Electrical capacity is limited in the project area. A circuit study may be required. Any system improvements or mitigation identified in the circuit study to enable the provision of electrical service to the project shall be the financial responsibility of the applicant.

Applicant shall provide a surveyed legal description and associated exhibit certified by a licensed surveyor for all rights of way deemed by IID as necessary to accommodate the project electrical infrastructure. Rights-of-Way and easements shall be in a form acceptable to and at no cost to IID for installation, operation, and maintenance of all electrical facilities.

Real Estate Comments
The project proponent will be required to provide and bear all costs associated with acquisition of land, rights of way, easements, and infrastructure relocations and realignments deemed necessary to accommodate the project. Any street or road improvements imposed by the local governing authority shall also be at the project proponent cost.

Public utility easements over all private and public roads and additional ten (10) feet in width on both side of the private and public roads shall be dedicated to IID for the construction, operation, and maintenance of its electrical infrastructure.

Any new, relocated, modified or reconstructed IID facilities required for and by the project (which may include but is not limited to the dedication of real property for the purpose of siting an electrical utility substations to support the project, the cost of acquisition and dedication of rights of way and/or easements for the construction of electrical transmission and/or distribution lines and ancillary facilities associated with the conveyance of energy service) are to be included as part of the project's CEQA and/or NEPA documentation, environmental impact analysis and mitigation.

The applicant will be required to provide rights of ways and easements for any proposed power line extensions and/or any other infrastructure needed to serve the project. In addition, the necessary access to allow for continued operation and maintenance of any IID facilities located on adjoining properties where no public access exists.

Substations and switchyards shall be located on property that will transferred to IID in fee simple ownership with legal access.

Should you have any questions, please do not hesitate to contact IID at iidenviornmental@iid.com. Thank you for the opportunity to comment on this matter.

Respectfully,

Geoff Holbrook
General Counsel

Cc: Tina Shields – Manager, Water Dept
Mike Pacheco – Manager, Water Dept.
Matthew H Smelser – Manager, Power Dept.
Paul Rodriguez – Deputy Mgr., Power Dept.
Guillermo Barraza – Mgr. of Distribution Srvcs. & Maint. Oprtns., Power Dept.
Laura Cervantes – Supervisor, Real Estate
Jessica Humes – Supervisor, Environmental Compliance Water

150 SOUTH NINTH STREET
EL CENTRO, CA 92243-2850

TELEPHONE: (442) 265-1800
FAX: (442) 265-1799

AIR POLLUTION CONTROL DISTRICT

July 23, 2025

Jim Minnick, Director
Imperial County Planning & Development Services
801 Main Street.
El Centro, CA 92243

SUBJECT: Conditional Use Permit (CUP) 25-0009 / Initial Study 25-0023 – Winterhaven County Water District

Dear Mr. Minnick:

The Imperial County Air Pollution Control District ("Air District") would like to thank you for the opportunity to review and comment on Conditional Use Permit (CUP) 25-0009 / Initial Study 25-0023 for the replacement of a water well (No. 2) and water treatment plant improvements for the Winterhaven County Water District located at 495 Third Street in Winterhaven.

The CUP identifies the location of the planned well on Assessor's Parcel Number (APN) 056-291-005, but the CUP also discusses upgrades/improvements to the Administration Building which is located on APN 056-284-003. Please confirm if APN 056-284-003 is part of CUP 25-0009.

As for proposed mitigation measures listed in Appendix A, the Air District has the following comments.

AQ-1

PM_{10} (fugitive dust) is the prime concern, not $PM_{2.5}$ as discussed in the mitigation. The language regarding the responsibilities of the construction contractor is not enforceable as written and should be removed. Reducing traffic speeds to 15 mph speed limit on all unpaved roads should reflect identical language to that found in Discretionary Measures for Fugitive PM_{10} Control in section 7.1 of the Imperial County California Environmental Quality Act (CEQA) Handbook ("Handbook").

AQ-2

For the mitigation measure to be enforceable, the language should have identical language to that regarding idling time as found in Standard Mitigation Measures for Construction Combustion

Equipment of section 7.1 of the Handbook. Note that all equipment must comply with CARB regulations for In-Use Off-Road equipment.

AQ-3

Per E.1.c of Regulation 801, a Dust Control Plan is required for construction sites of five (5) acres or greater. As the project is less than one (1) acre, a Dust Control Plan is not required.

AQ-4

Policy 5 Off-Site Mitigation/In-Lieu Fee is for those projects that cannot be fully mitigated with on-site measures. These are typically large commercial and residential projects that exceed Tier 2 thresholds. Since a project of this nature will remain below thresholds of significance, AQ-4 can be deleted.

Given the type of project and that the size of the project area is less than one (1) acre, Adherence to **Regulation VIII** should be sufficient to limit fugitive dust to 20% opacity. Adhering to Regulation VIII will assure the protection of public health, specifically those sensitive receptors located less than ½ mile downwind of the Project. A **Construction Notification** is required to be submitted at least 10 days prior to the start of earthmoving.

As for the proposed renovations/upgrades to the Administration Building, Mitigation Measure ER-1 discusses evaluation for asbestos containing materials (ACM). Imperial County APCD is a non-delegated Air District for the enforcement of the National Emissions Standards for Hazardous Air Pollutants (NESHAP). The Air District **requests to be copied on any Asbestos Notification** submitted to U.S. Environmental Protection Agency. The Asbestos Notification Form can be found on the Air District's website in the Compliance drop-down menu. A **Construction/Demolition Notification** is also required to be submitted at least 10 days prior to the start of work.

Any generators over 50 bhp used during construction must be registered with the California Air Resources Board (CARB) Portable Equipment Registration Program (PERP) or be permitted through the Air District. The applicant has active permits #3988 and #3989 with the Air District. The applicant should contact the Permitting and Engineering Division of the Air District for guidance on any permit modifications.

The applicant is advised to review District Rules and Regulations, along with its Air Quality Handbook, prior to commencement of earthmoving. District Rules and Regulations,

Construction/Demolition and Asbestos Notification forms can be found at www. https://apcd.imperialcounty.org.

Finally, the Air District requests a **copy of the draft CUP** prior to recording.

Please feel free to contact the Air District should you have any questions at (442) 265-1800.

Respectfully,

Curtis Blondell
APC Environmental Coordinator

Reviewed by,
Monica Soucier
APCD Division Manager

Olivia Lopez

From: Jill Mccormick <historicpreservation@quechantribe.com>
Sent: Tuesday, July 15, 2025 3:23 PM
To: Olivia Lopez; Planning - ICPDSCommentLetters
Subject: Re: [EXTERNAL]:CUP25-0009/IS25-0023 - Request for Comments

Good afternoon,
This email is to inform you that the Ft. Yuma Quechan Tribe Historic Preservation Office does not wish to comment on this project.

Jill

H. Jill McCormick, M.A.
Historic Preservation Office
Ft. Yuma Quechan Indian Tribe
P.O. Box 1899
Yuma, AZ 85366-1899
Office: 760-919-3631
Cell: 928-920-6521

From: Olivia Lopez <olivialopez@co.imperial.ca.us>
Sent: Monday, July 14, 2025 9:11 AM
To: Rosa Lopez <RosaLopez@co.imperial.ca.us>; Carlos Yee <CarlosYee@co.imperial.ca.us>; John Gay <JohnGay@co.imperial.ca.us>; Veronica Atondo <VeronicaAtondo@co.imperial.ca.us>; Carmen Zamora <carmenzamora@co.imperial.ca.us>; Jeff Lamoure <JeffLamoure@co.imperial.ca.us>; Jorge Perez <JorgePerez@co.imperial.ca.us>; Sheila Vasquez-Bazua <sheilavasquezbazua@co.imperial.ca.us>; Alphonso Andrade <AlphonsoAndrade@co.imperial.ca.us>; Marco Topete <marcotopete@co.imperial.ca.us>; Jesus Ramirez <JesusRamirez@co.imperial.ca.us>; Belen Leon-Lopez <BelenLeon-Lopez@co.imperial.ca.us>; Monica Soucier <MonicaSoucier@co.imperial.ca.us>; Robert Benavidez <RBenavidez@icso.org>; Fred Miramontes <fmiramontes@icso.org>; Ryan Kelley <rkelley@icso.org>; John Hawk <johnhawk@co.imperial.ca.us>; Margo Sanchez <MargoSanchez@co.imperial.ca.us>; Antonio Venegas <AntonioVenegas@co.imperial.ca.us>; Jolene Dessert <JoleneDessert@co.imperial.ca.us>; Andrew Loper <AndrewLoper@co.imperial.ca.us>; David Lantzer <davidlantzer@co.imperial.ca.us>; Joanna Smith Hoff <iidenvironmental@iid.com>; Tribal Secretary

<tribalsecretary@quechantribe.com>; Jill Mccormick <historicpreservation@quechantribe.com>; Marcus Cuero <marcuscuero@campo-nsn.gov>; Daniel Tsosie <dtsosie@campo-nsn.gov>
Cc: Jim Minnick <JimMinnick@co.imperial.ca.us>; Michael Abraham <MichaelAbraham@co.imperial.ca.us>; Diana Robinson <DianaRobinson@co.imperial.ca.us>; Rocio Yee <rocioyee@co.imperial.ca.us>; Adriana Ceballos <adrianaceballos@co.imperial.ca.us>; Aimee Trujillo <aimeetrujillo@co.imperial.ca.us>; Kamika Mitchell <kamikamitchell@co.imperial.ca.us>; Kayla Henderson <kaylahenderson@co.imperial.ca.us>; Olivia Lopez <olivialopez@co.imperial.ca.us>; Valerie Grijalva <valeriegrijalva@co.imperial.ca.us>
Subject: [EXTERNAL]:CUP25-0009/IS25-0023 - Request for Comments

Good morning,

Please see attached Request for Comments packet for **CUP25-0009 / IS25-0023 (495 Third Ave, Winterhaven, CA 92283) Winterhaven County Water District**

Comments are due by **July 29th, 2025, at 5:00PM.**

In an effort to increase the efficiency at which information is distributed and to reduce paper usage the Request for Comments packet is being sent to you via this email.

Should you have any questions, please feel free to contact Rocio Yee at (442) 265-1736 or submit your comment letters to ICPDScommentletters@co.imperial.ca.us.

Thank you,

Olivia Lopez
Office Technician
IC Planning & Development Services
801 Main Street
El Centro, CA 92243
(P) (442) 265-1736
(F) (442) 265-1735