### PROJECT REPORT

TO: PLANNING COMMISSION

FROM: PLANNING & DEVELOPMENT SERVICES

AGENDA DATE: December 18, 2025

AGENDA TIME 9:00 AM / No.6

Winter PROJECT TYPE:CUP	rhaven County Water #25-0009 / IS #25-00		ERVISOR DIST <u>#5</u>
LOCATION: 495	5 Third Avenue	APN:	056-291-005-000
Wint	terhaven, CA 92283	PARCEL S	IZE: <u>+/-0.80 AC</u>
GENERAL PLAN (existing) Urk	oan (Winterhaven)	GENER	AL PLAN (proposed) N/A
ZONE (existing) GS (G	Sovernment/Special)		_ZONE (proposed) N/A
GENERAL PLAN FINDINGS	CONSISTENT	☐ INCONSISTENT	MAY BE/FINDINGS
PLANNING COMMISSION DE	ECISION:	HEARING DA	TE:
	APPROVED	DENIED	OTHER
PLANNING DIRECTORS DEC	CISION:	HEARING DA	TE:
	APPROVED	DENIED	OTHER
ENVIROMENTAL EVALUATION	ON COMMITTEE DEC	CISION: HEARING DA	TE:10/23/2025
		INITIAL STUD	Y:#25-0023
□ NEC	SATIVE DECLARATION	MITIGATED NEG. D	ECLARATION EIR
DEPARTMENTAL REPORTS	/ APPROVALS:		
PUBLIC WORKS AG APCD E.H.S. FIRE / OES SHERIFF	<ul><li>NONE</li><li>NONE</li><li>NONE</li><li>NONE</li><li>NONE</li><li>NONE</li><li>NONE</li></ul>	A   A   A	TTACHED TTACHED TTACHED TTACHED TTACHED TTACHED TTACHED
OTHER REQUESTED ACTION:			

STAFF RECOMMENDS THAT THE PLANNING COMMISSION HOLD A PUBLIC HEARING, HEAR ALL THE PROPONENTS AND OPPONENTS OF THE PROPOSED PROJECT, AND THEN TAKE THE FOLLOWING ACTIONS:

- 1. ADOPT THE MITIGATED NEGATIVE DECLARATION BY FINDING THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS RECOMMENDED AT THE ENVIRONMENTAL EVALUATION COMMITTEE (EEC) HEARING HELD ON OCTOBER 23, 2025; AND,
- 2. APPROVE THE ATTACHED RESOLUTIONS AND SUPPORTING FINDINGS FOR CONDITIONAL USE PERMIT (CUP) #25-0009, SUBJECT TO ALL THE CONDITIONS AND AUTHORIZE THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR TO SIGN THE CUP CONTRACT UPON RECEIPT FROM THE PERMITTEE.

Planning & Development Services

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

### STAFF REPORT Planning Commission December 18, 2025

**Project Name:** Winterhaven County Water District

Conditional Use Permit #25-0009 / Initial Study #25-0023

**Applicant/Owner:** Winterhaven County Water District

PO Box 787

Winterhaven CA 92283

### **Project Location:**

The project site is located at 495 Third Avenue, Winterhaven CA 92283. The project parcel is identified as 056-291-005-000 and is legally described as LOTS 10 TO 16 & E 2FT OF LOT 9 BLK 13 CENTRAL ADD WINTERHAVEN.

### **Project Summary:**

The Winterhaven County Water District (WCWD) 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 WCWD 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 WCWD 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 proposes to 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 construction of Water Well No. 2 is not anticipated to adversely affect the existing groundwater quality or quantity within the project area. Based on the available hydrogeologic data and proposed construction methods, the new well will draw from the same aquifer system currently serving the existing well.

The project will comply with all applicable Imperial County and California Department of Water Resources (DWR) standards regarding water quality, safe yield, and sustainable groundwater management. While the City of Needles oversees water contracts in the area, the Winterhaven County Water District (WCWD) holds Perfected Water Diversion Rights to Colorado River water of 780 acre-feet per year granted by the United States Supreme Court supplemental decree in Arizona v. California, dated January 9, 1979.

Accordingly, the project is expected to maintain existing groundwater conditions without degrading water quality or exceeding sustainable withdrawal limits at the Winterhaven, California site.

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

### Land Use Analysis:

The proposed project is identified as Urban per the General Plan and zoned "G-S" G-S (Government Special) per Imperial County Land Use Ordinance (Title 9), Zoning Map 65. The project is consistent with the General Plan and is an allowed use with an approved Conditional Use Permit per Title 9, Division 2, Chapter 3, Land Use Permit (Conditional Use Permit).

### Surrounding Land Uses, Zoning and General Plan Designations:

DIRECTIO	CURRENT LAND	ZONING	GENERAL
Project	Winterhaven County	G-S	Urban Area
Site	Water District	(Government Special)	
North	Agricultural Fields	NAT_AMER	Urban Area
South	Agricultural Fields	R-1	Urban Area
		(Low Density Residential Zone	
East	Winterhaven	R-1, R-2	Urban Area
	Community	(Low Density Residential and Medium	
		Density Residential Zone	
West	Agricultural Fields	A-2	Urban Area
		(General Agriculture Zone)	

### **Environmental Determination:**

On October 23, 2025, the Environmental Evaluation Committee (EEC) determined that Conditional Use Permit (CUP #25-0009), would not result in a significant effect on the environment and recommended a Mitigated Negative Declaration (MND). The EEC Committee consists of a seven (7) member panel, integrated by the Director of Environmental Health Services, Imperial County Fire Chief, Agricultural Commissioner, Air Pollution Control Officer, Director of the Department of Public Works, Imperial County Sheriff, and the Director of Planning and Development Services.

On October 28, 2025, the Notice of Intent for the Mitigated Negative Declaration was filed with the Imperial County Clerk-Recorder, posted and circulated for a 35-day comment period from October 28, 2025, to December 2, 2025. No comments were received during this period.

### Staff Recommendation:

Staff recommend that the Planning Commission hold a public hearing, hear all the proponents and opponents of the proposed project, and then take the following actions:

- Adopt the Mitigated Negative Declaration by finding that the proposed project would not have a significant effect on the environment as recommended at the Environmental Evaluation Committee (EEC) hearing held on October 23, 2025; and.
- 2. Approve the attached Resolutions and supporting findings for Conditional Use Permit (CUP) #25-0009 and authorize the Planning and Development Services Director to sign the CUP contract upon receipt from the permittee.

PREPARED BY: Rocio Yee, Planner II

Planning & Development Services

Sor mlelAh

REVIEWED BY: Michael Abraham, AICP, Assistant Director

Planning & Development Services

APPROVED BY: Jim Minnick, Director

Planning & Development Services

ATTACHMENTS:

A. Vicinity Map

B. Site Plan

C. CEQA Resolutions & Findings

D. PC Resolutions

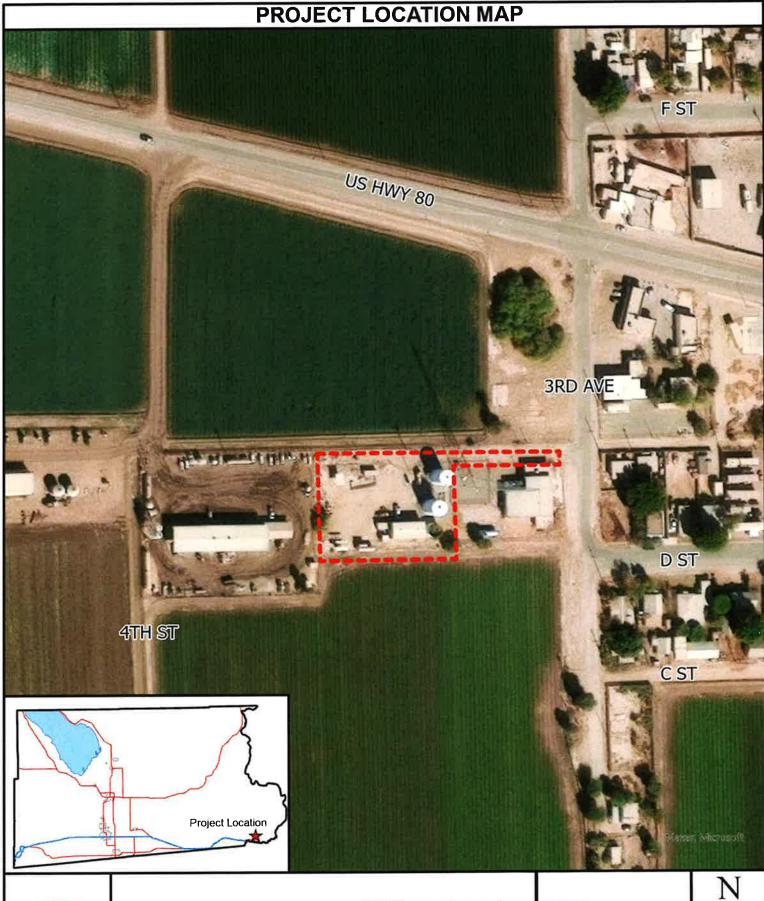
E. CUP#25-0009 Conditions of Approval

F. EEC Original Package

G. Comments

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## ATTACHMENT "A" VICINITY MAP



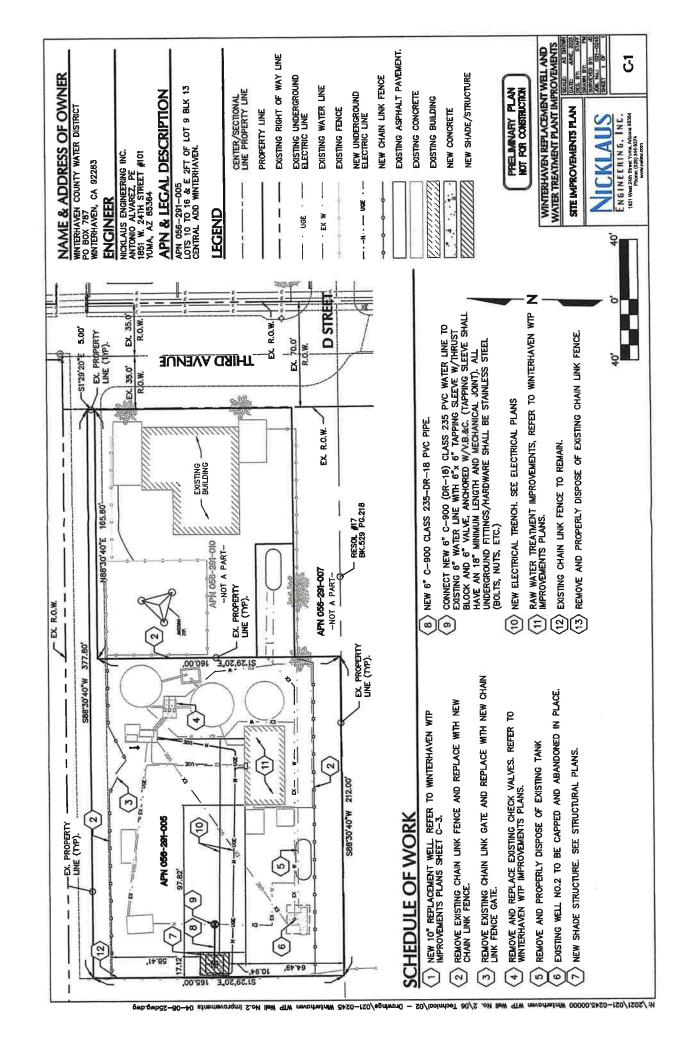


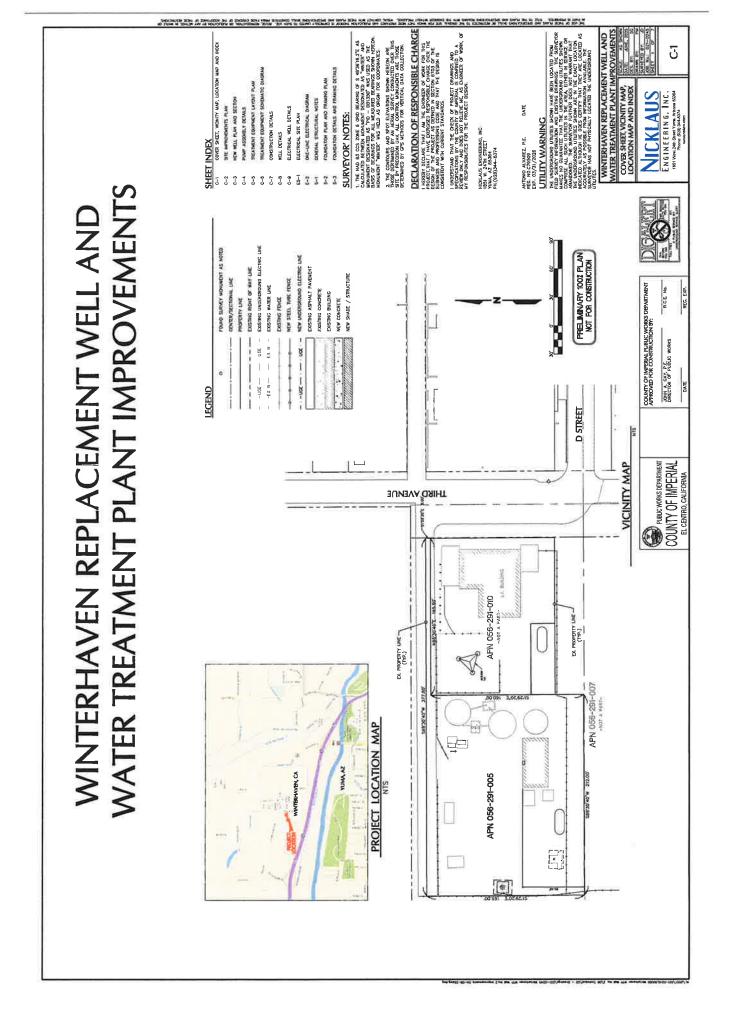
WINTERHAVEN COUNTY WATER DISTRICT 495 THIRD AVE. WINTERHAVEN CA, 92283 CUP #25-0009 / IS #25-0023 APN 056-291-005-000

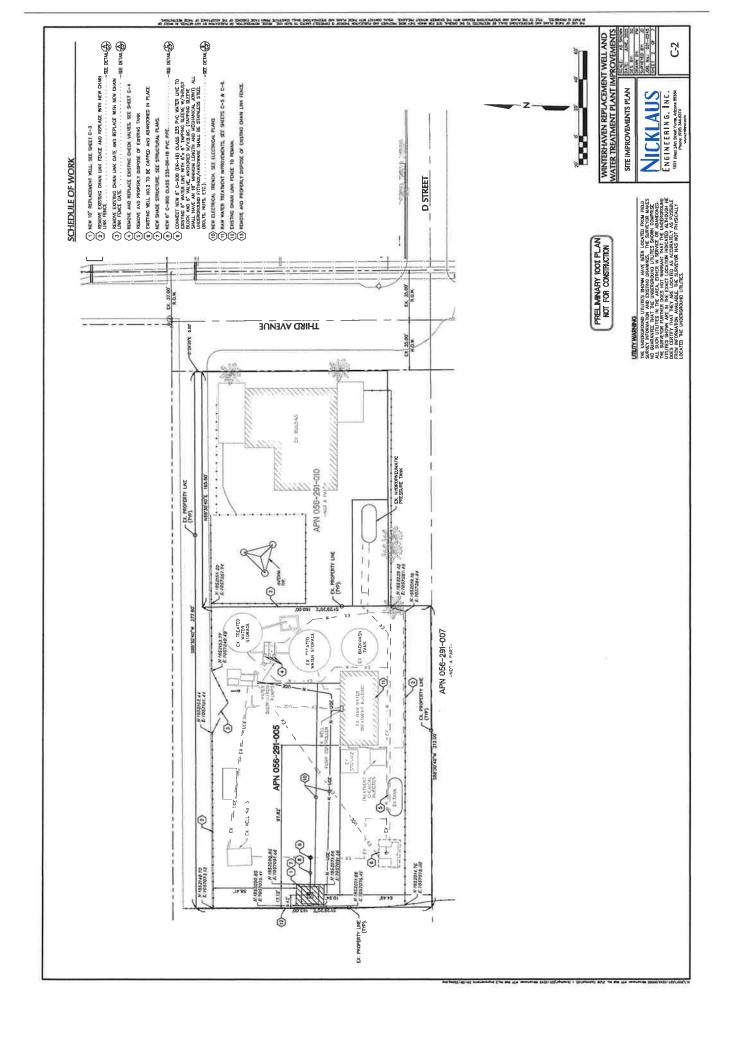


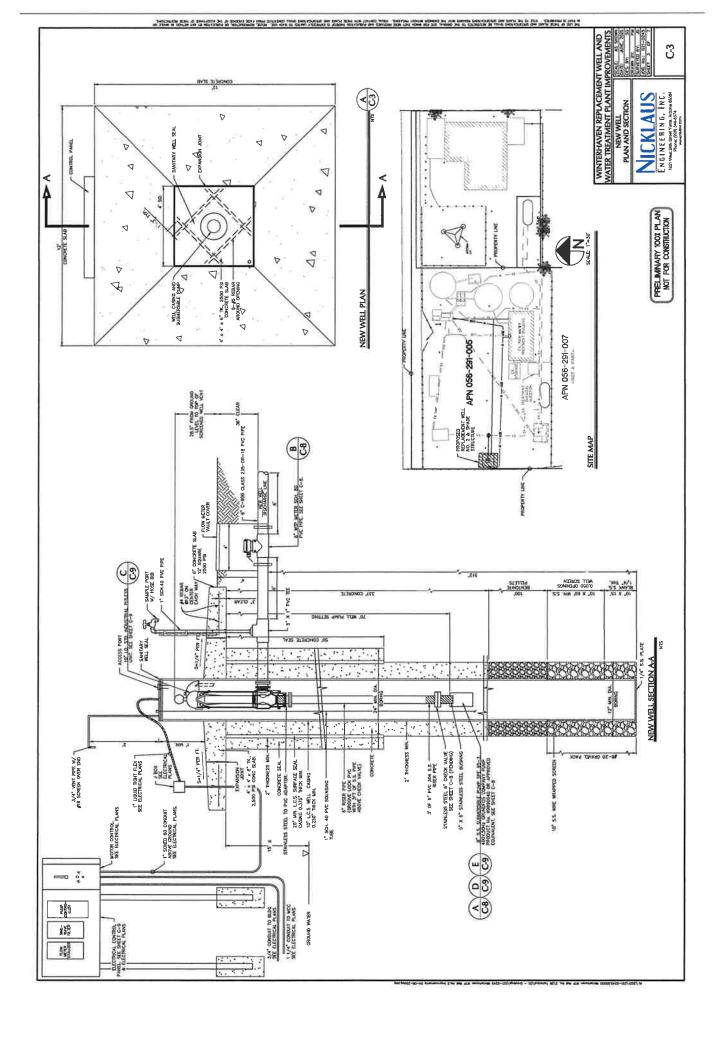


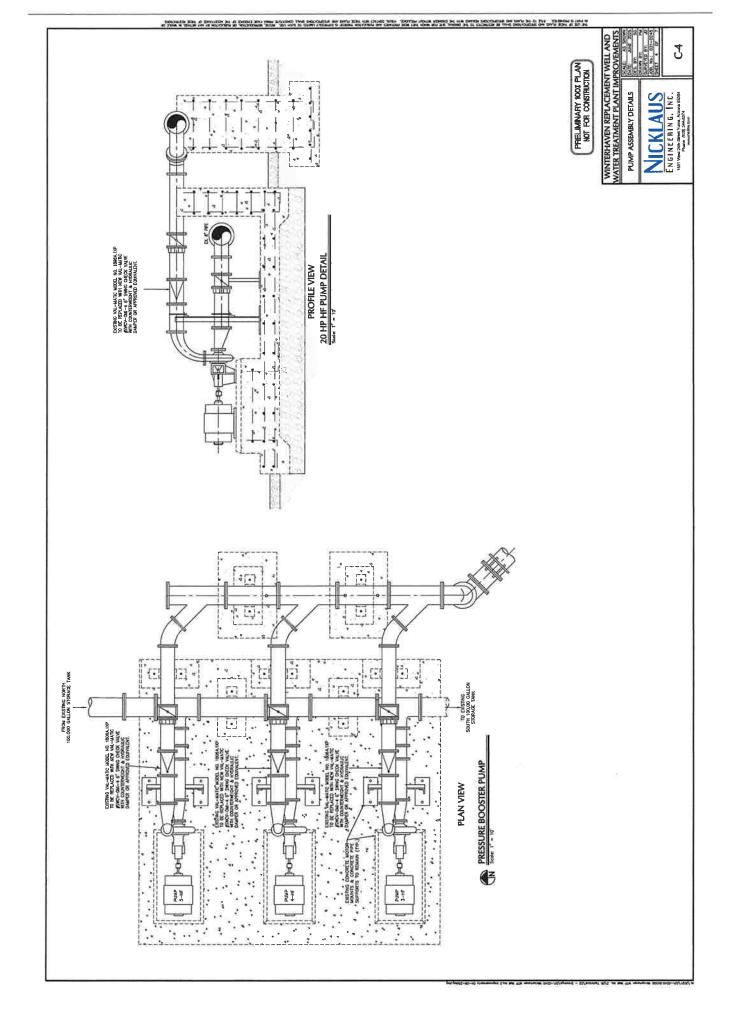
## ATTACHMENT "B" SITE PLAN

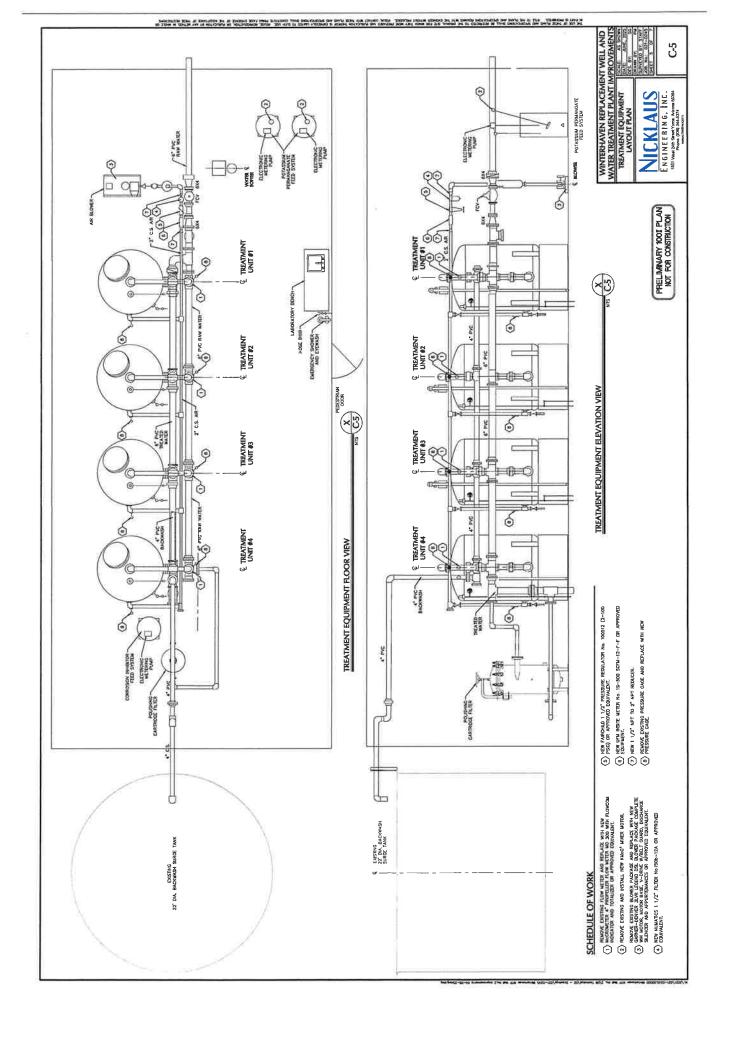


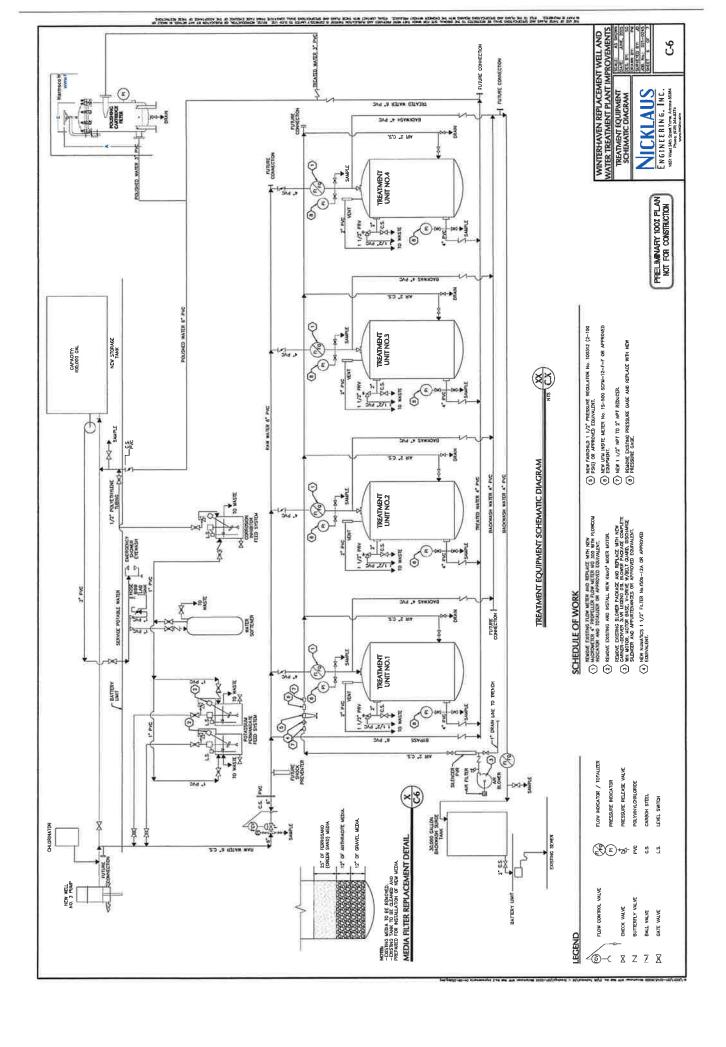


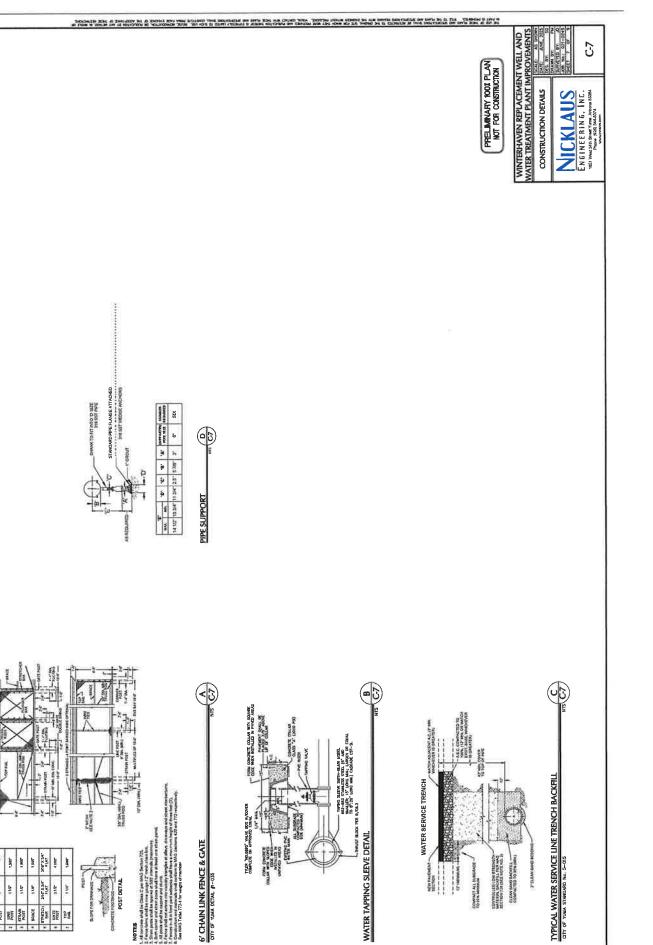


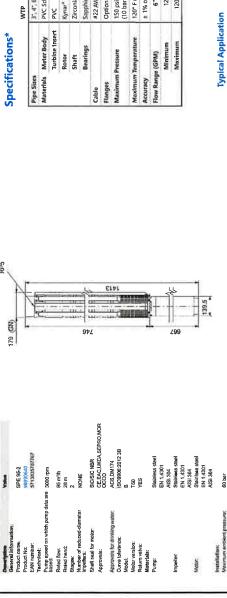






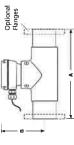




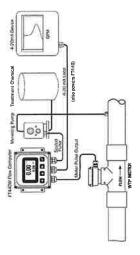


Pipe Sites		3,4,6
Materials	Materials Meter Body	PVC Schedule 80 fittings
	Turbine Insert	PVC
	Rotor	Kynar* (PVDF)
	Shaft	Zirconia ceramic
	Bearings	Sapphire journal, ruty, endstone
Cable		#22 AWG, 2000' max
Flanges		Optional (See dimensions)
Maximum Pressure	Pressure	150 psi @ 75° F) (10 bar @ 24° C) (See chart)
MaxImum	Maximum Temperature	120° F (50° C) (See chart)
Accuracy		± 1% of full scale
Flow Range (GPM)	e (GPM)	.9
	Minimum	12
	Maximum	1200

### WTP METER



Meter Size	DimA	Dim B
.9	18"	8.5"
NOTE Flange aptions face-to-face dimension (A") is the same as plain ends	ns face-to-fa	ce ain ends



Note! All units ara in Jami) uniess others are stated. Disclaimer: The simptified dimensional drawing does not show all details

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Motor flange design:
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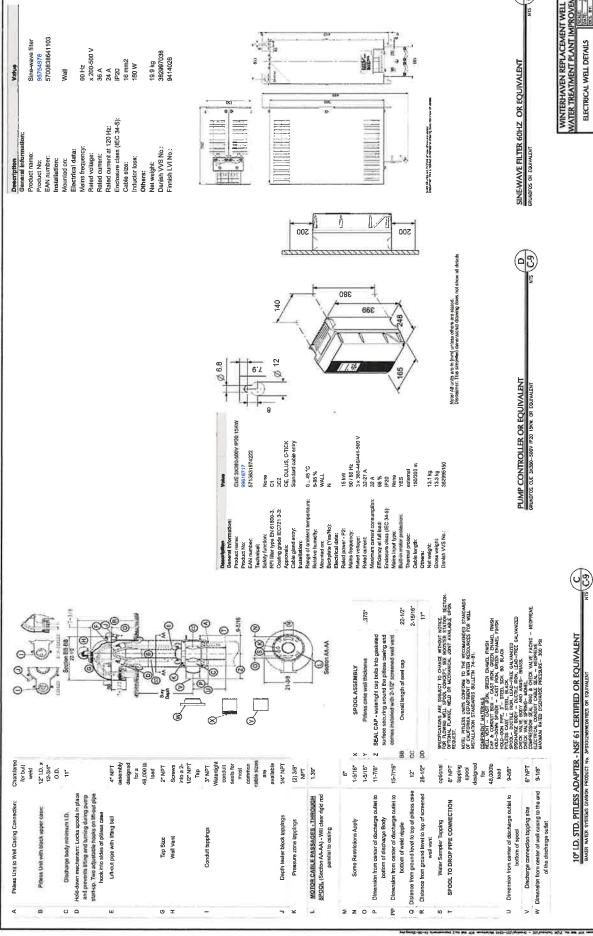
SUBMERSIBLE PUMP SPE 95-2 50 Hz. OR EQUIVALENT

76207717 Enamelled 3000 rpm at 100 Hz

Shipping volume: Recommended CUE (IP20): Recommended Sine wave filter (IP20).

WINTERHAVEN REPLACEMENT WELL AND WATER TREATMENT PLANT IMPROVEMENT <del>8</del> ENGINEERING, INC.
1651 Wee 24th Street Virus Attent 82944
Post, (1923) 344574
Warnstein-com WELL DETAILS

PRELIMINARY 1001 PLAN NOT FOR CONSTRUCTION



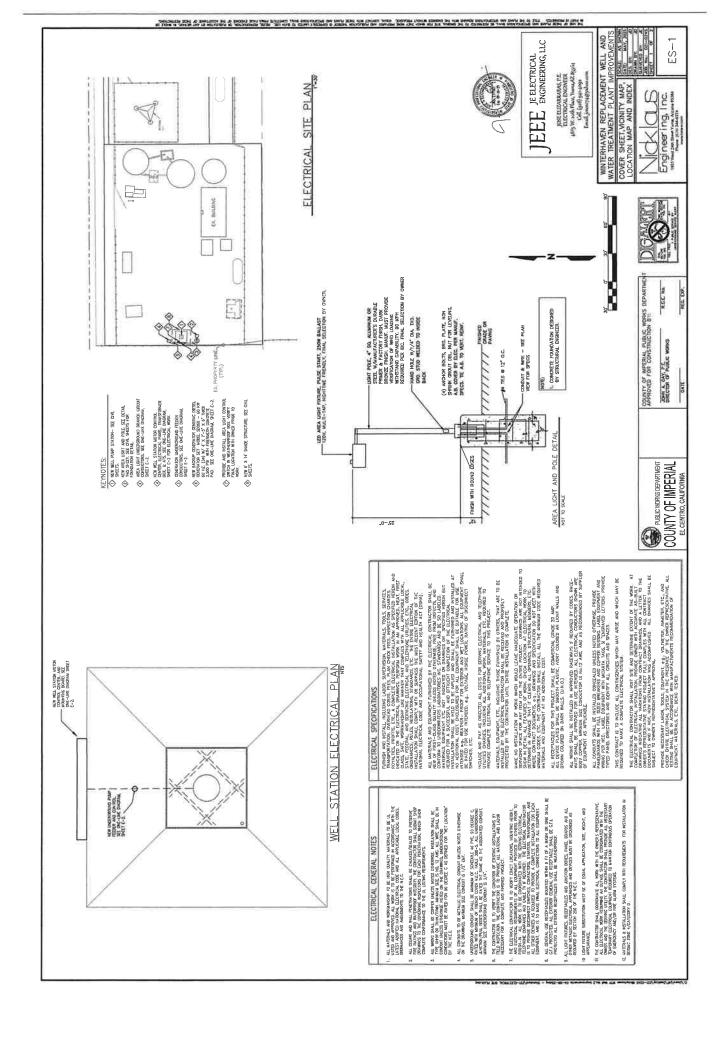
WATER TREATMENT PLANT IMPROVEMENTS

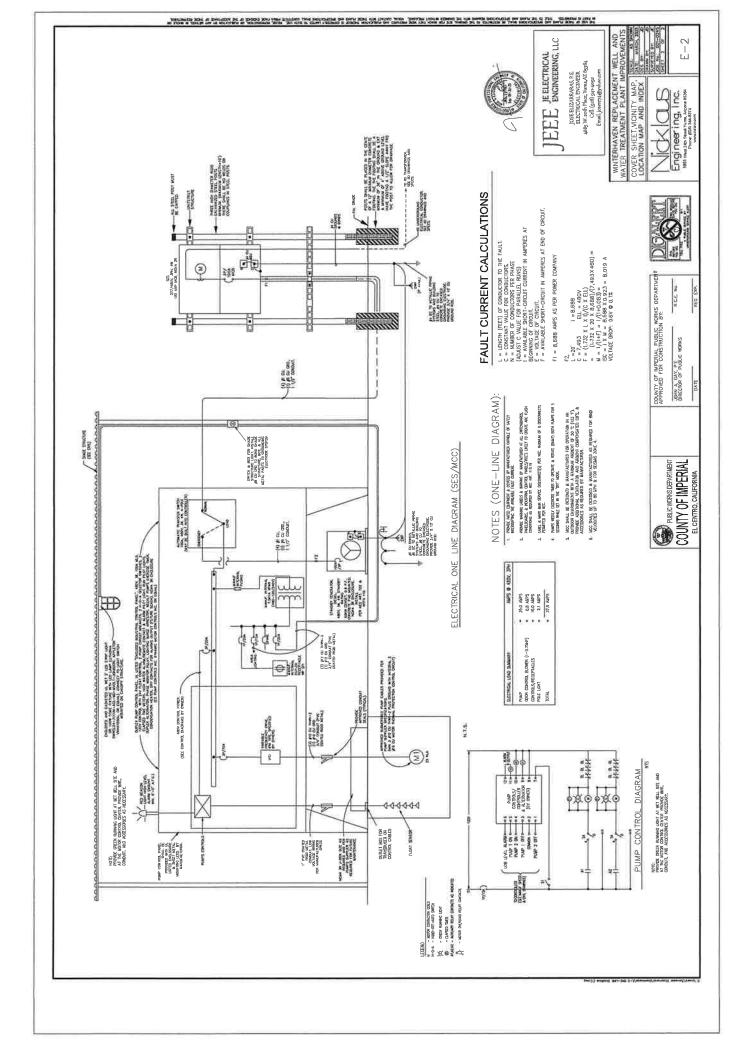
ELECTRICAL WELL DETAILS

| Control of the con ENGINE ERING, INC.
1651 Wall 20th Street Virus, Arizon 65394
John (1994) 444574
www.may.com

PRELIMINARY 1007 PLAN NOT FOR CONSTRUCTION

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# GENERAL STRUCTURAL NOTES

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## SPECIAL INSPECTIONS:

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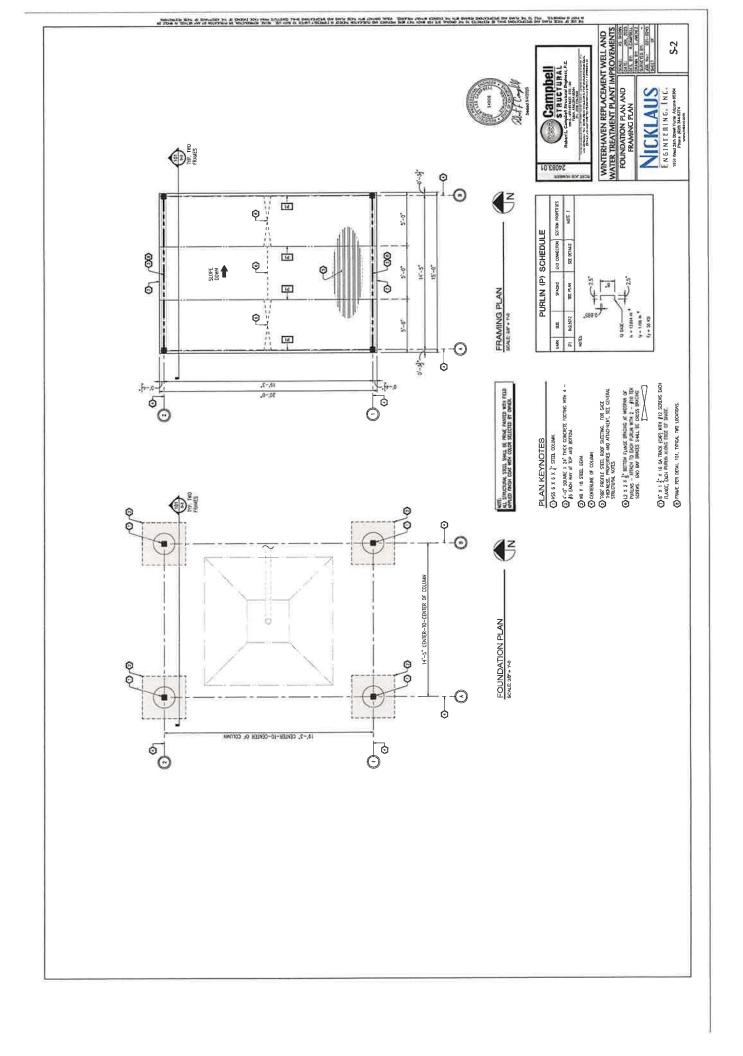
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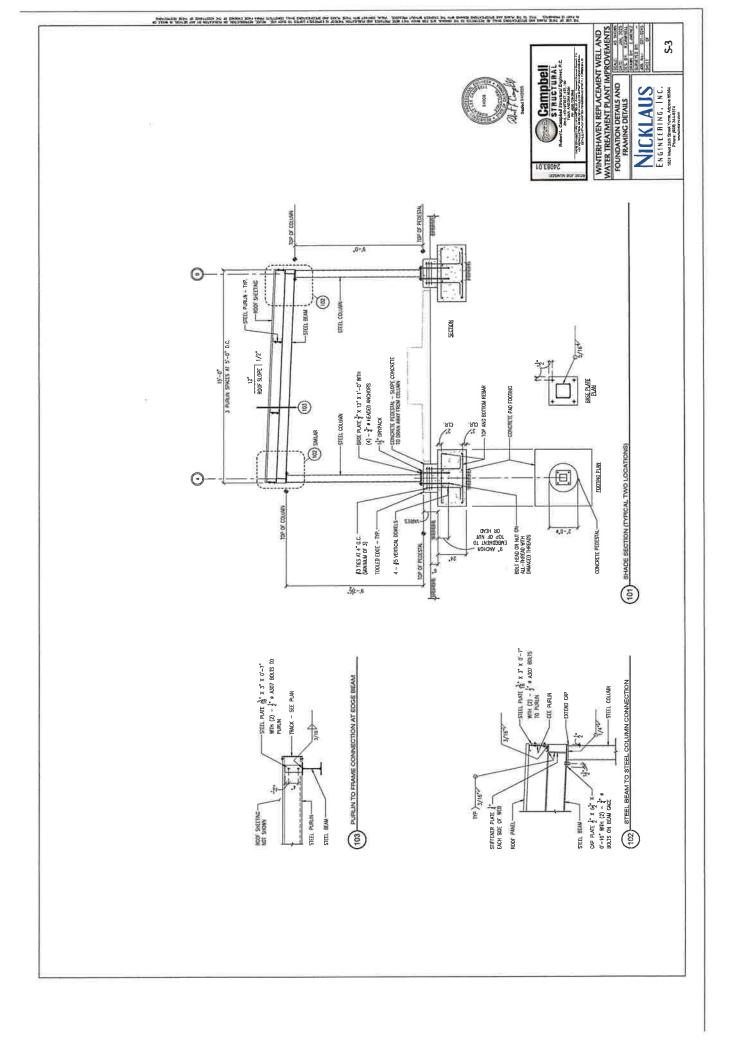
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# ATTACHMENT "C" CEQA RESOLUTION & FINDINGS

### **RESOLUTION NO.**

A RESOLUTION OF THE PLANNING COMMISSION FOR THE COUNTY OF IMPERIAL, CALIFORNIA, ADOPTING THE "MITIGATED NEGATIVE DECLARATION" (INITIAL STUDY #25-0023) FOR CONDITIONAL USE PERMIT #25-0009 FOR WINTERHAVEN COUNTY WATER DISTRICT

**WHEREAS,** on October 10, 2025, a Public Notice was mailed to the surrounding property owners advising them of the Environmental Evaluation Committee hearing scheduled for October 23, 2025; and,

WHEREAS, a Mitigated Negative Declaration and CEQA Findings were prepared in accordance with the requirements of the California Environmental Quality Act, State Guidelines, and the County's "Rules and Regulations to Implement CEQA, as Amended"; and

WHEREAS, on October 23, 2025, the Environmental Evaluation Committee heard the project and recommended the Planning Commission of the County of Imperial to adopt the Mitigated Negative Declaration (MND) for Conditional Use Permit (CUP) #25-0009; and

**WHEREAS**, the Mitigated Negative Declaration was circulated for 35 days from October 28, 2025, to December 2, 2025; and,

**WHEREAS**, the Planning Commission of the County of Imperial has been designated with the responsibility of making recommendations for adoptions and certifications; and

**NOW, THEREFORE,** the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

The Planning Commission has reviewed the Mitigate Negative Declaration (MND) prior to approval of Conditional Use Permit (CUP) #25-0009. The Planning Commission finds and determines that the Mitigated Negative Declaration is adequate and was prepared in accordance with the requirements of the Imperial County General Plan, Land Use Ordinance and the California Environmental Quality Act (CEQA), which analyses environmental effects, based upon the following findings and determinations:

- 1. That the recital set forth herein are true, correct and valid; and
- 2. That the Planning Commission has reviewed the Mitigated Negative Declaration (MND) for Conditional Use Permit (CUP) #25-0009, and considered the information contained in the Mitigated Negative Declaration together with all comments received during the public review period and prior to approving the Conditional Use Permit (CUP) #25-0009; and
- 3. That the Mitigated Negative Declaration reflects the Planning Commission independent judgment and analysis.

	EFORE, the County of Imperial Planning Commission DOES HEREBY ADOPT the gative Declaration for Conditional Use Permit (CUP) #25-0009.
	Rudy Schaffner, Chairperson Imperial County Planning Commission
-	ified that the preceding Resolution was taken by the Planning Commission at a lucted on <b>December 18, 2025</b> , by the following vote:
	AYES:
	NOES:
	ABSENT:
	ABSTAIN:
ATTEST:	
	Director of Planning & Development Services the Imperial County Planning Commission

 $RY/XXI/S: \label{eq:ry/XXI/S:AllUsers} RPN 056 \ \ 291 \ \ 005 \ \ \ CUP25-0009 \ \ \ LS25-0023 \ \ \ \ \ CUP25-0009 \ \ \ CEQA \ \ Resolution. docx$ 

# ATTACHMENT "D" PC RESOLUTIONS

### **RESOLUTION NO.**

A RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY OF IMPERIAL, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT #25-0009 (WINTERHAVEN COUNTY WATER DISTRICT) FOR A COMMERCIAL WATER WELL PROJECT

WHEREAS, Winterhaven County Water District has submitted an application for Conditional Use Permit #25-0009 for the replacement and operations of a commercial water well; and,

**WHEREAS**, a Mitigated Negative Declaration and Findings have been prepared in accordance with the requirements of the California Environmental Quality Act, the State Guidelines, and the County's "Rules and Regulations to Implement CEQA, as Amended"; and.

**WHEREAS**, the Planning Commission of the County of Imperial has been delegated with the responsibility of adoptions and certifications; and,

**WHEREAS,** on October 23, 2025, the Environmental Evaluation Committee heard the proposed project and recommended the Planning Commission Adopt the Mitigated Negative Declaration; and,

WHEREAS, public notice of said application has been given, and the Planning Commission has considered evidence presented by the Imperial County Planning & Development Services Department and other interested parties at a public hearing held with respect to this item on December 18, 2025; and,

**NOW, THEREFORE,** the Planning Commission of the County of Imperial **DOES HEREBY RESOLVE** as follows:

**SECTION 1.** The Planning Commission has considered Conditional Use Permit #25-0009 and Conditions of Approval prior to approval; the Planning Commission finds and determines that the Conditional Use Permit and Conditions of Approval are adequate and prepared in accordance with the requirements of the Imperial County General Plan and Land Use Ordinance, and the California Environmental Quality Act (CEQA) which analyzes environmental effects, based upon the following findings and determinations.

**SECTION 2.** That in accordance with State Planning and Zoning Law and the County of Imperial, the following findings for the approval of Conditional Use Permit #25-0009 have been made:

### A. The proposed use is consistent with the goals and policies of the adopted County General Plan.

The subject property is designated as G-S "Government Special" according to per Imperial County's General Plan Land Use Element. The proposed project is, therefore, consistent with the County General Plan and Land Use Ordinance, Division 2, Section 90203.01 "Conditional Use Permit" which

authorizes Conditional Use Permit when approved by the County. The proposed project is for the replacement and operation of a water well and is conditionally permitted use pursuant to County's Land Use Ordinance (Section 92102.00).

B. The proposed use is consistent with the purpose of the zone or sub-zone which the use will be used.

The Project could be found consistent with the purpose of the zone it is located within. The proposed water well will be used to provide potable water to the small rural community of Winterhaven, as identified in the project application. Division 21 of the Imperial County Land Use Ordinance regulates water wells. The proposed use could be considered a compatible use with a Conditional Use Permit pursuant to the Water Well Regulation (Land Use Ordinance, Section 92102.00).

C. The proposed use is listed as a use within the zone or sub-zone or is found to be similar to a listed conditional use according to the procedures of Section 90203.10.

The proposed water well use is consistent with the definition of Land Use Ordinance, Section 92102.00 with an approved Conditional Use Permit.

- D. The proposed use meets the minimum requirements of this Title applicable to the use and complies with all applicable laws, ordinances and regulations of the County of Imperial and the State of California. The Conditions of Approval will ensure that the project complies with all applicable regulations of the County of Imperial and State of California. Therefore, the proposed project will meet the minimum requirements of the Land Use Ordinance, Section 90203.00.
- E. The proposed use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

The proposed use of the proposed water well may utilize up to 645.20 acrefeet of water per year as set out in the project application. This use will not be detrimental to the health, safety, and welfare of the public or to the property and residents in the vicinity.

F. The proposed use does not violate any other law or ordinance.

The proposed project is conditioned to be consistent with Title 9, Codified Land Use Ordinance of the County of Imperial and CEQA. The proposed project will be subject to a Condition of Conditional Use Permit #25-0009 and current Federal, State, and Local regulations.

G. The proposed use is not granting a special privilege.

The proposed use of the proposed water well is a permitted use subject to the conditions of approval of CUP #25-0009 (Land Use Ordinance, Section 92102.00) and will not grant any special privileges.

<b>NOW, THEREFORE</b> , based on the above fir Commission <b>DOES HEREBY APPROVE</b> Cond the Conditions of Approval.	
	Rudy Schaffner, Chairperson Imperial County Planning Commission
I hereby certified that the preceding Resolution at a meeting conducted on <u>December 18, 2025</u>	
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
Jim Minnick, Director of Planning & Development Services Secretary to the Planning Commission	

 $RY/XX \land S: VAIIUSers \land APN \land 056 \land 291 \land 005 \land CUP 25-0009\_IS 25-0023 \land PC \land CUP 25-0009 PC \ Resolutions \ . docx$ 

# ATTACHMENT "E" CUP#25-0009 CONDITIONS OF APPROVAL

9	
	WCWD Dra
1	Recorded Requested by and When Recorded Return To:
2	Imperial County Planning & Development
3	Services Department 801 Main Street El Centro, California 92243
4	
5	
6	AGREEMENT
7	WINTERHA
8	
9	
10	Conditional Use Perm
11	Conditional Ose Ferni Commission  Board of Su
12	This Conditional Use Perm
13	(hereinafter referred to as
14	subdivision of the State of Ca
15	
16	WHEREAS, Permittee

FOR CONDITIONAL USE PERMIT #25-0009 WATER WELL VEN COUNTY WATER DISTRICT (WCWD) APN:056-291-005-000

it #25-0009 was approved by the Imperial County 🗌 Planning pervisors and has the Effective Date of (MONTH XX, 2025). it is by and between Winterhaven County Water District. "Permittee"), and the COUNTY OF IMPERIAL, a political alifornia, (hereinafter referred to as "COUNTY").

### RECITALS

e is the owner, lessee or successor in interest in certain land in Imperial County for the Winterhaven County Water District located at the 495 Third Avenue, Winterhaven CA. 92283 with Assessors Parcel Number (APN: 056-291-005-000) legally described as LOTS 10 TO 16 & E 2FT OF LOT 9 BLK 13 CENTRAL ADD WINTERHAVEN , and

WHEREAS, Permittee has applied to the County for the replacement of a water well as stated in the project application; and,

WHEREAS, Permittee and/or subsequent owner(s) would be required to and intend to fully comply with all of the terms and conditions of the project as specified in this Conditional Use Permit; and,

WHEREAS, the County, after a noticed public hearing, agreed to issue Conditional Use Permit #25-0009 to Permittee, and/or his or her successor-in-interest subject to the following conditions.

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Page 1 of 16

**GENERAL CONDITIONS:** 

The "GENERAL CONDITIONS" are shown by the letter "G". These conditions are conditions that are either routinely and commonly included in all Conditional Use Permits as "standardized" conditions and/or are conditions that the Imperial County Planning Commission has established as a requirement on all CUP's for consistent application and enforcement. The Permittee is advised that the General Conditions are as applicable as the SITE SPECIFIC conditions!

### G-1: GENERAL LAWS:

The Permittee shall comply with any and all local, state, and/or federal laws, rules, regulations, ordinances, and/or standards as they may pertain to this project whether specified herein or not.

### G-2 **EFFECTIVE DATE:**

The approved Conditional Use Permit shall not become effective until ten (10) calendar days after the decision of the Planning Director or Commission. Further the Conditional Use Permit shall not be effective until applicable conditions have been met, and the Conditional Use Permit is recorded with the County Recorder, with payment of recording fees being paid by applicant. In the case of a decision by the Board of Supervisors there is no 10-day appeal.

### G-3: RECORDATION:

CUP #25-0009 shall not be effective until it is recorded at the Imperial County Recorders Office and if no appeal has been made after approval from the hearing body. Payment of the recordation fee shall be the responsibility of the Permittee. If this CUP is not recorded within one hundred eighty (180) days from the date of approval the CUP shall be deemed null and void, without notice having to be provided to Permittee. Permittee may submit a written request for a recordation extension for this CUP by filing such a request with the Planning Director at least sixty (60) days prior to the one hundred eighty 180-day expiration. The Director may approve one (1) extension for a period not to exceed one hundred eighty (180) days. An extension may not be granted if the request for an extension is filed after the expiration date. Failure to record this CUP within one (1) year including the granted extension period shall deem this CUP null and void.

### G-4: COMMENCEMENT OF WORK:

If the project for which a CUP has been approved has not commenced, or permits for said project have not been issued, within one (1) year from effective date, the CUP

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shall be null and void. If an applicant cannot initiate or obtain permits for the approved use during the one (1) year, applicant may request a one (1) year extension from the Department. The request for an extension shall be in writing and be submitted with explanation to the Planning & Development Services Department at least sixty days prior to the end of the extended one (1) year period. The Director shall have the authority to extend the initial start-up period, or commencement of work, of a CUP up to two (2) times for a maximum of two (2) years. Should the Permittee desire to continue with the project, a new application shall be submitted and the entire process would have to begin anew.

### G-5: TIME LIMIT:

Unless otherwise specified within the project's specific conditions this CUP shall be limited to a maximum of five (5) years from the Effective Date of the CUP. The CUP may be administratively extended for successive five (5) years by the Planning Director upon a finding by the Planning & development Services Department that the project is in full and complete compliance with all conditions of the CUP and any applicable land use regulation(s) and extension fees of the County of Imperial. Unless specified otherwise herein no CUP shall be extended for more than two (2) consecutive periods. If an extension is necessary or requested beyond fifteen (15) years. Permittee shall file a written request with the Planning Director for a hearing before the Planning Commission. Such request shall include the appropriate extension fee. An extension of this CUP shall not be granted if the project is in violation of any one or all of the conditions or if there is a history of noncompliance with the project conditions.

### G-6 ABANDONMENT:

If a CUP has been unused, abandoned, discontinued, or ceased for one (1) year, the CUP shall be null and void, and be of no effect. Notice to applicant/permittee under this division will not be required or provided by Department.

### G-7 PERMIT/LICENSE:

Permittee shall obtain and comply with any and all required permits, licenses, and/or approvals, for the construction and/or operation of this project. This shall include, but shall NOT be limited to, permits from the County Division of Environmental Health Services (EHS), Planning & Development Services Department, Office of Emergency Services (OES), Imperial County Air Pollution Control District (ICAPCD) and Public Works Department. Permittee shall likewise comply with all such permit requirements for the life of the project. Additionally, Permittee shall submit a copy of such additional permit(s) and/or license(s) to the Planning & Development Services WCWD

<u>Department within 60-days of receipt, including amendments or alternatives</u> thereto.

### G-8 APPROVALS AND CONDITIONS SUBSEQUENT TO GRANTING PERMIT:

Permittee acceptance of this CUP shall be deemed to constitute agreement with the terms and conditions contained herein. Where a requirement is imposed in this CUP that Permittee conduct a monitoring program, and where the County has reserved the right to impose or modify conditions with which the Permittee must comply based on data obtained therefrom, or where the Permittee is required to prepare specific plans for County approval and disagreement arises, the Permittee, operator and/or agent, the Planning and Development Services Director or other affected party, to be determined by the Planning and Development Services Director, may request that a hearing be conducted before the Imperial County Planning Commission whereby they may state the requirements which will implement the applicable conditions as intended herein. Upon receipt of a request, the Planning Commission shall conduct a hearing and make a written determination. The Planning Commission may request support and advice from a technical advisory committee. Failure to take any action shall constitute endorsement of staff's determination with respect to implementation.

### G-9 CONDITION PRIORITY:

This project shall be constructed/operated as described in the CUP application, the environmental documents, the project description, and as specified in these conditions. Where a conflict occurs, the CUP conditions shall govern.

### G-10 INDEMNIFICATION:

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:

Page 4 of 16

December 18, 2025

- 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.

### G-11 INSURANCE:

The Permittee shall take out and maintain workers compensation insurance as required by the State of California. The Permittee shall also secure liability insurance and such other insurance as required by state and/or federal law. A Certificate of Insurance is to be provided to the Planning and Development Services Department by the insurance carrier and said insurance and certificate shall be kept current for the life of the project. Certificates of Insurance shall be sent directly to the Planning and Development Services Department by the insurance carrier and shall name the Department as a recipient of both renewal and cancellation notices.

### G-12 RIGHT OF ENTRY:

The County reserves the right to enter the premises at any time, announced or unannounced, in order to make the appropriate inspection(s) and to determine if the condition(s) of this CUP are complied with. Access by authorized enforcement agency personnel shall not be denied.

### G-13 SEVERABILITY:

Should any condition(s) of this CUP be determined by a Court or other agency with proper jurisdiction to be invalid for any reason, such determination shall not invalidate the remaining provision(s) of this CUP.

### G-14 PROVISION TO RUN WITH LAND:

The provisions of this CUP are to run with the land/project and shall bind the current and future owner(s) successor(s) of interest; assignee(s) and/or transferee(s) of said CUP. Permittee shall not without prior notification to the Planning & Development Services Department assign, sell, or transfer, or grant control of CUP or any right or privilege therein. The Permittee shall provide a minimum of 60 days written notice prior to such proposed transfer becoming effective. The

permitted use identified herein is limited for use upon this parcel described herein and may not be transferred to another parcel.

### G-15 COMPLIANCE/REVOCATION:

Upon the determination by the Planning & Development Services Department that the project is or may not be in full compliance with any one or all of the conditions of this CUP, or upon the finding that the project is creating a nuisance as defined by law, the issue shall be brought immediately to the appropriate enforcement agency or to the Planning Commission for hearing to consider appropriate response including but not limited to the revocation of the CUP or to consider possible amendments to the CUP. The hearing shall be held upon due notice having been provided to the Permittee and to the public in accordance with established ordinance/policy.

# G-16 NON-COMPLIANCE (ENFORCEMENT & TERMINATION):

Should the Permittee violate any condition herein, the County shall give written notice of such violation and actions required of Permittee to correct such violation. If Permittee does not act to correct the identified violation within forty-five (45) days after written notice, County may revoke the CUP. If Permittee pursues correction of such violation with reasonable diligence, the County may extend the cure period. Upon such revocation, County may, at its sole discretion, cease processing, defending any lawsuit or paying for costs associated with the Project.

# G-17 <u>COSTS:</u>

Permittee shall pay any and all amounts determined by the County to defray any and all cost(s) for the review of reports, field investigations, monitoring, and other activities directly related to the enforcement/monitoring for compliance of this CUP, County Ordinance or any other applicable law. Any billing against this project, now or in the future, by the Planning & Development Services Department or any County Department for costs incurred as a result of this CUP, shall be billed through the Planning & Development Services Department.

# G-18 REPORT(S):

Permittee shall file an annual report with the Planning and Development Services Department to show that Permittee is in full compliance with this CUP. The report shall be filed at least fifteen (15) days prior to the anniversary (recordation date) of this CUP. It shall be the responsibility of the Permittee to provide all reports and to include the information about other users. The County may request information at any time from the Permittee or other users if applicable; however, it shall be the responsibility of the Permittee to assure that the County receives such information in a timely manner.

### **G-19 RESPONSIBLE AGENT**

Permittee shall maintain on file with the Planning and Development Services Department the name and phone number of the responsible agent for the site. A back-up name shall also be provided, and a phone number for twenty-four (24) hour emergency contact shall also be on file. If there are other users, the same information (as applicable) required from the Permittee shall also be made available to the County from such other users.

### G-20 WATER AND SEWER:

Permittee shall provide water and sewer to Federal, State and County standards. Water and sewer systems shall be approved by the Environmental Health Services and the Planning & Development Services Department. Permittee shall hook up to a public water system or supplier if and when available.

### **G-21 DEFINITIONS:**

In the event of a dispute, the meaning(s) or the intent of any word(s) phrase(s) and/or conditions or sections herein shall be determined by the Planning Commission of the County of Imperial. Their determination shall be final unless an appeal is made to the Board of Supervisors ten (10) days from the date of their decision.

### G-22 SPECIFICITY:

The issuance of this CUP does not authorize the Permittee to construct or operate this project in violation of any state, federal, local law nor beyond the specified boundaries of the project as shown in the application/project description/ CUP, nor shall this CUP allow any accessory or ancillary use not specified herein. This CUP does not provide any prescriptive right or use to the Permittee for future addition and/or modification to this project.

# G-23 <u>HEALTH HAZARD:</u>

If the County Health Officer determines that a significant health hazard exists to the public, the County Health Officer may require appropriate measures, and the Permittee shall implement such measures to mitigate the health hazard. If the hazard to the public is determined to be imminent, such measures may be imposed immediately and may include temporary suspension of the subject operations. However, within forty-five (45) days of any such suspension of operations, the measures imposed by the County Health Officer must be submitted to the Planning Commission for review and approval. Nothing shall prohibit Permittee from requesting a special Planning Commission meeting provided Permittee bears all costs.

# G-24 CHANGE OF OWNER/OPERATOR:

In the event the ownership of the site or the operation of the site transfers from the current Permittee to a new successor Permittee, the successor Permittee shall be bound by all terms and conditions of this CUP as if said successor was the original Permittee. Current Permittee shall inform the County Planning & Development Services Department in writing at least sixty (60) days prior to any such transfer. Failure of a notice of change of ownership or change of operator shall be grounds for the immediate revocation of the CUP. In the event of a change, the new Owner/Operator shall file with the Department, via certified mail, a letter stating that they are fully aware of all conditions and acknowledge that they will adhere to all.

# G-25 PERMITS OF OTHER AGENCIES INCORPORATED:

Permits granted by other governmental agencies in connection with the Project are incorporated herein by reference. The County reserves the right to apply conditions of those permits, as the County deems appropriate; provided, however, that enforcement of a permit granted by another governmental agency shall require concurrence by the respective agency. Permittee shall provide to the County, upon request, copies and amendments of all such permits.

# **G-26 MINOR AMENDMENTS:**

The Planning Director may approve minor changes or administrative extensions, as requested in writing by the Permittee, provided it does not result in additional environmental impacts and/or are generally procedural or technical and/or which may be necessary to comply with other government permit compliance requirements.

(TOTAL "G" CONDITIONS are 26)

### SITE SPECIFIC CONDITIONS:

### S-1: PROJECT DESCRIPTION:

The Winterhaven County Water District (WCWD) is proposing to construct a new groundwater well to replace Well No. 2, to provide 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 new well will be located at the existing treatment plant site about 50 feet from the other well and 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

The Winterhaven County Water District (WCWD) holds Perfected Water Diversion Rights to Colorado River water of 780 acre-feet per year granted by the United States Supreme Court supplemental decree in Arizona v. California, dated January 9, 1979.

Accordingly, the project is expected to maintain existing groundwater conditions without degrading water quality or exceeding sustainable withdrawal limits at Winterhaven community.

# S-2: WATER WELL AND USAGE:

This permit allows the Permittee to replace and operate a water well to extract a maximum of 645.20 acre-feet of groundwater annually for commercial use. Exceeding the amount of water specified herein will result in the Planning and Development Services Department taking action to rescind the Conditional Use Permit for non-compliance.

# S-3: OFF-SITE WATER SALES:

Water from the well shall not be used, sold, nor given to any individuals or entities and used for purposes other than identified in the project description.

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### S-4: WATER WELL MONITORING:

A flow meter shall be installed and sealed by a California-Licensed Water Well Drilling Contractor. Permittee shall submit a drilling and logging report to the Department of Public Works and the Planning and Development Services Department indicating the monthly amount of water extracted from the well. A photograph (dated and signed) of the flow meter readings shall be included in the report. The report shall be received within thirty (30) days following the date of the issuance of the Conditional Use Permit and the well is spudded. In the event of a flow meter failure, the Permittee shall be required to cease the water well operation and notify the Planning and Development Services Department. The Permittee may be allowed to temporarily substitute the flow meter for an alternative measuring device with the approval of the Planning and Development Services Department.

### S-5: WELL REPLACEMENT:

Any replacement water well shall be constructed by a California Licensed Driller in accordance with California Department of Water Resources Bulletin 74-81 and 74-90 (including any subsequent revisions), and with the Imperial County Water Well Ordinance, Section 92101.00, et seq.

Permittee shall submit copies of the "Report of Completion" (as required by California Water Code, Section 13751), by a California Licensed Water Well Driller on the construction of any water well replaced. Copies of this report shall be submitted to Environmental Health Services, Planning and Development Services Department, and Public Works Department within thirty (30) days of the construction or destruction of the well. This report shall include:

- 1. A description of the exact location of the well; and,
- 2. A detailed log of the well; and,
- 3. A description of the type and depth of casings; and,
- 4. Details of perforation; and,
- 5. The methods used for sealing off surface or contaminated water; and,
- 6. Methods for preventing contaminated waters from one aquifer to mix with another aquifer; and,
- 7. Name of person who constructed the well.

# S-6: NO SLANT DRILLING:

This permit does not authorize Permittee to "slant drill" under adjoining property.

### S-7: WELL ABANDONMENT:

Should the water well be "abandoned" at any time for more than twenty-four (24) consecutive months, Permittee shall seal/cap the well according to standards set by the State and in a manner acceptable to the County Building Official.

(Abandonment shall mean as follow)

ABANDONMENT: A well is deemed "abandoned" when it has not been used for one (1) year. An owner may have the well deemed "inactive" by filling a written notice with the Department stating his/her intentions to use the well under specific conditions and/or time frames. As evidence of his/her intentions, the conditions contained in Bulletin 74-81 (Sec. 21) shall be met. Any well that is open or whose services/operating equipment (e.g. pumps/motors/pipes, etc.) has been removed shall be deemed abandoned.

# S-8: WELL REMOVAL:

Permittee shall properly destroy any well on the property if replaced or abandoned. The well shall be destroyed according to State standards and in a manner acceptable to the County Building Official. A copy of the well driller's report by a California State Licensed Water Well Drilling Contractor shall be sent to the Department of Public Works and the Planning and Development Services Department within thirty (30) days following the destruction of the water well.

### **S-9: WELL REGISTRATION:**

The water well shall be registered with the Planning and Development Services Department to comply with the existing Groundwater Ordinance. This Ordinance was enacted by the Board of Supervisors on for the purpose of preserving and managing groundwater resources in Imperial County.

# S-10: PERMITTING:

The Permittee shall obtain all required permits from the Department of Public Works, Department of Environmental Health Services (EHS), Air Pollution Control District (APCD), Imperial Irrigation District (IID) and other applicable federal and state agency(s).

# S-11: ARCHEOLOGICAL RESOURCES/HUMAN REMAINS (HSC 7051 & PRC 5097.98)

In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the Imperial County has determined, in accordance with Chapter 10

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or her authority and if the coroner recognizes the human remain to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24, the Native American Heritage Commission.

Upon discovery of Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not

(commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code that the remains are not subject to the provision of Section 27491 of the

Government Code. If the Coroner determines that the remains are not subject to his

standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section, with the most likely descendants regarding their recommendation, if applicable, taking into account the possibility of multiple human remains. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

# S-12: AIR POLLUTION CONTROL DISTRICT1:

As per Air Pollution Control District comment letter, the applicant shall comply with all mitigation measures listed in the environmental assessment along with the following:

- All construction activities must adhere to the Air District's Regulation VIII which
  is designed to limit emissions of fugitive dust (PM10) to 20% capacity.
- The Air District request to be copied on any Asbestos Notification submitted to U.S. environmental Protection Agency.
- 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.

# S-13: PUBLIC WORKS<sup>2</sup>:

As per Public Works comment letter, the applicant shall comply with all the following requirements:

1. A record of survey is required, per Section 8762(b)(4)(5) of the Professional Land Surveyors' Act, (paraphrasing) "a record of survey is required to be filed after making a field survey that establishes one or more lines that are not shown on any subdivision map, official map, or record of survey, the positions of which are unascertainable from inspection of a subdivision map, official map, or record of survey".

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- 2. Access and Encroachment Permits: An encroachment permit must be secured for any new, altered, or existing driveways and sidewalk accessing the water treatment plant and offices through surrounding roads. A commercial-type driveway is the minimum requirement.
- 3. All on-site traffic areas shall be hard surfaced to provide all weather access for fire protection vehicles. The surfacing shall meet the standards to the satisfaction of the Air Pollution Control District (APCD), Fire/ Office of Emergency Services (OES) and Department of Public Works. (Per Imperial County Code of Ordinances, Chapter 12.10.020 A).
- 4. NPDES Permit: The project may require a National Pollutant Discharge Elimination System (NPDES) permit and Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior to county approval of the onsite grading plan.

(TOTAL "S" CONDITIONS are 13)

- 1 I. C. Air Pollution Control District's letter dated July 23, 2025
- 2 I. C. Public Works Department's letter dated November 18, 2025

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1	FOR PERMITTEE NOTARIZATION
2	A notary public or other officer completing this certificate verifies only the identity of the
3	individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
3	STATE OF CALIFORNIA COUNTY OF S.S.
4	On before me,
5	a Notary Public in and for said County and State, personally appeared , who proved to me on the
6	basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
	within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
7	the person(s), or the entity upon behalf of which the person(s) acted, executed the
8	instrument.
9	I certify under PENALTY OF PERJURY under the laws of the State of California that the
10	foregoing is true and correct.
	WITNESS my hand and official seal
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12	
13	Signature ATTENTION NOTARY: Although the information requested below is OPTIONAL, it
14	could prevent fraudulent attachment of this certificate to unauthorized document.
	Title or Type of Document Date of Document
15	Signer(s) Other Than Named Above
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1	FOR COUNTY NOTARIZATION
2	A notary public or other officer completing this certificate verifies only the identity of the
3	individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
,	STATE OF CALIFORNIA COUNTY OF S.S.
4	On before me,,
5	a Notary Public in and for said County and State, personally appeared, who proved to me on the
6	basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the
	within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
7	the person(s), or the entity upon behalf of which the person(s) acted, executed the
8	instrument.
9	I certify under PENALTY OF PERJURY under the laws of the State of California that the
10	foregoing paragraph is true and correct.
11	WITNESS my hand and official seal
12	Signature
13	ATTENTION NOTARY: Although the information requested below is OPTIONAL, it
14	could prevent fraudulent attachment of this certificate to unauthorized document.  Title or Type of Document
15	Number of Pages Date of Document
13	Signer(s) Other Than Named Above
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# ATTACHMENT "F" EEC PACKAGE

TO: ENVIRONMENTAL EVALUATION COMMITTEE

AGENDA DATE: October 23, 2025

AGENDA TIME 1:30 PM / No.1

FROM: PLANNING & DEVELO	OPMENT SERVICES	AGENDA	TIME 1:30 PM / No.1
Winterh PROJECT TYPE: CUP #	naven County Water 25-0009 / IS #25-00	District 23 SUF	PERVISOR DIST <u>#5</u>
LOCATION: 495	Third Avenue	API	: <u>056-291-005-000</u>
Winte	erhaven, CA 92283	PARCEL	SIZE: <u>+/-0.80 AC</u>
GENERAL PLAN (existing) Urba	an (Winterhaven)	GENE	RAL PLAN (proposed) N/A
ZONE (existing) GS (Go	overnment/Special)		ZONE (proposed) N/A
GENERAL PLAN FINDINGS	□ CONSISTENT	☐ INCONSISTENT	MAY BE/FINDINGS
PLANNING COMMISSION DE	<u>CISION</u> :	HEARING DA	ATE:
	APPROVED	DENIED	OTHER
PLANNING DIRECTORS DECI	ISION:	HEARING D	ATE:
	APPROVED	DENIED	OTHER
ENVIROMENTAL EVALUATIO	N COMMITTEE DEC	CISION: HEARING DA	ATE: 10/23/2025
		INITIAL STU	DY: #25-0023
⊠ NEG/	ATIVE DECLARATION	MITIGATED NEG.	DECLARATION
DEPARTMENTAL REPORTS /	APPROVALS:		
PUBLIC WORKS AG APCD E.H.S. FIRE / OES SHERIFF	NONE     NONE     NONE     NONE     NONE     NONE     NONE		ATTACHED ATTACHED ATTACHED ATTACHED ATTACHED ATTACHED ATTACHED
OTHER Impe	rial 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)

(Julit Willillick, Director)

RY\OL\S:\AllUsers\APN\056\291\005\CUP25-0009\_IS25-0023\EEC\CUP25-0009=\frac{1525-0023}{1525-0023}-\frac{1525-002

# ☐ 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  $\square$  policy-level,  $\boxtimes$  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 <b>EIR</b> is deemed	appropriate for a p	articular proposal	if the following co	onditions
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 <u>Guidelines for Implementing CEQA</u>, 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  $\square$  policy-level,  $\boxtimes$  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."

### 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.

### 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**:

11.

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

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:**

	vironmental factors check a "Potentially Significant I					ect, involving at least one impage g pages.	act
	Aesthetics	☐ A	griculture and Forestry R	esources		Air Quality	
	Biological Resources	□ C	ultural Resources			Energy	
	Geology /Soils	☐ G	reenhouse Gas Emission	18		Hazards & Hazardous Materials	
	Hydrology / Water Quality	☐ La	and Use / Planning			Mineral Resources	
	Noise	☐ Pe	opulation / Housing			Public Services	
	Recreation	□ т	ransportation			Tribal Cultural Resources	
	Utilities/Service Systems	□ W	/ildfire			Mandatory Findings of Significance	
					Ī	C) DETERMINATION	1
☐ Fo	eview of the Initial Study, und that the proposed pr <u>RATION</u> will be prepared	oject COl				ne environment, and a <u>NEGA</u>	TIVE
significa		use revisi	ions in the project	have been		ne environment, there will not agreed to by the project propo	
	und that the proposed proposed proposed proposed proposed.	oject MAY	/ have a significal	nt effect on	the enviro	nment, and an <u>ENVIRONME</u>	<u>√TAL</u>
mitigate pursuar analysis	d" impact on the environing to applicable legal sta	ment, but ndards, a ed sheets.	at least one effect and 2) has been a . An ENVIRONME	: 1) has bee addressed	en adequate by mitigation	" or "potentially significant u ly analyzed in an earlier docu on measures based on the e RT is required, but it must an	ment arlier
significa applicat DECLA	ant effects (a) have been ble standards, and (b)	analyzed have be	l adequately in ar en avoided or r	n earlier El nitigated p	R or NEGA oursuant to	environment, because all poter TIVE DECLARATION pursua that earlier EIR or NEGA pon the proposed project, no	ant to
So Jim Min	EEC VOTES PUBLIC WORKS ENVIRONMENTAL HE OFFICE EMERGENCY APCD AG SHERIFF DEPARTME ICPDS	Y SERVICE			ABSENT	3-2025	

### PROJECT SUMMARY

A. Project Location: The project site is located at 495 Third Ave. Winterhaven CA. 92283, with Assessor's 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.	<b>General Plan Consistency</b> : 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

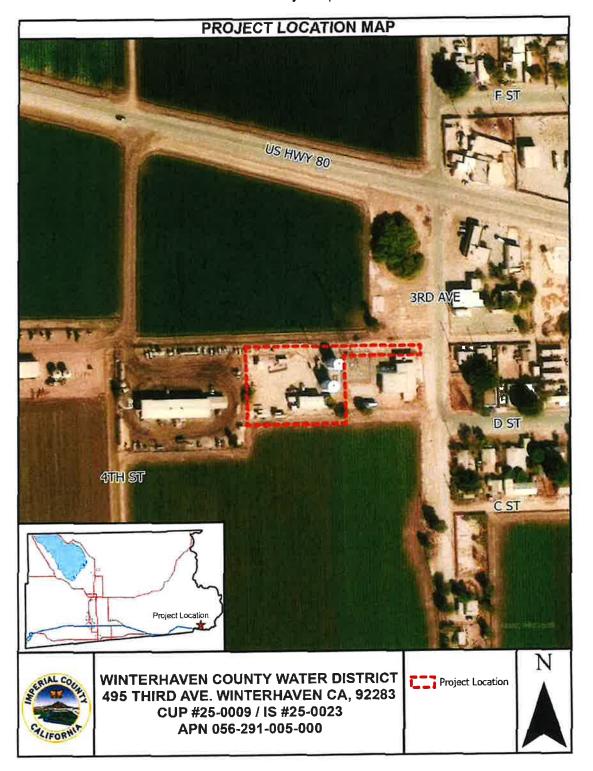
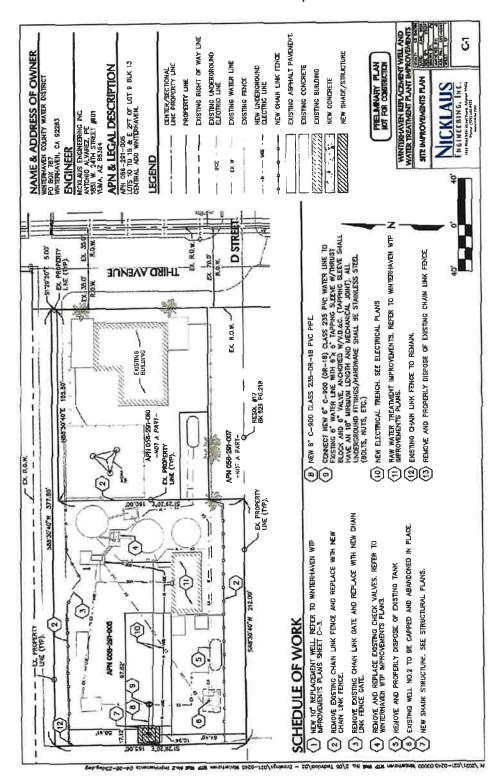


Exhibit "B" Site Plan/Tract Map/etc.



### **EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 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.
- 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.
- "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:
  - 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

Incorporated Impact No Impact Impact (LTSWMI) (LTSI) (NI) (PSI) I. AESTHETICS Except as provided in Public Resources Code Section 21099, would the project: Have a substantial adverse effect on a scenic vista or scenic M П 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. Substantially damage scenic resources, including, but not X 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. 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 Ø П 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 I special uses and has been previously impacted by the Winterhaven Water District. Therefore, a less than significant impact is expected. Create a new source of substantial light or glare which would 冈 П 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. However, during the construction phase, the "Threatened and Endangered Species / Biological Resources" mitigation measure (TE-1), as outlined in the Preliminary Engineering Report (PER), must be incorporated, as it also triggers considerations under the Aesthetics section, as follows: 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. Ensuring that correct lighting is used during construction activities will bring the project impact levels to with Less than Significant impacts with Mitigation Incorporated. AGRICULTURE AND FOREST RESOURCES 11. 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: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps  $\boxtimes$ prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural 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<sup>3</sup>. 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.

Less than Significant with

Mitigation

Potentially Significant Less Than

Significant

	÷	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
b)	Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				$\boxtimes$
	b) The County of Imperial has no current active Williamson A conflict with existing zoning for agricultural use, or a William	Act contracts; the eson Act Contrac	refore, the proposed t. No impacts are exp	project is not e ected.	expected to
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 co impact forest or timberlands. No impact is expected.	 ntain forest land	or timber land. As se	Lach, the project	⊠ : would not
d)	Result in the loss of forest land or conversion of forest land to non-forest use?  d) As previously stated under item (il)(c) above, the proposed to result in the loss of forest land or conversion of forest land	project is not lo	ated in forest land, the impacts are expec	nerefore, it is no	ot 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 impresult in the loss or conversion of farmland to non-agriculture no impacts are expected.	□ nediate vicinity. I	Development of the p	roposed projec	⊠ t would not Therefore,
Where	<b>QUALITY</b> available, the significance criteria established by the applicable air pon to the following determinations. Would the Project:	quality managem	ent district or air polluti	on control distric	ct may be
a)	Conflict with or obstruct implementation of the applicable air quality plan?  a) The proposed project is for the construction and operation potable water to the small rural community of Winterhaven implementation of the applicable air quality plan. The operation to ensure continuous water service during outages, mainten District's comment letter²0 dated July 23, 2025, given the type (1) acre, all construction activities must adhere to Regulation of fugitive dust to 20% opacity, and will assure the protection less than ½ mile in the direction of prevailing winds from the be incorporated during construction:  • AQ-1 PM¹0: During all phases of construction, all and of three times daily. This will reduce fugitive dust exactivities. Vehicle speed for all construction vehors construction site. This will reduce fugitive road dust transport.  • AQ-2 Ozone: During all phases of construction, confi when not in use or reducing the time of idling to Toxics Control Measure Title 13, Section 2485 of the Adherence and compliance with ACPD's rules and regulation incorporated.	community, and on of the new wel ance, or emerger e of project and not project and not public health project site Additive areas and unimissions of PM <sup>10</sup> icles shall not exust emissions of ntractors shall mot 5 minutes as a not public and a	I it is not expected to a will provide a secon cies. Per Imperial Cothe size of the project collection of rules, don, specifically those solitionally, the following associated with earth exceed 15 mph on an PM <sup>10</sup> associated with inimize idling time eith aximum (as required to f Regulations).	o conflict with or do, redundant wounty Air Pollut t area being lessigned to limit ensitive recept in Mitigation Methall be watered homoving and control and equipment and ther by shutting the Californ	ater source ion Control as than one e missions ors located easures will a minimum onstruction face at the d materials equipment ia Airborne
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 w mitigation measures of the Imperial County Air Pollution C	Control District, t	herefore, it is not ex	pected that in	proposed
Imperial C	ounty Planning & Development Services Department Initial	Study, Environmental Chec	klist Form & Mitigated Negative D	eclaration for (CUP #25	0009 - IS #25-0023)

			Potentially Significant Impact ( <b>PSI</b> )	Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
		project would substantially contribute to an existing or proje to be less than significant with mitigation incorporated.	ected air quality	violation. Therefore,	any impacts ar	e expected
	c)	Expose sensitive receptors to substantial pollutants concentrations? c) The proposed project is not expected to expose sensitive construction of the commercial water well. However, any exp	e receptors to so	ubstantial pollutants	concentrations	during the
		to Air Pollution Control District's rules and regulations. Comless than significant.	pliance with AP	CD's requirements w	ould bring any	impacts to
	d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?  d) The proposed project is not expected to expose	sensitive recen	tors to substantial	⊠ pollutants con	 ncentrations.
		Furthermore, with the continued adherence to the ICACPI level less than significant.	O requirements	as shown above, any	impacts would	l remain at a
IV.	BIC	DLOGICAL 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?		$\boxtimes$		
		a) The project location is within a Government Special Zone new well to be located approximately 50 feet from the existit treatment plant site. As such, the property has already been the community, which includes approximately 107 residentispaces. According to the Imperial County General Plan's Con Map <sup>6a</sup> ," the project is not located within a sensitive habitat and However, the applicant shall adhere to the following Threater Measures during construction activities:  TE-1: Night lighting shall be minimized during consingnt sky. Techniques may include, but are not limpointed downward. During operation, night lighting lighting is used for security purposes, it shall be material shall be tightly covered). Incorporation of TE-1 and TE-2 mitigation measures will bring	ng well, which i disturbed by pri al connections, servation and O rea. ned and Endang struction to avoi nited to, shielding g shall only be u notion or heat ac posed project sl ins seeds) are n	s planned for abando or development of w 22 commercial conn pen Space Element <sup>5</sup> , l ered Species / Biolog d illumination of adja ng light sources and used when necessary tivated, shielded, and nall be disposed of in ot released into the	onment, within a ter infrastructivections, and 49 Figure 1 "Sensifical Resources cent natural are use of direction for worker safe I directed down in a safe and lessurroundings (	the current ure serving 95 RV park tive Habitat is Mitigation teas and the nal lighting ety. If night tward, gal manner
	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 Conservence sensitive or riparian habitat, or on other sensitive natural construction water well and is expected to be pump approximately construction activities as mentioned above IV a) adherence to be less than significant with mitigation incorporated.	ommunity.; The v 400 gallon per	proposed water well minute (GPM) (645.20	is expected to AFY). Addition	replace an ally, during
	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?			$\boxtimes$	
		c) According to the National Wetlands Inventory: Surface W within a riparian habitat and will not cause a substantial ad limited to, marsh, vernal pool, coastal, etc.) through direct impacts are expected to be less than significant.	lverse effect on	federal protected we	etlands (includi etion, or other r	ng, but not neans. Any

			Potentially Significant Impact (PSI)	Less Than Significant with Mitigation incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
	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?		$\boxtimes$		
	14	d) The proposed project site is a replacement of Well No. 2 site about 50 feet apart. As previously stated on item (IV)(b) therefore, it would not interfere substantially with the mover established native resident or migratory wildlife corridors or construction activities as mentioned above IV a) adherence to be less than significant with mitigation incorporated.	above, the project nent of any residence of the contract of th	ct site is not located ent or migratory fish f native wildlife nurse	within a Sensiti or wildlife spec ary sites. Howe	ive Habitat; cies or with ever, during
	e)	Conflict with any local policies or ordinance protecting biological resource, such as a tree preservation policy or ordinance?				$\boxtimes$
		e) The proposed project does not conflict with any local popreservation policies or ordinances. No impacts are expecte	licy or ordinance d.	protecting biologica	ıl resources, sı	uch as tree
	f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation				
		plan?  f) The proposed project site is not located within a designate Conservation and Open Space Element <sup>6</sup> , therefore, it we Conservation Plan, Natural Community Conservation Plan, plan. Any impacts are expected to be less than significant.	ould not conflict	with the provision	is of an adopt	ted Habitat
۷.	CUI	LTURAL 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 landeep, with a 10-inch casing and an estimated production capa	acity of 400PM (64	(5.20 AFY) the previou	us water well w	as installed
		about 40 years ago and has been out of service since 2016 will not appear to cause a substantial adverse change in the (Determining the Significance of Impacts to Archaeological alless than significant.	due to sand infilt significance of ar	ration caused by stru archaeological reso	uctural failure. T Turce pursuant i	The project to §15064.5
	b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			$\boxtimes$	
		b) As mentioned under Item a) above, the proposed is loc historical, archaeological or human remains will be discover	ated on previous ed. Therefore, ar	sly disturbed land ar ny impact would be k	ıd it is not like ess than signifi	ely that any cant.
	c)	Disturb any human remains, including those interred outside of dedicated cemeteries?				
		c) As mentioned under Item a) above, the proposed project and recreation type uses and is not expected to directly or geologic feature. Therefore, a less than significant impact is	indirectly destro	cated on disturbed in y a unique paleontol	ogical resource	e or unique
VI.	ENE	ERGY 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 well, which is planned for abandonment, within the current disturbed by prior development of water infrastructure service connections, 22 commercial connections, and 495 RV part environmental impact due to wasteful, insufficient, or unnecessary.	t treatment plant ng the community k spaces. Theref ecessary consum	site. As such, the p y, which includes app ore, it will not resul aption of energy res	property has all proximately 107 t in potentially ources, during	ready been residential significant the project
in	mperial Co	construction or operation. Any developments would require ounty Planning & Development Services Department Initial	100.00	dist Form & Mitigated Negative O		

and a new building permit application with the Imperial County Planning and Development Services Department 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 the existing Winterhaven Community with no changes to the existing zoning. Any developments would requir with the latest energy efficiency and renewable energy standards and regulations. Therefore, the proposed pronflict with or obstruct a state or local plan for renewable energy or energy efficiency. Any impacts are expectant 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 geol of adjacent parcels in the area. Any developments on the parcel will be subject to compliance with the late of the California Building Code as well as to go through a ministerial building permit review. The proposed project would not directly or indirectly cause potential substantial adverse effects regarding geology and soils. Any impacts are expected to be less than significant.  1) Rupture of a known earthquake fault, as delineated on the most recent Aiguist-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 that	was already
energy or energy efficiency?  b) As previously stated on item (VI)(a) above, the proposed project is for the replacement of an existing water with the existing Winterhaven Community with no changes to the existing zoning. Any developments would require with the latest energy efficiency and renewable energy standards and regulations. Therefore, the proposed proconflict with or obstruct a state or local plan for renewable energy or energy efficiency. Any impacts are expectively 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 geolo of adjacent parcels in the area. Any developments on the parcel will be subject to compliance with the late of the California Building Code as well as to go through a ministerial building permit review. The proposed project would not directly or indirectly cause potential substantial adverse effects regarding geology and soils. Any impacts are expected to be less than significant.  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 that	
the existing Winterhaven Community with no changes to the existing zoning. Any developments would requir with the latest energy efficiency and renewable energy standards and regulations. Therefore, the proposed piconflict with or obstruct a state or local plan for renewable energy or energy efficiency. Any impacts are expect 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 geolof adjacent parcels in the area. Any developments on the parcel will be subject to compliance with the latest of the California Building Code as well as to go through a ministerial building permit review. The proposed project would not directly or indirectly cause potential substantial adverse effects regarding geology and soils. Any impacts are expected to be less than significant.  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 that	
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 geolo of adjacent parcels in the area. Any developments on the parcel will be subject to compliance with the lateral of the California Building Code as well as to go through a ministerial building permit review. The proposed project would not directly or indirectly cause potential substantial adverse effects regarding geology and soils. Any impacts are expected to be less than significant.  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	e compliance roject will not
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 geological of adjacent parcels in the area. Any developments on the parcel will be subject to compliance with the last of the California Building Code as well as to go through a ministerial building permit review. The proposed project would not directly or indirectly cause potential substantial adverse effects regarding geology and soils. Any impacts are expected to be less than significant.  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	
<ul> <li>a) The construction and replacement of the proposed water well does not appear to conflict with the geolo of adjacent parcels in the area. Any developments on the parcel will be subject to compliance with the later of the California Building Code as well as to go through a ministerial building permit review. The proposed project would not directly or indirectly cause potential substantial adverse effects regarding geology and soils. Any impacts are expected to be less than significant.</li> <li>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?</li> <li>1) As previously mentioned, the proposed project is not located or near a known fault. Therefore, a less than</li> </ul>	
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	itest edition erefore, the
impact is expected.	ı significant
<ol> <li>Strong Seismic ground shaking?</li> <li>As previously stated on item (VII)(a)(1) above, the proposed project is not located near a known fault, there seismic ground shaking is not anticipated, and any impacts are expected to be less than significant.</li> </ol>	fore strong
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 <sup>13</sup> . A are expected to be less than significant.	Any impacts
<ul> <li>4) Landslides?</li> <li>4) The site is not located within a landslide hazard zone; therefore, no impacts are expected to occur.</li> </ul>	$\boxtimes$
b) Result in substantial soil erosion or the loss of topsoil?  b) According to Imperial County General Plan's Seismic and Public Safety Element <sup>14</sup> , "Erosion Activity Map <sup>14b</sup> ," the proposed project is not located within an area of substantial soil erosion. Any impacts are expected to be less significant.	Figure 3,
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 proposed water well construction. Any construction will be subject to compliance with the latest edition of the Building Code as well as going through a ministerial building permit review. Additionally, as listed in the MM Preliminary Engineering Report (PER), the following measures shall be implemented:  • TE-2: All vegetation and soil removed for the proposed project shall be disposed of in a safe and leading such that the plant material and soil (which contains seeds) are not released into the surroundings hauling such material shall be tightly covered).	e California RP from the
Adherence and compliance to these standards and regulations during construction would bring any impact lethan significant with Mitigation Incorporated.	

		Potentially Significant Impact (PSI)	Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
d)	Be located on expansive soil, as defined in the latest Uniform Building Code, creating substantial direct or indirect risk to life		Π		
	or property?  d) The proposed project is not located on an expansive soil and developments will require adherence and compliance to the ministerial building permit review would bring any impacts to	e California Buil	ding Code, standard	on section (VII)(	c), any new ons and the
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?			$\boxtimes$	
	e) The proposed project is for the construction and replace including approximately 107 residential connections, 22 com- compliance with Imperial County Public Health Department would bring any impact to less than significant.	mercial connecti	ions, and a 495-space	e RV park. Adh	erence and
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				$\boxtimes$
	<ul> <li>f) The proposed project is for the construction and replace proposed project does not appear to directly or indirectly desi features on site as there are no known unique resources or fe</li> </ul>	troy a unique pal	eontological resourc	e or site of uniq	ue geologic
GF	REENHOUSE GAS EMISSION Would the project:				
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			<b>\B</b>	
	<ul> <li>a) The proposed replacement of the water well is located in to generate greenhouse gas emissions, either directly or ind Additionally, as previously stated on item (III)(a) above, adher any impacts to less than significant levels.</li> </ul>	lirectly, that may	/ have a significant in	mpact on the er	nvironment
b)	Conflict with an applicable plan or policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			$\boxtimes$	
	b) The proposed project will not conflict with an applicable plemissions of greenhouse gases. The facility site was previous well. Therefore, less than significant impacts are expected.	an, policy or reg sly utilized for th	ulation adopted for t e Winterhaven Water	he purpose of re District and ex	educing the isting water
HA	AZARDS AND HAZARDOUS MATERIALS Would the project	t			
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				$\boxtimes$
	<ul> <li>a) The proposed project is not expected to create a significant involve the handling of any hazardous materials. No impacts</li> </ul>	nt hazard to the pare expected.	public or the environ	ment as it does	not
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 signiforeseeable upset and accident conditions involving the releamaterials are anticipated as part of the project. No impacts a	se of hazardous	the public or enviro materials into the en	nment through vironment as no	reasonable hazardous
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 h				

	•	Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact
	expected.				- 7
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 Department of Toxic Substances Control EnviroStor16; there	on a list of haza	ardous materials site	S according to	⊠ Califomia
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 Maps <sup>17</sup> .; therefore, any impacts are expected to be less than	use plan per Imp	perial County Airport I	⊠ Land Use Comp	☐ patibility
f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				$\boxtimes$
	f) The proposed replacement of the water well would not inte evacuation plan. The applicant will meet any requirements re expected.	erfere with an add equested by the f	opted emergency resp Fire/OES Department.	onse plan or e No impacts are	mergency e
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				$\boxtimes$
	g) According to the California Department of Forestry and for Imperial County, the project site is not considered a fire I	Fire Protection " nazard zone; ther	Fire and Resource As refore, no impacts are	sessment Prog expected.	gram Map"
HYL	OROLOGY 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?			$\boxtimes$	
	a) The proposed project is for the construction and replacementally, including approximately 107 residential connect now the Winterhaven community relies completely on We adequately maintained, and does not remove manganess standards; the new well has a projected annual water extract California Title 22 "Drinking water regulations" and ensure water sources. A letter from IID was received on July 29, 3 outside of an existing water supply contract or an approved authorized to enter into a subcontract for delivery of Lower County contacted the Utility Manager from the City of Needle contractual requirements were identified, as the well in querproject would not violate any water quality standards, was surface or groundwater quality. Any potential impacts are extended.	ions, 22 commerce II no. 3 that curre or TDS salt to ion of 642.20-acre reliable and secu 2025, expressing water delivery su Colorado Water S es regarding the stion was origina te discharge req	cial connections, and rently provides 350 go meet drinking wate e foot per year (AFY) to ure water service with popposition to any was supply Project (LCWS concerns raised in IIC ally permitted over 40 quirements, or otherway in the concerns of the concerns or otherway in the concerns or otherway or otherway in the concerns or otherway or other	a 495-space RV pal/min and have re regulatory of to assure comp at least two in rater extraction ity of Needles— P) water. In res of letter. No co years ago. The	park, right s not been compliance diance with dependent occurring the entity sponse, the mments or erefore, the
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			$\boxtimes$	
	b) As previously stated on item (X)(a) above, the Winterhave a capacity of 350 GPM. There is no record of water extract proposed replacement well is expected to extract approxim not anticipated to significantly reduce groundwater supplicities impede sustainable groundwater management of the basin.	tion from Well No ately 642.20 acre es or interfere w	o. 2 since it ceased o e-feet per year (AFY). ith groundwater rech	operation since This level of e large in a way	2016. The straction is that would

X.

		Potentially Significant	Significant with Mitigation	Less Than Significant				
		Impact (PSI)	Incorporated (LTSWMI)	Impact (LTSI)	No Impact (NI)			
_		(F3I)	(L1344MI)	(LTO)	1119			
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			$\boxtimes$				
	manner which would:		484 ¢   957-4-7-4 16 do-	4 41 - 1 44-	a mbusiaal			
	c) Since the proposed project is located in the existing Winteration to the site, that would substantially alter the exist alteration of the course, stream, river or through the addition than significant.	ling drainage pa	ittern of the site or a	rea, including ti	nrough the			
	(i) result in substantial erosion or siltation on- or off-site;			$\boxtimes$				
×	(i) According to Imperial County General Plan's Seismic and Public Safety Element <sup>14</sup> , "Erosion Activity Map <sup>14b</sup> ," 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.							
	<ul> <li>(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;</li> </ul>			$\boxtimes$				
	(ii) The proposed water well replacement is located within "Zone X" of flood map 06025C2250C not expected to substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite. The applicant shall comply with Imperial County Department of Public Works rules and regulations and submit a drainage letter prior to commence construction. As a result, any potential impacts are expected to be less than significant.							
	<ul> <li>(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;</li> </ul>			$\boxtimes$				
	(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. Therefore, any potential impacts are expected to be less than significant.							
	(iv) impede or redirect flood flows?			$\boxtimes$				
	(iv) The proposed project is for the construction and oper Community and is not expected to impede or redirect flood flo (FEMA) Flood Map Service Center <sup>19</sup> , Flood Insurance Rate Mamap 06025C2250C with 0.2% Annual Chance Flood Hazard, one foot or with drainage areas of less than one square m ICDPW's standards regarding drainage would reduce any imp	ows. According ap, the proposed Areas of 1% ann iile, effective Se	to the Federal Emerg I project site is locate nual chance flood wit ptember 26, 2008. Ti	ency Managemo d within "Zone h average depti	ent Agency X" of flood h less than			
d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			$\boxtimes$				
	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?			$\boxtimes$				
e) The proposed project is for the annual extraction of 642.20-acre foot per year (AFY) of water from a propose which is not expected to conflict with or obstruct the implementation of a water quality control plan or groundwater management plan. As previously stated on item (X) (c) above, the proposed project would not physical atteration that would substantially after the existing drainage pattern of the site or area; therefore, an 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)
XI.	LA	ND USE AND PLANNING Would the project:				
	a)	Physically divide an established community?				$\boxtimes$
		The proposed project is for the construction and replace community of Winterhaven, California, Including approximate a 495-space RV park; the water well anticipates an annual wat not anticipate physically dividing an established community.	ly 107 residentia ter extraction 64	il connections, 22 con 2.20-acre foot per ye	nmercial connec ar (AFY).Therefo	tions, and
	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 Co proposed project is in the Winterhaven area zoned for govern due to a conflict with any land use plan, policy, or regul environmental effect; less than significant impacts are expect	nent uses and w ation adopted	ill not Cause a signific	cant environme:	ital impact
XII.	MIN	IERAL 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?				$\boxtimes$
		a) The proposed project does not anticipate the removal of r an active mine per Imperial County General Plan's Conserva Map <sup>6a*</sup> Figure 8. No impacts are expected.	mineral resource ation and Open	es and it is not locate Space Element <sup>6</sup> , "Ex	d within the bou kisting Mineral	indaries of Resources
	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 trecovery site delineated on a local general plan, specific plan	the loss of avai	lability of locally impacts a	portant mineral	⊠ resources
XIII.	NO	ISE Would the project result in:	01 01101 1111			
	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?		$\boxtimes$		
		a) The proposed project is to replace an existing well. Construted based on the Preliminary Engineering Report (PER) prepared  NS-1: Muffle and maintain all equipment used onstited with mufflers that are in good condition. Good noise level of 80 dB when measured at a distance of NS-2: Locate all stationary noise-generating equipments as far away as possible from adjacent land uses.  NS-3: Schedule construction activities to have the lithe area. All construction operations shall be limed Holidays (Imperial County Land Use Code, Division NS-4: Notify all adjacent residents and commercial By complying with the above mitigation measures, the general of the project during construction will be less than significant	by Nicklaus Ensite. All internal I mufflers shall rof 50 feet. ment, such as a least impact on ited to 7 a.m. to 7, Chapter 2, 90 properties of the tion of substanti	gineering: combustion engine- esult in nonimpact to ir compressors and p noise sensitive recep o 10 p.m. Work is pi 0702.00(A)). le construction schec	driven equipme ols generating a ortable power g tors (existing re rohibited on Su lule in writing.	nt shall be maximum generators, sidents) in ndays and
	b)	Generation of excessive groundborne vibration or groundborne noise levels?		$\boxtimes$		

			Potentially Significant Impact (PSI)	Less Than Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact
		<ul> <li>b) As noted in Section XIII(a), adherence to the mitigation excessive groundborne vibration and noise levels to a less the</li> </ul>	measures duri han significant l	ng construction will evel with mitigation in	reduce the genicorporated.	neration of
	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?				⊠
		<ul> <li>c) The proposed project is to replace the existing well; it is no is expected.</li> </ul>	ot within the vici	nity of a private airstri	ip or an airport.	No Impact
XIV,	PO	PULATION 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)?				⊠
		<ul> <li>a) The proposed project is to replace the existing water well induce substantial unplanned population growth in the are community, either directly or indirectly; therefore, no impact</li> </ul>	ea, as the proje	Winterhaven commu ct's objective is to b	nity. It does no letter service ti	t appear to he existing
	b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				$\boxtimes$
		b) The proposed project is to replace the existing water well displace substantial numbers of exiting housing, necessita impact is expected	and it's located ating the constr	within a government uction of replacement	area. Therefore nt housing else	e, it will not ewhere; no
XV.	Pl	UBLIC 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 a require for a new or altered government facility for any possi	and will not physible required ser	ically impact any loc	al government d water well; th	⊠ facilities or erefore, no
		impact is expected.				_
		1) Fire Protection? 1) The proposed project is to replace and construct a new existing Winterhaven County Water District; therefore, it will	water well to sen not have an imp	ve the Winterhaven ( act on Fire protection	L  Community, loc 1.	ated in the
		2) Police Protection?  2) The proposed water well will not have an impact on police office have active patrol in the area as well. No Impact is expe	protection. Both ected.	the California Highv	ray Patrol and s	⊠ sheriff's
		3) Schools? 3) The project would not result in an increase in population o impact is expected.	r housing and w	ould not require addi	tional school se	ervices. No
		4) Parks?  4) The project would not result in an increase in population of impact is expected.	or housing and w	rould not increase de	mand for local	⊠ parks. No
		5) Other Public Facilities?  5) The project would not appear to put an increased burden of and other governmental services. Therefore, no impact is exp	on off-site public pected.	services, including o	existing fire, po	lice, school

			Potentially Significant Impact (PSI)	Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (Ni)
	/L D/	CODEATION				
ΧV	/I. <b>KI</b> a)	ECREATION  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?			$\boxtimes$	
		<ul> <li>a) The proposed project is for the construction and operated Community area. Subsequently, the proposed water well we regional parks or other recreational facilities; therefore, any in</li> </ul>	ould not increa	ise the use of the e	xisting neighbo	interhaven erhood and
	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?				
		<ul> <li>b) As mentioned above in XVI a); the proposed project is for supply the small rural community of Winterhaven and would therefore, any impact is expected to be less than Significant.</li> </ul>	d not appear to	n and o <i>peration</i> of a include an expansio	water well repl n of recreations	acement to al facilities;
XVII.	TR	ANSPORTATION 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 wel regulations with the County's circulation plan, land use ordin	ll; the applicant lance, and trans	will comply with all portation planning. N	applicable con- lo impact is exp	ditions and ected.
	b)	Would the project conflict or be inconsistent with the CEQA Guidelines section 15064.3, subdivision (b)?				$\boxtimes$
		<ul> <li>b) The proposed project is for a water well replacement to su appear to impact any public transit, bicycle or pedestrian fac</li> </ul>	pply the Winterl ility. No impacts	naven Community are are expected.	ea. Therefore, it	does not
	c)	Substantially increases hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				$\boxtimes$
		c) The project site is on a previously constructed site in the V Imperial County General Plan Land Use Designation. The net therefore, no impact is expected.	Vinterhaven Cou ew water well si	unty Water District, a te design is not exp	nd it is compatil ected to increas	ole with the se hazards;
	d)	Result in inadequate emergency access?				$\boxtimes$
		d) All on-site traffic areas exist; no comment letters were rec will not affect the existing emergency access. No impact is ex	eived from Fire xpected.	or Sheriff Departmen	t. The proposed	i water well
XVIII.	TF	RIBAL 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		$\boxtimes$		
		that is:  a) The property site is located on an existing disturbe cultural resources as defined in Public Resources Cod following mitigation measures:	d site; the impa de Section 2107	cts appear to be less 4. However, the appl	s than significa icant should ad	nt for tribal Ihere to the
		<ul> <li>HR-1 The project is not expected to result in s disrupt existing facilities or buildings that development, any archeological, historic, otherwise detected or observed, constructi</li> </ul>	are potentially or paleontologi	historical due to ago cal resources are u	e. If, during the Incovered, disc	e course of covered, or

Less Than

			Potentially Significant Impact (PSI)	Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact ( <b>NI</b> )
		archeologist shall be contacted to review th Archeologist deems the findings significant, of work on the project. USDA Rural Developm	appropriate mit	igation shall be requir	ed before the r	esumption
		<ul> <li>business day.</li> <li>HR-2 If human remains are found in the project and the Plumas County Coroner's Office shall those of a Native American, the coroner shawithin 24 hours. Treatment of the remains shall California Environmental Quality Act.</li> </ul>	I be notified. If the little in the little i	the coroner determine Native American Herit	s that the rema	ins maybe on (NAHC)
		Adherence of the above mitigation measures will bring t	he project as le	ss than significant wit	h mitigation inc	orporated.
		<ul> <li>(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</li> </ul>			$\boxtimes$	
		(i) The project would not appear to cause an adverse property site has previously been impacted by general rebeen sent out to the Quechan Tribe and Campo Band of comment" email from the Quechan tribes on July 15,202	ecreational uses f Mission Indian	allowed in the currents for consultations. T	t zone. AB 52 k he County rece	etters have ived a "No
		(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 impacted by the proposed water well replacement: to	ie Public Resou herefore, any in	urces Code Section 5 spact is expected to b	024.1 are expe e less than Sign	cted to be lificant.
XIX.	UTI	LITIES 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 was installed about 40 years ago, has been out of service sits well screen and gravel pack. To correct these deficiencies No. 2, located at the existing treatment plant site about 50 feet 500 feet deep, with a 10-inch casing and an estimated production of the project installed 70 feet below ground surface (BGS), filter pactifications from the Preliminary Engineering Report (Nic Significant.	nce 2016 due to s, WCWD will co to from the other ction capacity o ck specification well completion	sand infiltration caus onstruct a new ground well. The new Well N f 400 GPM (645 AFY) s, well screen design o plans that incorpora	sed by structura lwater well to re o. 2 will be drille at a total dynan criteria, and cas ted the prelimin	of failure of splace Well and to about nic head of sing design ary design
	b)	Have sufficient water supplies available to serve the project from existing and reasonably foreseeable future development during normal, dry and multiple dry years?			$\boxtimes$	
		b) The project proposes to construct and operate a water supplying approximately 107 residential connections, 22 estimated production capacity of 400 gallons per minute (0 source currently provides 350 gal/min and meets the regular	commercial coi SPM), 645.20-ac	nnections, and a 495 re foot per year (AFY or water supply capac	i-space RV par '), The existing	k, with an well water nt shall be

Less Than

			Potentially Significant Impact (PSI)	Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
,		required to pay all applicable fees and improvements ass sufficient water supplies available to serve the project from normal, dry and multiple dry years and less than significant i	existing and reas	ionably foreseeable fu	t. Therefore, ture develop	it will have ment during
	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 wa proposed. No impact is expected.	ter well; no chan	ge to the onsite waste	water treatm	ent is
	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?			$\boxtimes$	
		d) The proposed project is to abandon Well No. 2 and replace in the generation of solid waste; However, the Applicant shall debris from the water well, will be disposed of in accordance than significant impacts are expected.	l ensure that all	waste, including con	struction and	l demolition
	e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			$\boxtimes$	
		e) All proposed projects within the County shall contract wi Therefore, less than significant impacts are expected.	ith a licensed wa	aste hauler for waste	generated by	the facility.
XX.	WIL	DFIRE				
1	f locate	ed in or near state responsibility areas or lands classified as very hi	gh fire hazard sev	verity zones, would the l	Project:	
	a)	Substantially impair an adopted emergency response plan or emergency evacuation plan?			$\boxtimes$	
		a) As previously stated on item (IX)(g) – "Hazards and Hazard in State Responsibility Areas – Imperial County¹8" adopted unincorporated Local Responsibility Area (LRA) adjacent to a proposed project is to construct and operate a replacement either the existing operations on the property or impact infrarareas or lands classified as very high, high or moderate fire community of Winterhaven and has access to the site via standards would bring any impact to less than significant.	November 7, 20 a Moderate Fire h of a water well, t structure. The sit a hazard severity	107, the proposed pro lazard Severity Zone ( that action does not a te is not located on or zones. The project s	ject site is lo MFHSZ) on th ppear to adve near state res ite is located	ne west. The ersely affect sponsibility, west of the
	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?				$\boxtimes$
		b) As previously stated on item (XX)(a) above, the proposed $\rho$ since the water well is underground no exacerbating wildfire	project is a water risks are expect	well replacement to a ed; therefore, no impa	n already dis octs are exped	turbed land, ted.
	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?			$\boxtimes$	
		c) The proposed project is to construct and operate a replace not appear to adversely affect either the existing operations significant impact is expected.	ment of a water w on the property o	well, on already disturi or impact infrastructur	ped land, that re. Therefore	action does , a less than

Less Than

		Potentially Significant Impact (PSI)	Significant with Mitigation Incorporated (LTSWMI)	Less Than Significant Impact (LTSI)	No Impact (NI)
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?			$\boxtimes$	
	d) The project is located on flat and moderately sloped des replacement water well, that action does not appear to a significant impact is expected.	sert terrain. The p dversely affect t	proposed project is t the existing drainago	o construct and e. Therefore, a	d operate a less than

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

## **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?	D	
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?	D	

## 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

- 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
- National Wetlands Inventory: Surface Waters and Wetlands Map https://fwsprimary.wim.usqs.gov/wetlands/apps/wetlands-mapper/
- Quechan Indian Tribe comment email dated July 15, 2025
- 7. Imperial Irrigation District comment letter dated July 29, 2025
- 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
- California Department of Conservation: Fault Activity Map https://maps.conservation.ca.gov/cgs/fam/
- 10. United States Geological Survey's Quaternary Faults Map

https://usqs.maps.arcgis.com/apps/webappviewer/index.html?id=5a6038b3a1684561a9b0aadf88412fcf

11. California Tsunami Data Maps

https://www.conservation.ca.gov/cgs/tsunami/maps

 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

- 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

determ	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.				
D		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.				
to suppavailab	oort this le for r	Negative Declaration means that an Environmental Impact Report will not be required. Reasons inding are included in the attached Initial Study. The project file and all related documents are eview at the County of Imperial, Planning & Development Services Department, 801 Main Street, 92243 (442) 265-1736.				
		NOTICE				
The pu	The public is invited to comment on the proposed Negative Declaration during the review period.					
	10-23-2025 Ser Will Windle Date of Determination Jim Minnick, Director of Planning & Development Services					
The As	The Applicant basely colynomiation and accents the results of the Environmental Evaluation Committee (FEC) and					

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**

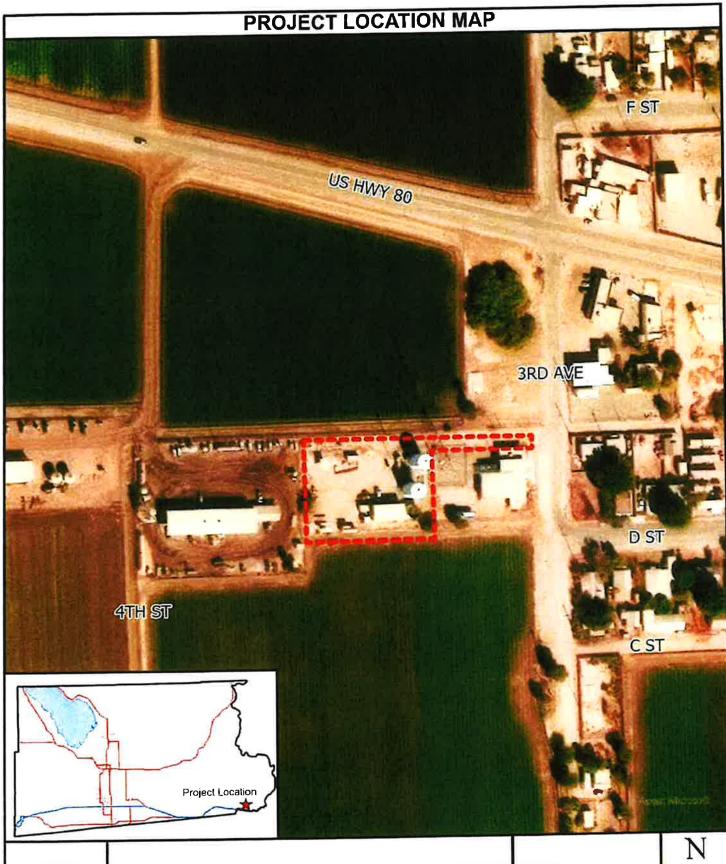
VIII.

**RESPONSE TO COMMENTS** 

(ATTACH DOCUMENTS, IF ANY, HERE)

IX.	MITIGATION MONITORING & REPORTING PROGRAM (MMRP)
(ATTACH DOCUMEN	ITS, IF ANY, HERE)
•	

# **VICINITY MAP**





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





# **COMMENT LETTERS**

EEC ORIGINAL PKG

## **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

## CAUTION: This email originated outside our organization; please use caution.

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

Email Confidentiality Notice: The information contained in this transmission is privileged and confidential and/or protected health information (PHI) and may be subject to protection under the law, including the Health Insurance Portability and Accountability Act of 1996, as amended (HIPAA). This transmission is intended for the sole use of the individual or entity to whom it is addressed. If you are not the intended recipient, you are notified that any use, dissemination, distribution, printing or copying of this transmission is strictly prohibited. If you have received this transmission in error, please contact the sender immediately by replying to this email and deleting this email and any attachments from any computer.

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

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

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

www.iid.com

Since 1911

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

**FEC ORIGINAL PKG** 

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



July 23, 2025

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

# RECEIVED

By imperial County Plannning & Development Services at 9:03 am, Jul 24, 2025

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<sub>10</sub> (fugitive dust) is the prime concern, not PM<sub>25</sub> 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<sub>10</sub> 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 quidance 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

onica Sobcier O Division Manager

## Olivia Lopez

RECEIVED

JUL 15 2025

From: Jill Mccormick < historic preservation@quechantribe.com>

Sent: Tuesday, July 15, 2025 3:23 PM

To: Olivia Lopez; Planning - ICPDSCommentLetters IMPEHIAL COUNTY

Subject: Re: [EXTERNAL]:CUP25-0009/IS25-0023 - Request PLANNING & DEVELOPMENT SERVICES

# CAUTION: This email originated outside our organization; please use caution.

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.

lill

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

## **Rocio Yee**

From: Brooks, Jeremy J <jjbrooks@IID.com>

**Sent:** Tuesday, October 28, 2025 10:55 AM

To: Kody Johnson

Cc: Antonio Alvarez; Roman Vega; Rocio Yee; Rick Miller; Winterhaven Water;

IIDEnvironmental; Lopez, Joel F

Subject: RE: Winterhaven Replacement Well and Water Treatment Plant Improvements

CUP25-0009/IS25-0023

## CAUTION: This email originated outside our organization; please use caution.

Hi Kody – Thank you for providing the additional information. I conferred with our Water Department and this information resolves the concern.



Jeremy J Brooks Project Manager (Consultant) IMPERIAL IRRIGATION DISTRICT

333 E. Barioni Boulevard, Imperial CA 92251 (760) 339-9174 | email: jjbrooks@IID.com

The foregoing electronic message, together with any attachments thereto, is confidential and may be legally privileged against disclosure other than to the intended recipient. It is intended solely for the addressee(s) and access to the message by anyone else is unauthorized. If you are not the intended recipient of this electronic message, you are hereby notified that any dissemination, distribution, or any action taken or omitted to be taken in reliance on it is strictly prohibited and may be unlawful. If you have received this electronic message in error, please delete and immediately notify the sender of this error.

From: Kody Johnson < kjohnson@neiaw.com> Sent: Tuesday, October 28, 2025 9:46 AM

To: IIDEnvironmental <iidenvironmental@IID.com>; Brooks, Jeremy J <jjbrooks@IID.com>; Lopez, Joel F

<JFLopez@IID.com>

Cc: Antonio Alvarez <aalvarez@NEIAW.COM>; Roman Vega <rvega@neiaw.com>; Rocio Yee <rocioyee@co.imperial.ca.us>; Rick Miller <rick@sunstatees.com>; Winterhaven Water <whavenca@gmail.com> Subject: Winterhaven Replacement Well and Water Treatment Plant Improvements CUP25-0009/IS25-0023

**[CAUTION]** This email originated from outside of the IID. Do not reply, click on any links or open any attachments unless you trust the sender and know the content is safe.

Good morning,

Rocio Yee with Imperial County Planning and Development Services requested we contact you regarding the letter from IID General Council Geoff Holbrook dated Tuesday, July 29, 2025 (attached) in reference to the Winterhaven Replacement Well and Water Treatment Plant Improvements project (CUP25-0009/IS25-0023). Specifically, the request for either an existing water contract for Winterhaven County Water District (WCWD) to withdraw Colorado River water or an analysis showing Colorado River water would not be withdrawn by the proposed well.

I have attached two documents defining WCWD's perfected water rights to 780 Acre-Ft of Colorado River water per year. Currently, the Town of Winterhaven uses approximately a quarter of this total allotment, and the addition of this well does not represent an increase in withdrawal but rather the addition of supply redundancy. The first document is the Imperial County Water Element document which states that:

The community of Winterhaven presently holds a perfected right to divert 780 acre-feet

per year from the Colorado River. This perfected right was granted by the United States Supreme Court supplemental decree in *Arizona v. California*, dated January 9, 1979.

The second document is the US Supreme Court Supplemental Decree showing the allocation to the Town of Winterhaven via legal description of the Town. I have highlighted the legal description corresponding to Winterhaven:

Defined Area of Land	Annual Diversions (acre-
ft) Priority Date	
29)	
130 acres within Lots 1, 2, and 3,	E¼
of	80 1856
NE¼ of Section 27 T. 16S., R. 22E	S.B.B. & M.

Please let us know if this information satisfies the General Council's concerns regarding WCWD's rights to withdraw Colorado River Water.

Respectfully,



Woman Owned Small Business

# **Kody Johnson**

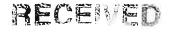
*Project Engineer***0:** 928.344.8374**C:** 619 916.8746

kjohnson@neiaw.com

## www.neiaw.com

Confidential/Proprietary Note: The intormation is learn as contract may be legally or leged discess to it, siemally discrete and or as the visit to the second of the contract may be learned to the contract may be seen to be lease or to be seen to the contract may be seen to be lease or to be seen to be seen

From: Kody Johnson <kjohnson@neiaw.com> Sent: Tuesday, October 14, 2025 11:15 AM To: Rocio Yee <rocioyee@co.imperial.ca.us>



OCT 15 2025

BEFORE SUUNT PLANAGE DESCLOPMENT SERVICES

Cc: Roman Vega <rvega@neiaw.com>; Antonio Alvarez <aalvarez@NEIAW.COM> Subject: WCWD Perfected Water Rights.

Good morning, Rocio,

I have attached two documents. The first is the Imperial County Water Element document which states that:

The community of Winterhaven presently holds a perfected right to divert 780 acre-feet per year from the Colorado River. This perfected right was granted by the United States Supreme Court supplemental decree in Arizona v. California, dated January 9, 1979.

The second document is the US Supreme Court Supplemental Decree showing the allocation to the Town of Winterhaven via legal description of the Town. I have highlighted the legal description corresponding to Winterhaven:

Defined Area of Land	Annual Diversions (acre-
ft) Priority Date	
29)	
130 acres within Lots 1, 2, and 3, SE1/4 of 780	
<mark>1856 780</mark>	1856
NE¼ of Section 27 T. 16S., R. 22E., S.B.B. & M.	

It is our assumption that based on the aforementioned Perfected rights, the City of Needles, while controlling water rights contracts for the area that Winterhaven resides in, does not in fact have jurisdiction over Winterhaven's Perfected rights to Colorado River water.

I believe Winterhaven is currently only using approximately a quarter of the water currently granted to it, and that the addition of a replacement well will have no impact on total quantity of water WCWD diverts from the Colorado River.

If you need any further information regarding this or anything else related to processing the CUP, please let me know.

Thank you,



Woman Owned **Small Business** 

# **Kody Johnson**

Project Engineer **0:** 928.344.8374

**C:** 619.916.8746

kjohnson@neiaw.com

## www.neiaw.com

The service of the se Canfidential Proprietary Note:

**EEC ORIGINAL PKG** 

## Rocio Yee

From:

Sent:

To:

Roman Vega <rvega@neiaw.com>

Wednesday, October 15, 2025 11:42 AM

Rocio Yee

Cc: Antonio Alvarez; Kody Johnson

Subject: Water Well #2 - Conclusion

# BEACHTER

OCT 15 2025

SWEIDEL COUNTY

PLAMBUCA DEVELOPMENT SERVICES

## CAUTION: This email originated outside our organization; please use caution.

Good morning, Rocio,

As per your request, here is our conclusion:

## Conclusion – Water Well No. 2 Construction

The construction of Water Well No. 2 is not anticipated to adversely affect the existing groundwater quality or quantity within the project area. Based on the available hydrogeologic data and proposed construction methods, the new well will draw from the same aquifer system currently serving the existing well.

The project will comply with all applicable Imperial County and California Department of Water Resources (DWR) standards regarding water quality, safe yield, and sustainable groundwater management. While the City of Needles oversees water contracts in the area, the Winterhaven County Water District (WCWD) holds Perfected Water Diversion Rights to Colorado River water of 780 acre-feet per year granted by the United States Supreme Court supplemental decree in Arizona v. California, dated January 9, 1979.

Accordingly, the project is expected to maintain existing groundwater conditions without degrading water quality or exceeding sustainable withdrawal limits at the Winterhaven, California site

Please let us know if you need any additional information.

Have a great day.

# Roman Vega, P.E.

Senior Engineer

O: 928,344.8374 D: 928.217.2425 C: 928.785.2334

Email: RVega@neiaw.com

## www.neiaw.com

Confidential/Proprietary Note: a company of the standard and the standard



Woman Owned Small Business

# CUP#25-0009 / IS#25-0023 APPLICATION

EEC ORIGINAL PKG

# 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 -EMAIL ADDRESS PROPERTY OWNER'S NAME whavenca@gmail.com Winterhaven County Water District PHONE NUMBER (760) 550-2068 MAILING ADDRESS (Street / P O Box, City, State)
 PO BOX 787, Winterhaven, CA, 92283 ZIP CODE 92283 **EMAIL ADDRESS** APPLICANT'S NAME whavenca@gmail.com Winterhaven County Water District 4. MAILING ADDRESS (Street / P O Box, City, State) PO BOX 787, Winterhaven, CA, 92283 ZIP CODE PHONE NUMBER 92283 (760) 550-2068 ENGINEER'S NAME CA. LICENSE NO. **EMAIL ADDRESS** Antonio Alvarez C79509 rvega@neiaw.com PHONE NUMBER ZIP CODE MAILING ADDRESS (Street / P O Box, City, State) (928) 344-8374 1851 W 24TH Street, Yuma 85364 ZONING (existing) SIZE OF PROPERTY (in acres or square foot) ASSESSOR'S PARCEL NO. 0.80± AC GS 056-291-005 PROPERTY (site) ADDRESS 495 Third Avenue, Winterhaven, CA 92283 GENERAL LOCATION (i.e. city, town, cross street) Winterhaven, CA LOTS 10 TO 16 & E 2FT OF LOT 9 BLK 13 CENTRAL ADD WINTERHAVEN LEGAL DESCRIPTION PLEASE PROVIDE CLEAR & CONCISE INFORMATION (ATTACH SEPARATE SHEET IF NEEDED) 10. DESCRIBE PROPOSED USE OF PROPERTY (flat and describe in detail) Replacement of water well No.2 and water treatment plant improvements Ex. water well & Water Treatment 11. DESCRIBE CURRENT USE OF PROPERTY 12. DESCRIBE PROPOSED SEWER SYSTEM DESCRIBE PROPOSED WATER SYSTEM InHallation of improvements DESCRIBE PROPOSED FIRE PROTECTION SYSTEM NA. IF YES, HOW MANY EMPLOYEES WILL BE AT THIS SITE? 15. IS PROPOSED USE A BUSINESS? ☐ Yes ☐ No ED SUPPORT DOCUMENTS I / WE THE LEGAL OWNER (S) OF THE ABOVE PROPERTY CERTIFY THAT THE INFORMATION SHOWN OR STATED HEREIN IS TRUE AND CORRECT SITE PLAN Rick Mill FEE B. OTHER C. Signature OTHER **Print Name** Date Signature REVIEW / APPROVAL BY APPLICATION RECEIVED BY: DATE OTHER DEPTS required O P.W APPLICATION DEEMED COMPLETE BY: DATE CUP# ☐ EHS APPLICATION REJECTED BY DATE DAPCD DOES DATE TENTATIVE HEARING BY: DATE □ APPROVED DENIED FINAL ACTION: EEC ORIGINAL

## 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,

Rick Miller Manager

Winterhaven County Water District

hit 6/12/25

RECEIVED

JUN 13 2025

FLANNING & DEVELOPMENT SERVE

**EEC ORIGINAL PKG** 





June 2025.

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

## Project: Winterhaven Replacement Well and Water Treatment Plant Improvements

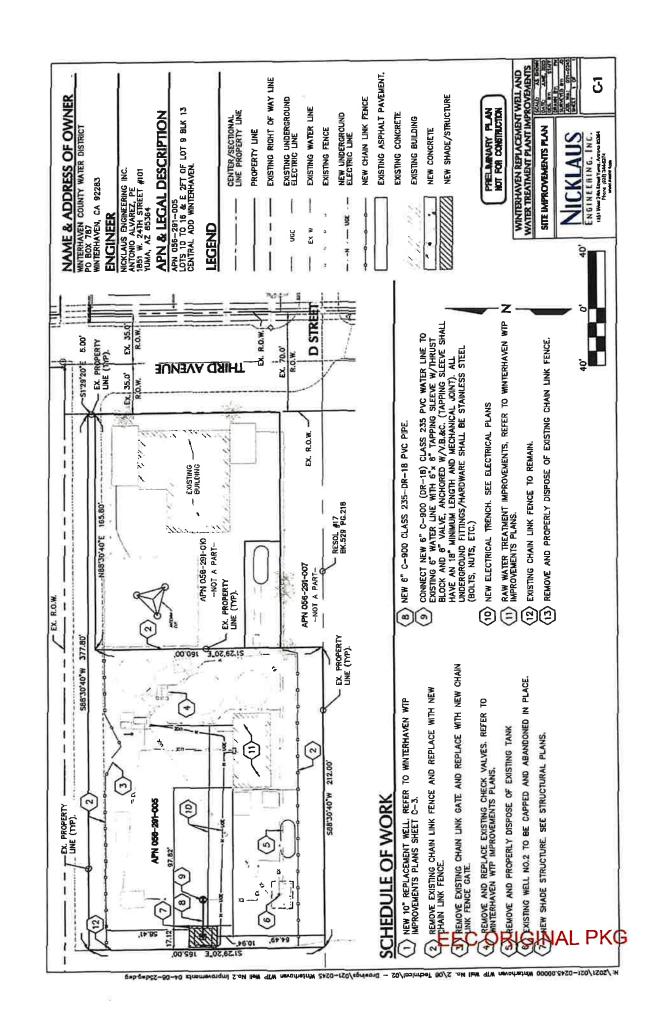
Nicklaus prepared a well design for the replacement of water supply well No. 2 for the Winterhaven County Water District. The well design was based on the preliminary Engineer's report prepared for the Winterhaven County Water District in July 2022 (Nicklaus 2022) that presented alternatives for supplementing 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.

Architecture | Civil Engineering | Mechanical Engineering | Geotechnical Engineering Environmental Engineering | Industrial Hygiene | Construction Management | Facilities Support



# SUNSTATE ENVIRONMENTAL SERVICES

4743 E. 30th Pl. YUMA, AZ 85365

OFFICE (928) 341 9685 FAX (928) 341 9196 EMAIL: <u>SUNSTATEES@AOLCOM</u> website: <u>SunstateE5 com</u>

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:

Contract agreement submitted by:

Contact person: Dec levelugo

Phone no.: 928-259-0397

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

- 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



### Imperial County Planning & Development Services Planning / Building / Parks & Recreation

#### 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,

im Minnick, Director

Naming & Development Services

RECEIVED BY: A Mulh

DATE: 6/12/25

EC ORIGINAL PKG

### 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 AND	REAL PARTY IN INTEREST (If different from Applicant)		
Name: Rick Miller	Name		
By Winterhaven County Water District	Ву		
Title Manager	Title		
Mailing Address:	Mailing Address:		
PO BOX 787, Winterhaven, CA, 92283			
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.

#### CAUTION: This email originated outside our organization; please use caution.

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 apm. 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. FFC ORIGINAL PKG

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. 24<sup>th</sup> Street, Suite 101 Yuma, AZ 85364

Office: 928.217.2425 Email: <u>RVega@neiaw.com</u> <u>www.neiaw.com</u>



This message is the property of Nicklaus Engineering, Inc. and/or its subsidiaries and/or affiliates and is intended only for the named recipient(s). Its contents (including any attachments) may be confidential, legally privileged or otherwise protected from disclosure by law. Unauthorized use, copying, distribution or disclosure of any of it may be unlawful and is strictly prohibited. We assume no responsibility to persons other than the intended named recipient(s) and do not accept liability for any errors or omissions which are a result of email transmission. If you have received this message in error, please notify us immediately by reply email to the sender and confirm that the original message and any attachments and copies have been destroyed and deleted from your system.

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?

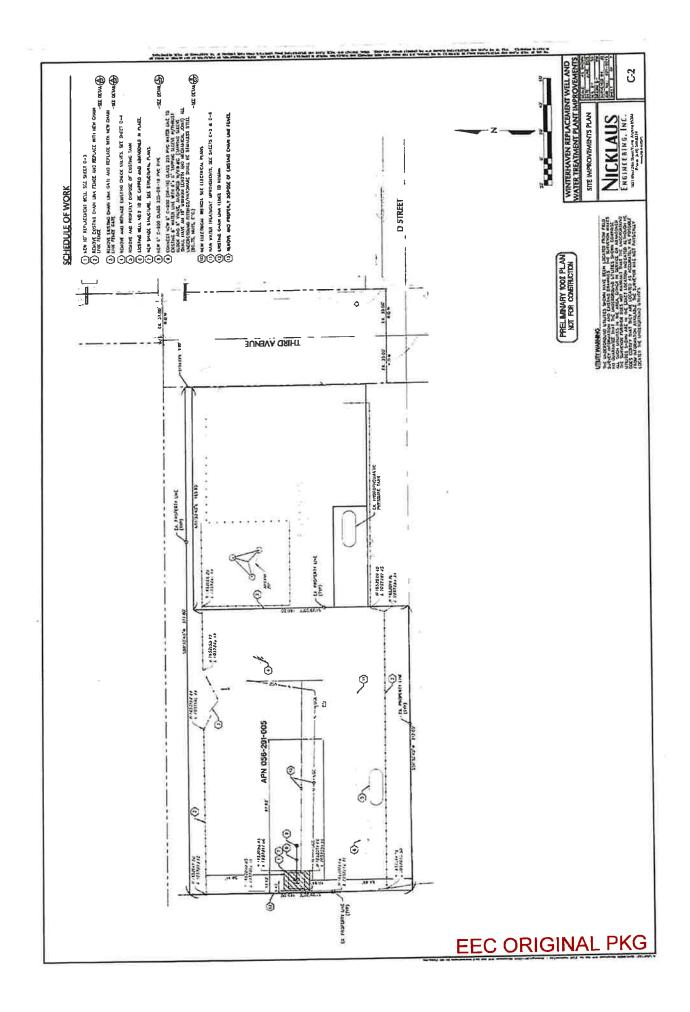
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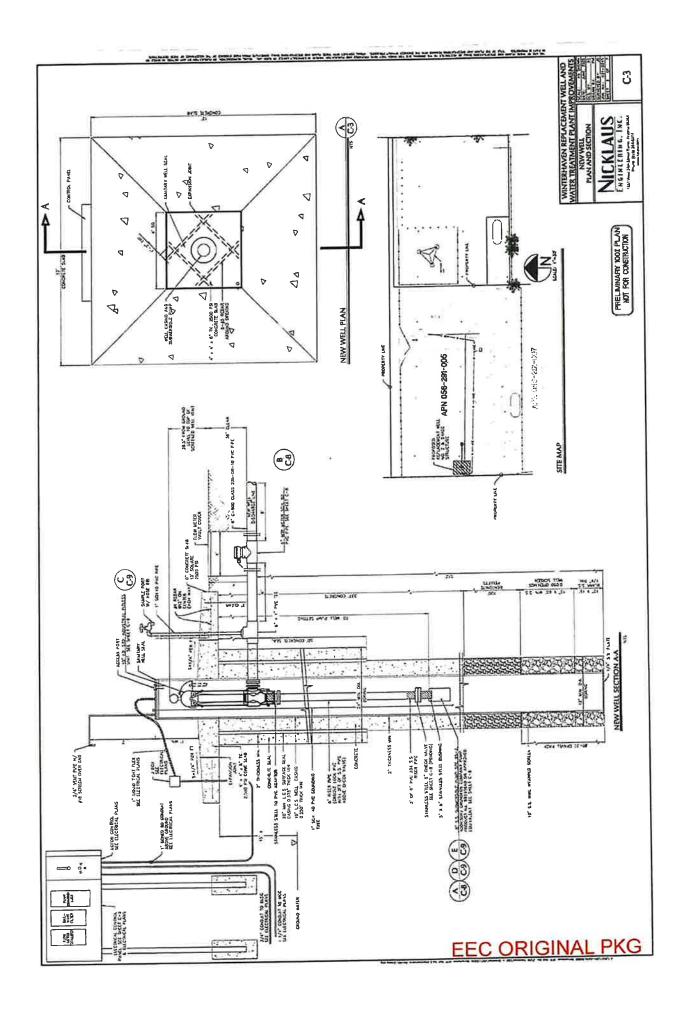
Roman Vega, P.E.

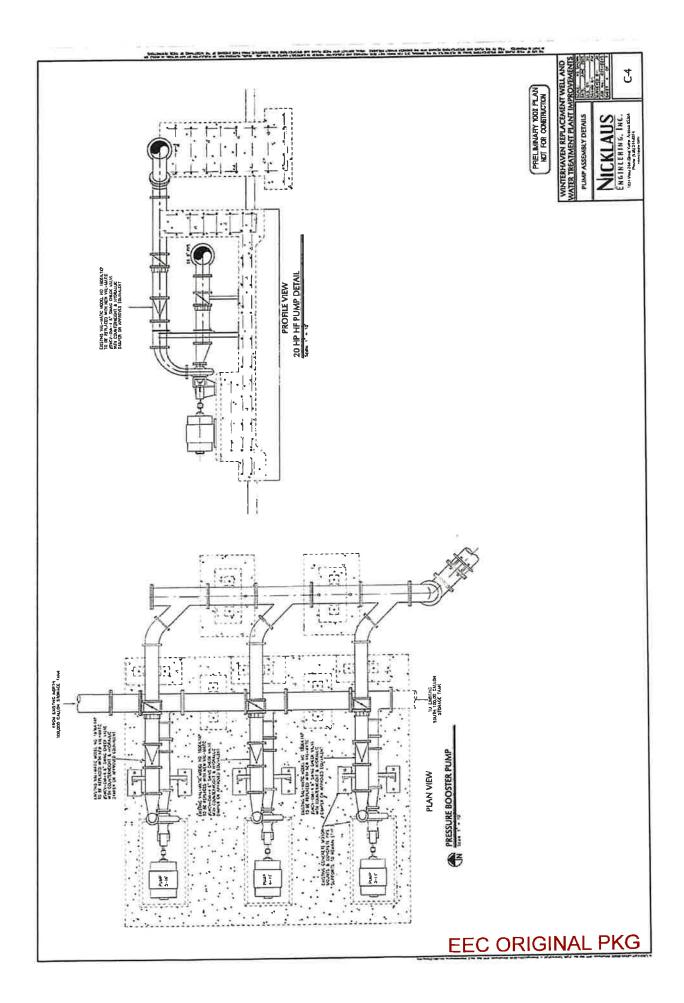
Senior Engineer Nicklaus Engineering, Inc. 1851 W. 24<sup>th</sup> Street, Suite 101 Yuma, AZ 85364

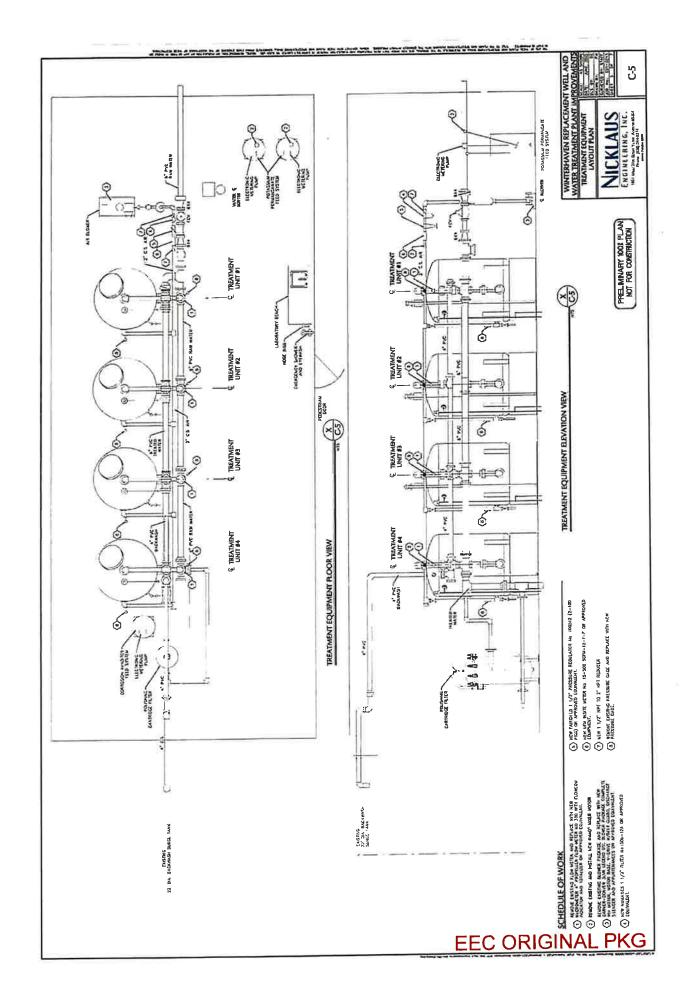
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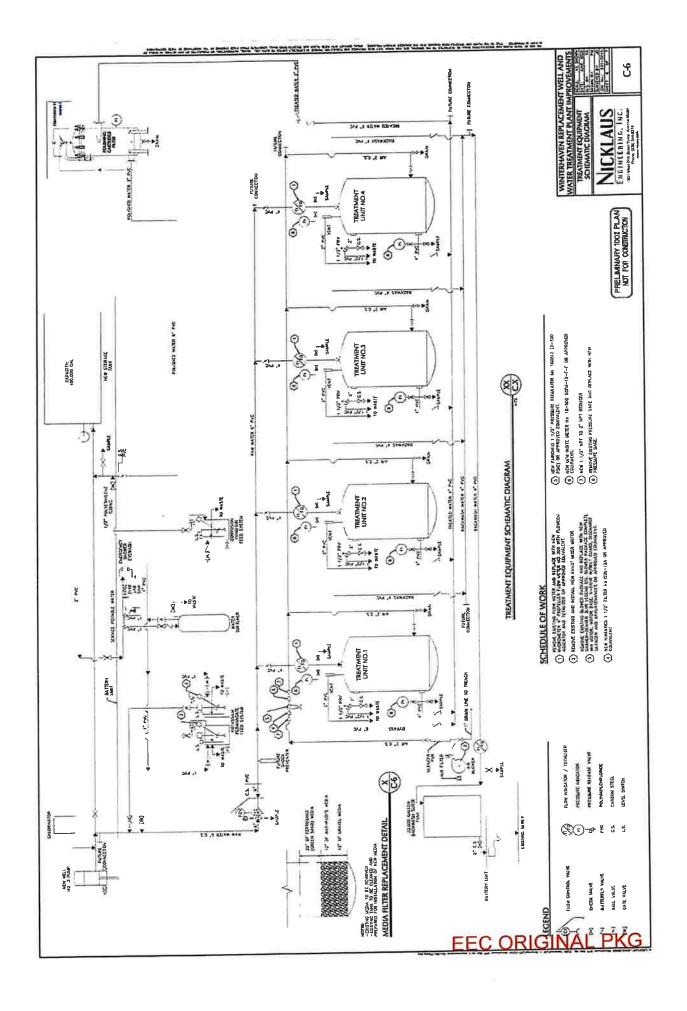
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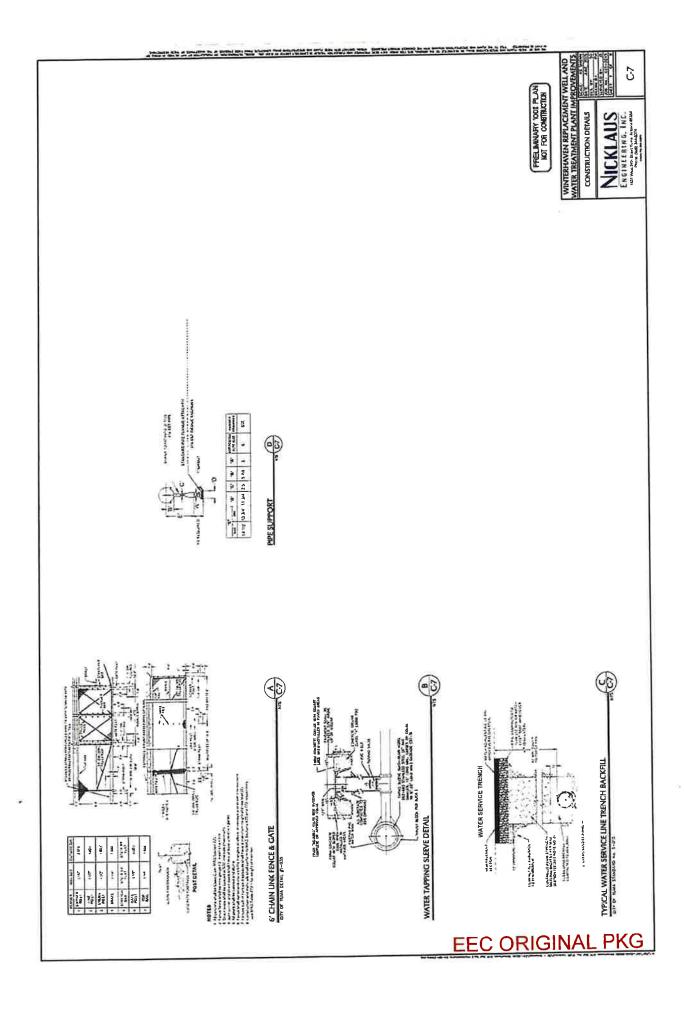


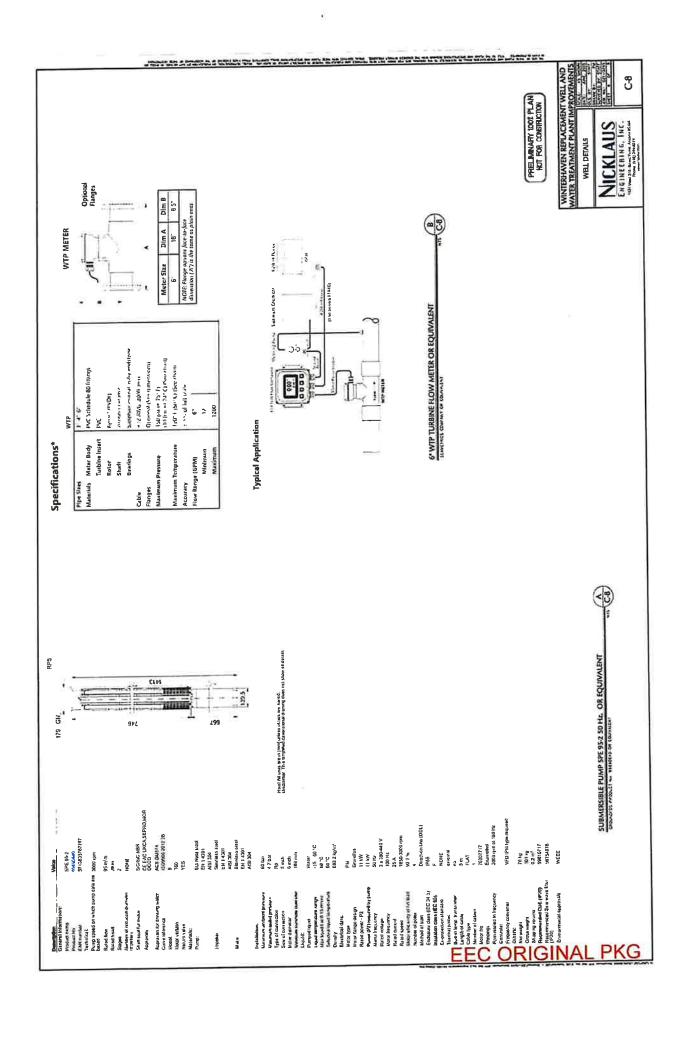


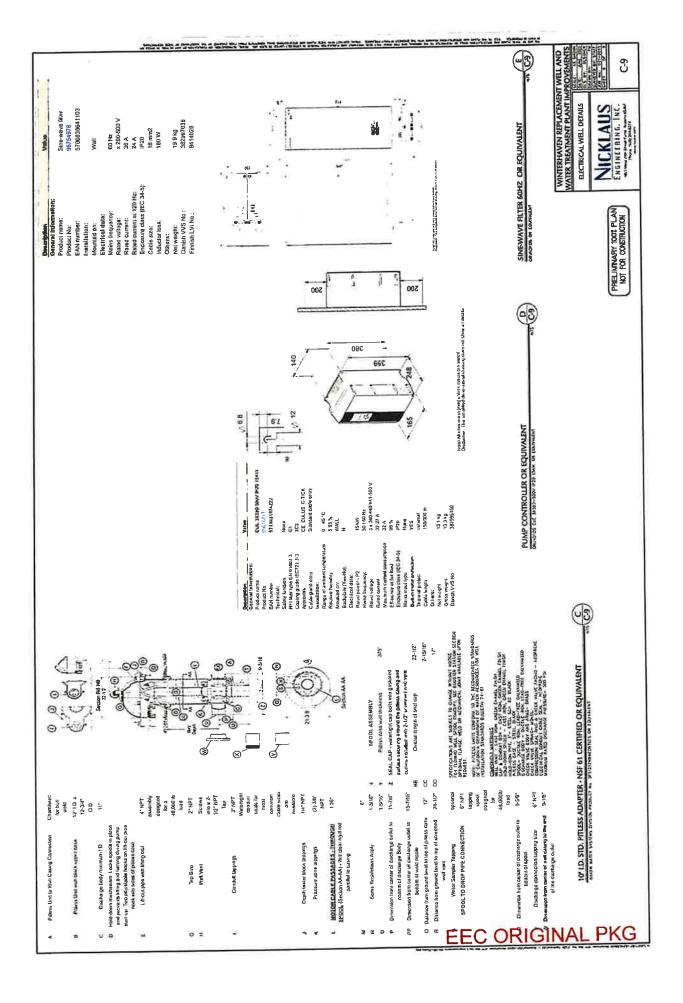


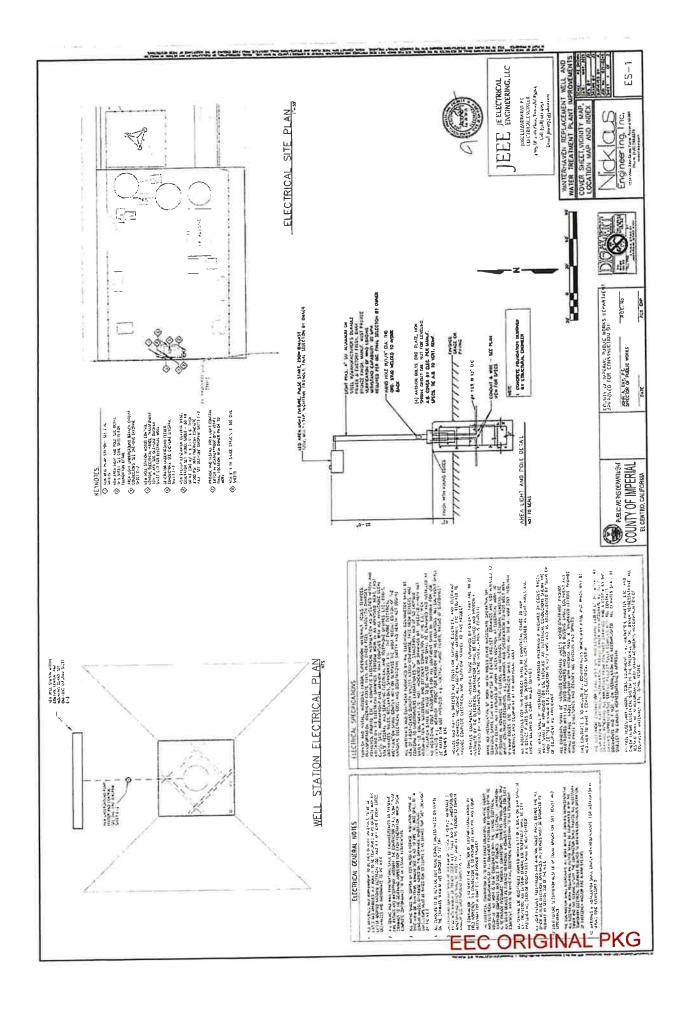


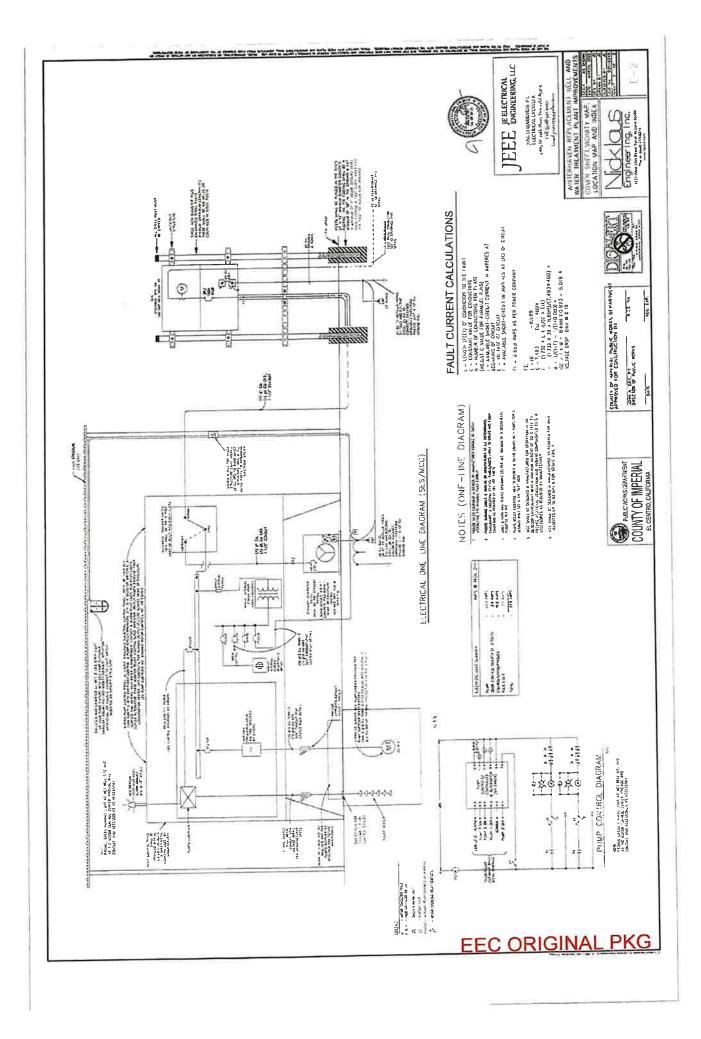
















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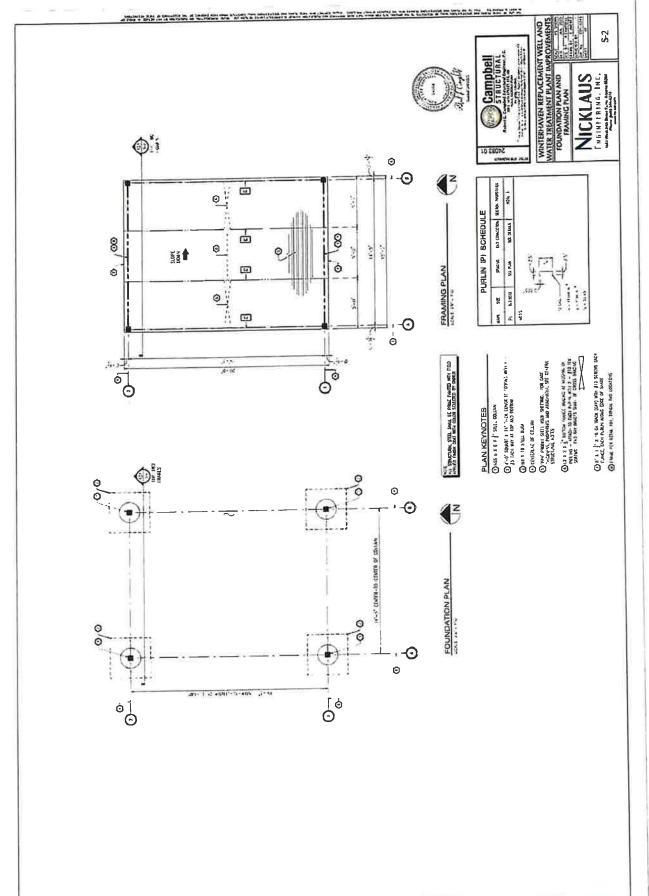
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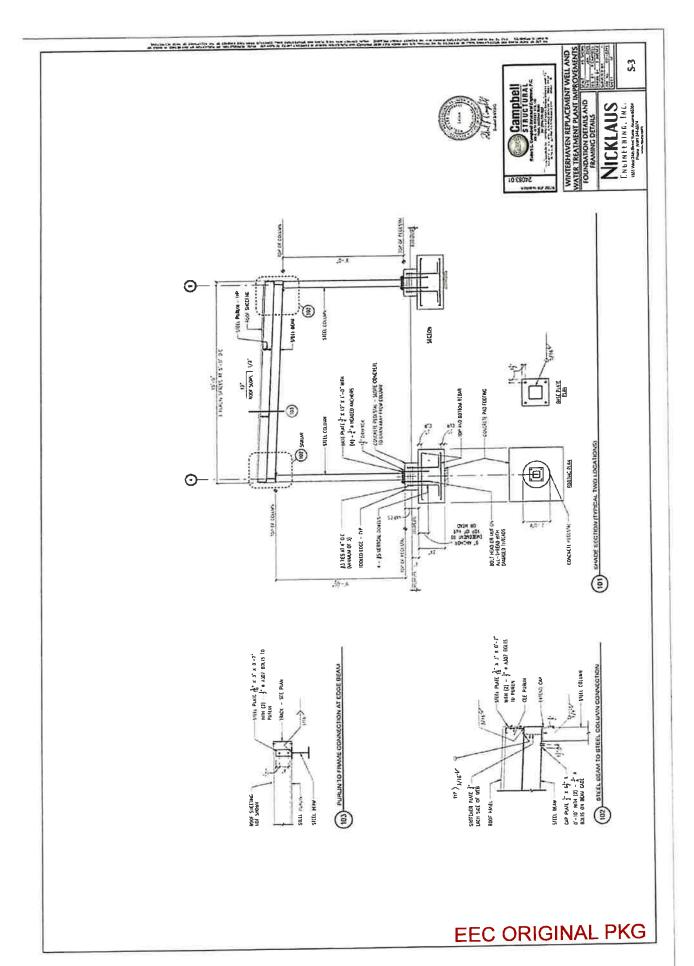
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## UNITED STATES DEPARTMENT OF AGRICULTURE Rural Utilities Service Bulletin 1780-2

# Preliminary Engineering Report (PER)

Water System Improvements Project

### Prepared For:

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

Prepared By:

Antonio Alvarez, P.E. Nicklaus Engineering, Inc. 1851 W. 24th Street Yuma, Arizona 85365

Date: 10/6/2022

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#### PROJECT PLANNING

#### **Location Maps**

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

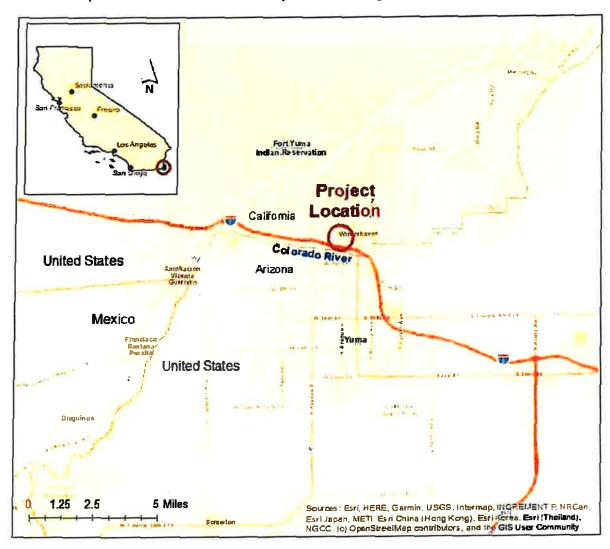


Figure 1 - Winterhaven Location Map

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).

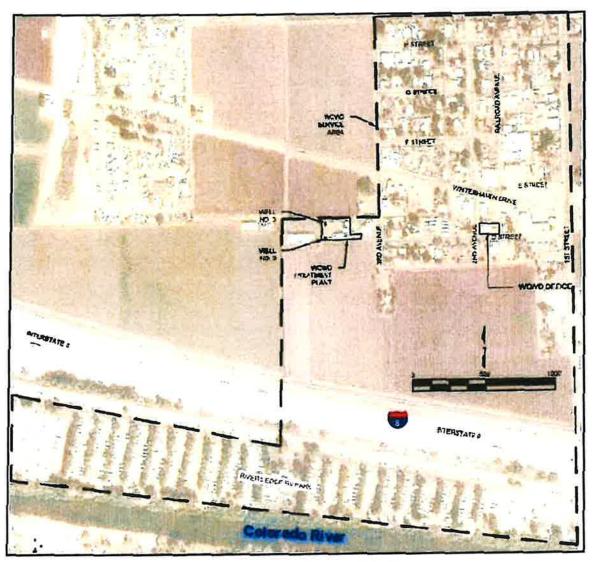


Figure 2 - WCWD Service Area Boundary

#### 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.

#### **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.

#### **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.

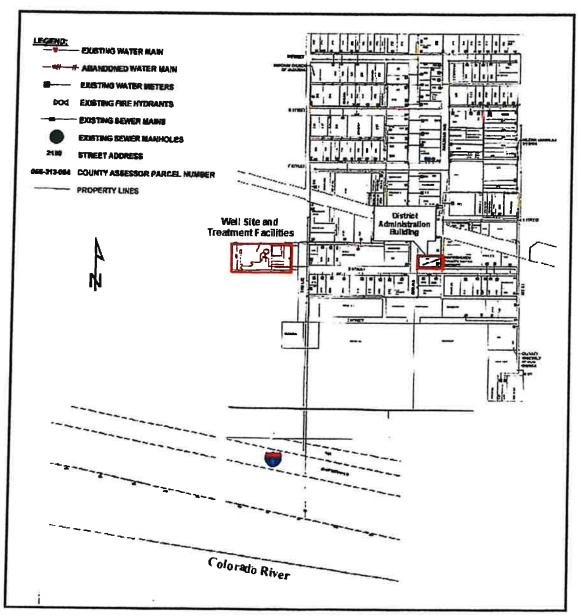


Figure 3 - WCWD Water System Layout Map

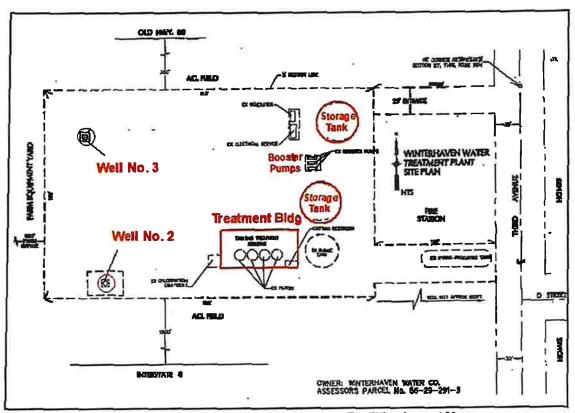


Figure 4 – WCWD Well Site and Treatment Facilities Layout Map

#### 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<sup>2</sup>. 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 Bullding



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 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
MJ	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
ВМ	1		\$ 56.90		\$ 682.80
Subtotal	22	67,200			\$ 13,520.64
RV Park - 495 spa	ices (Connection i	Fee = \$6.90/Spac	e)		
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	\$4,030
Chemicals	\$6,39
Repairs & Maintenance	\$6,380
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<sup>4</sup> 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<sup>4</sup> 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):
  - o Parking, Sidewalk, and Curb
  - o Exterior Building
  - o 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.

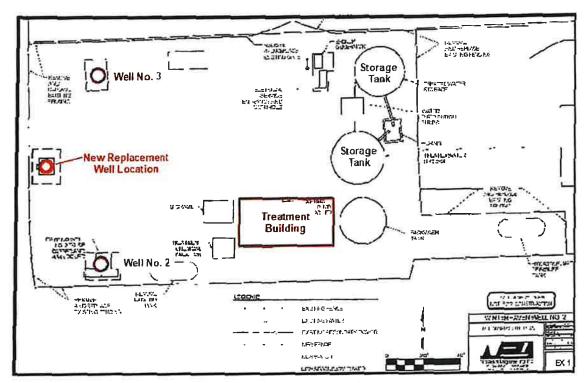


Figure 7 - New Well Location



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 in Table 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			s	135,500
Direct Procurement Agreements	St	ibtotal		
- Manganese Treatment Facility Improvements Agreement	\$	94,916		
- Construction Materials Testing Agreement	\$	000,8		
Total	- Direct A	greements:	\$	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	t Cost E	stimate:	\$	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

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Salactive demolition, chain link fences & gates, fence, posts, steel in	131 00	Ea		\$27.81	FA.Cr
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	_				\$17,063
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Table 11 - Construction Cost Estimate - Admin Building

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340.0		Co		Division 03
3,499.2	\$			Division 04
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			FACILITY SERVICES SUBGROUP	
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		Fire Supp		Division 21
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		Communic		Division 27
		ronic Safety and S	Flori	Division 28
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		PROJECT COST TO		

## 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	3)
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

ER-1	FL-2	Floodplains FL-1 Pur The	TE-2	Threaten		
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	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.	Pump Construction  The constructed well pump will be submersible with a water- proof cap, eliminating potential impacts to floodplains.	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).	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.	Mitigation Measure	Mitigation Monitoring and Reporting Plan Winterhaven County Water District Winterhaven WTP Well No. 2
Clear debris from site. Contact ACM/LBP	Check NWS sources daily or as required but existing conditions.	Install pump.	Inspect haul covers to ensure security.	Ensure correct lighting is used during construction activities.	Action(s)	ion Monitoring and Reportin Winterhaven County Water District Winterhaven WTP Well No. 2
Construction contractor, ACM/LBP Contractor, WCWD	Construction contractor	Construction contractor	Construction contractor	Construction contractor	Monitoring/ Implementation Party <sup>b</sup>	orting Plan strict 2
Prior to construction, during construction	During Construction	During Construction	During Construction	During Construction	Timing*	
				EEC O	(Date & Initial)	NAL PKG

these features for the presence of feat hased pain (LBP) and/or abbasions containing materials (ACM), Scalinged LBP and/or abbasions containing materials (ACM), Scalinged by a licensed LBP contractor and/or required.  Licensed Asbestos Contractor. All contaminants shall be remediated in compliance with California environmental regulations.  AQ-1 PWLs  AQ-2 Construction, all active areas and unpawed roads with equipment and materials transport. The construction personnel.  AQ-2 Ozone  During all phases of construction, all unpawed roads with equipment and materials transport. The construction contractor will be responsible for ensuring ompliance with appropriate ousle speed limits.  AQ-2 Ozone  During all phases of construction, idling times shall be minimized with equipment of the reportable for ensuring compliance with appropriate ousle speed limits.  AQ-2 Ozone  During all phases of construction, idling times shall be minimized with equipment of the responsible for ensuring compliance with control of measure Title 13, Section 2485 of personnel.  AQ-2 Ozone  During all phases of construction, idling times shall be minimized adming construction incasure Title 13, Section 2485 of personnel.  AQ-2 Compliance with CACPOD Regulations VIII The Dust Control Plan shall also include information on the data control plan shall also mathed materials transposed for explanation and earthmoving activities, track-out, open areas and unpawed roads. The Dust Control Plan shall also mathed information on the data control measures to be utilized to control of control on ontrol plan.  Control Plan shall also mathed information on the data control plan shall shall be proposed for control of control on the data control plan data the specific surface returnently.		Mitigation Measure	Action(s)	Monitoring/ Implementation Party <sup>b</sup>	Timing <sup>a</sup>	(Date & Initial)
Licensed Arbestos Contractor: All contractors and/or required.  Licensed Arbestos Contractor: All contractors are regulations and policies. LBP and/or ACM shall be disposed of according to appropriate regulations.  PMA:s  PMA:s  PMA:s  During all phases of construction, all active areas and unpaved routes shall be watered a minimum of three times daily. This suppression. will reduce fugitive dust emissions of PM2; associated with Communicate earthmoving, and construction activities. The construction personnel. phase of the project.  Traffic speads will be responsible for ensuring that appropriate all site equipment is available or contracted throughout the construction personnel. Traffic speads will be responsible for ensuring compliance with appropriate outsite speed limits.  Ozone of the project.  Traffic speads will be responsible for ensuring compliance with appropriate outsite speed limits.  Ozone of the project.  Traffic speads will be responsible for ensuring compliance with appropriate outsite speed limits.  Ozone of the project.  Ozone of the project.  Traffic speads will be responsible for ensuring compliance with appropriate outsite speed limits.  Ozone of the project.  Ozone of the project.  Ozone of the project outsile propared for control of highire dust in the construction personnel.  Ozone of the project of the project. The Dust Control plan shall also include be information on the dust outrol prack and there on the dust outrol pracked my where		these features for the presence of lead based paint (LBP) and/or asbestos containing materials (ACM). Confirmed LBP and/or	contractor for assistance as			DK
Liceased 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.  PMs:  Dring all phases of construction, all active areas and unpaved built routes shall be watered a minimum of three times daily. This will reduce flugitive dust emissions of PMs; associated with policies. The construction propriate regulations activities. The construction propriate regulation activities and the responsible for ensuring that appropriate all site equipment and materials transport. The construction propriate on the properties of the project.  Traffic species will be responsible for ensuring compliance with appropriate on the propriate of the project of the proje		ACM shall be handled by a licensed LBP contractor and/or	required.			
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and/or control measures to be utilized to control track-out where		suppressants to be applied and the specific surface treatment(s)			-	
	Ė	and/or control measures to be utilized to control track-out where				

			B (U	paleontological resources are uncovered, discovered, or otherwise detected or observed, construction activities in the affected area	
			_	during the course of development, any archeological, historic, or	
		min a roject mapeout	-	facilities or buildings that are potentially historical due to age. If,	
	During	Construction contractor	Monitor		HR-1
				Historic and Cultural Resources	Histor
			properties.		
			commercial		
			residents and		
			contact nearby		
			materials and	ACTION WANGED DATE TO A LANGE.	
	Prior to construction	WCWD	Prepare notification	Notify all adjacent residents and commercial properties of the construction schedule in writing.	NS-4
			regulations.	Use Code, Division 7, Chapter 2, 90702.00(A)).	
	construction		noise	is prohibited on Sundays and Holidays (Imperial County Land	
	during		construction	ion operations shall be limited to 7 a.m. to 10 p.m. W	
	construction/		county	sensitive receptors (existing residents) in the area. All	
	Prior to	Construction contractor	Comply with	Schedule construction activities to have the least impact on noise	NS-3
			applicable.	possible from adjacent land uses.	
	COTTON DELLOY		move	compressors and portable power generators, as far away as	
	During	Construction contractor	Inventory and		NS-2
				measured at a distance of 50 feet.	
				impact tools generating a maximum noise level of 80 dB when	
E			compliance.	that are in good condition. Good mufflers shall result in non-	
	construction		mufflers for	combustion engine-driven equipment shall be fitted with mufflers	,
C	During	Construction contractor	Inspect	Muffle and maintain all equipment used on-site. All internal	SCION
C				illingadoli icc.	N.
R				levels to below significance inrough payment of an in-heu	
IC				Mitigation/In-Lieu Fee) to reduce construction-phase emission	
41:	Construction	WCWD	tee as required.	The Project shall comply with ICAPCD Policy 5 (Off-Site	
4.A	Prior to	Construction contractor,	Pay mitigation	Compliance with ICAPCD Policy 5	AQ-4
\L				any earthmoving activities.	
Pł				unpayed and/or access points join payed public access roads. The Dust Control Plan shall be submitted for ICAPCD review prior to	
<b>((</b>				the state of the s	
(Date & Initial)	Timing <sup>a</sup>	Implementation Party <sup>b</sup>	Action(s)	Mitigation Measure	
Completione		William St. Callenger			

	130	
HR-2		
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 Cround 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	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 I business day.	Mitigation Measure
Monitor Ground Disturbing Activities		Action(s)
Construction contractor and Project Inspector		Monitoring/ Implementation Party <sup>b</sup>
During construction		Timing <sup>a</sup>
EEC ORIGI	INAL PK	Completion <sup>c</sup> (Date & Initial) <sup>c</sup>

- 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	Inspection Time
Surface Water Time In: 9:45	
Ground Water (W/ Treatment) Time Out: 12:00	135 minutes O Attachments Included
Ground Water (No Treatment)	
	Name of Chief Operator
Water System Name	Rick Miller
Winterhaven County Water District (WCWD)	
Site Address	Name of Owner
495 3 <sup>rd</sup> Avenue, Winterhaven	Winterhaven County Water District
Inspector	Also Present (Name)
Daniel O. Gutierrez	R. Miller (Operator)
Safety Code (H&SC); Titles 17 and 22 of the California Code of Regulation 74-90). The items checked below are NOT in compliance with stated so Local Ordinances and need to be corrected.  PERMITS	ons (CCR); and California Well Standards (DWR Bulletins 74-81 and ections of the H&SC, CCR, DWR Bulletins 74-81 and 74-90, and/or WATER QUALITY MONITORING
Health Permit - §8.02.040	Bacteriological Standards - §64421, §64426.1
Public Water System Permit - §116525(a)	Bacteriological Monitoring - §64423, §64424
Technical Report - §116530	Inorganic Chemical Standards - §64431
Source Water Assessment - §64560	☐ Inorganic Chemical Monitoring - 564432
Change of Ownership - §116525(a)	Organic Chemical Standards - §64444 Initial Sampling - Organic Chemicals - §64445
Permit Amendment - §116550(a), §64556	Nitrate/Nitrite Standards - \$64432.1
OPERATING CRITERIA	Radionuclide Standards - \$64442, \$64443
Operator Certification - §106885	Secondary MCL Standards - §64449
Operational Requirements - §116555	Disinfection Residuals/By-Product Rule - §64530 (Ch. 15.5)
Standby Sources - §64414	Lead and Copper Rule - §64675 (Ch. 17.5)
Source Capacity - §64554(c)	CUREACE WATER TREATMENT
Source Flow Meter - §64561 Operation and Maintenance Plan - §64600	SURFACE WATER TREATMENT Surface Water Treatment Rule - §64652
Surface Water Operations Plan - §64661	Filtration - \$64653
Watershed Sanitary Survey - §64665	Disinfection Treatment- §64654
	Source Water Monitoring - §64655
RECORDS/REPORTING	Turbidity Monitoring - §64655
Routine Sample Siting Plan - \$64422	Disinfection Monitoring and Contact Time - §64656
Bacteriological Reporting - §64423.1(c)	LT2 ESWTR Monitoring - 40 CFR §141.70
Analytical / CLIP Reporting - \$64469	TREATMENT SYSTEM
Record Maintenance - §64470 Disinfection Residual/By-Product Monitoring Plan - §64534.8	Treatment Reliability Features - §64659
Surface Water Treatment Records - §64662	Operating Criteria - §64660
LPA Notification - §64663	Additives (NSF 60/61 Approval) - 564590-564591
Surface Water Monthly Report - §64664	Chlorinator Functioning - §64650(b)
Groundwater Monthly Report	Filter Functioning - \$64650(b)
Electronic Annual Report	Treatment System Maintenance - \$64600, \$64661
	Sampling of Treated Water Sources - \$54432.8 PKG

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	RESERVOIR/STORAGE Storage Capacity - §64554(a)(2) Reservoir Coating/Uning - §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 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
☐ 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)	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 Backriow Prevention Devices - 97605   Maintenance of Records - 97605    OTHER
☐ 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	

#### 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:

Pepth From Surface (Feet to Feet)		Soft 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)

EEC ORIGINAL PKG

OBSERVATIONS/VIOLATION REPORT Continued:

Depth From Surfa	ice (Feet to Feet)	Soil Description
182	186	Gravel w/ coarse brown sand
186	426	Gravel pea side to 1/2", 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<sub>4</sub> solution follows the inline injection of trichlor chlorine solution. Two alternating LMI feed pumps inject the KMnO<sub>4</sub> solution, which is made in batches by mixing water with an NSF-60 approved product called K-O<sub>2</sub> Potassium Permanganate. A motorized mixer homogenizes the KMnO<sub>4</sub> solution in each batch container. At the time of this inspection, one of these motors was not working. WCWD shall repair the KMnO<sub>4</sub> mix motor.

The trichlor chlorine and KMnO<sub>4</sub> 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<sub>4</sub> 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 ope 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 clevated, 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	1029 188	1,774,430	2,528,730	851 769	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	3/23/5/000	1,950,100	2,326,910	1,025,336	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, (55
May	2,655,800	1,333,620	1,516,400	853,522	1,344,560	2,542,800	1,476,328	301.00
June	2,912,300	2,088,040	1,688,288	1,225,378	2,263,710	2,288,100	1,725,420	607.430
July	3.063.700	1,981,490	1,347,519	1,238,840	1,762,371	2,585,850	1,704,760	0.52.574
August	2,902,900	1,620,550	1,656,879	1,258,986	1,492,289	2,583,900	1,659,138	532, 100
September	2,266,000	1,620,550	1,247,980	1,003,064	1,306,840	2,590,300	1,484,022	368,430
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	623.20d
December	2,439,800	1,490,440	1,679,331	309.230	1,359,670	2,618,600	1,197,634	364,330

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.

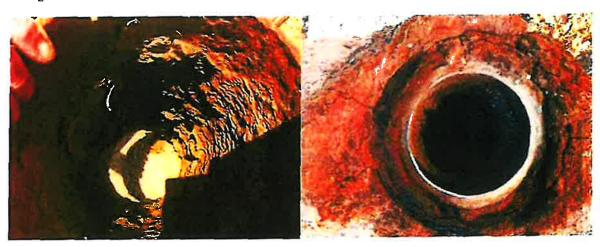
On March 24, 2021, the LPA approved WCWD's timeline for the replacement of the user service lines whose content cannot be determined. According to the replacement timeline, funding avenues for project were going to be completed by June of 2021. The WCWD water system has not received funding for this 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<sub>4</sub>,
- Two motors for mixing the KMnO<sub>4</sub> 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:

- 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 OUALITY & 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	1,330	1,370	1,800	1,520	1,430	1,400	1,300	1,400	1,300	1,300	1,290
(ppb) 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.

FFC ORIGINAL PKG

#### **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

 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<sub>4</sub> 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.
- 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	Date
Local Primacy Agency	

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 Danlei 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.

WA	TER QUAL	ITY MONITORIN	G SCHEDULE		
	Source	Groundwater - W	ell 2		William.
CHEMICAL	LAST TEST	TEST BUE	FREQUENCY	PS CODE	Currently EDT?
Inorganic Chemical Standard <sup>1</sup>	07/20/2015		Every 3 years		
Nitrate Standard	06/18/2018		Annually		111
Nitrite Standard	06/18/2018	OVERDUE: Sample	Every 3 years		No
Secondary MCL Standards <sup>2</sup>	06/18/2018	immediately after	Every 3 years	J	
Volatile Organic Chemical (VOC) Standard <sup>3</sup>	02/13/2017	well is repaired	Every 3 years		
Synthetic Organic Chemical (SOC) Standard <sup>4</sup>	09/19/2012		Every 3 years	CA1300009_002_002	110
Radioactivity Standard (Community & NTNC)5	12/26/2017 12/25/2023		Every 6 years		
1,2,3-Trichloropropane <sup>6</sup>	12/10/2018	3 <sup>rd</sup> Quarter after Well is Repaired	Quarterly		
Manganese (Well 2)	05/07/2018	OVERDUE: Sample immediately after well is repaired	Quarterly		
	Source	Groundwater - W	ell 3		(the second
Inorganic Chemical Standard <sup>1</sup>	03/24/2020	3/24/2023	Triennial		No
Nitrate Standard	2/23/2021	2/23/2022	Annually		No
Nitrite Standard	2/18/2020	2/17/2023			No
Secondary MCL Standards <sup>2</sup>	3/24/2020	3/24/2023	Triennial	CA1300009_003_003	No
Volatile Organic Chemical (VOC) Standard <sup>3</sup>	3/24/2020	3/24/2023	Reference	1	Yes
Synthetic Organic Chemical (SOC) Standard <sup>4</sup>	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

<b>经过程的证明的</b>	Distribution	System/Additio	nal Samples	MARKET PARTIES	
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_D5T_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

<sup>&</sup>lt;sup>1</sup> Inorganic Chemical Standards: aluminum, antimony, arsenic, asbestos, barlum, beryllium, cadmium, chromium, cyanide, fluoride, mercury, nickel, nitrate, nitrite, perchlorate, selenium, and thailium

<sup>&</sup>lt;sup>2</sup> 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

<sup>1</sup> Volatile Organic Chemical (VOC) Standards: benzene, carbon tetrachloride, 1,2-Dichlorobenze, 1,4-Dichlorobenze, 1,1-Dichloroethane, 1,2-Dichloroethane, 1,1-Dichloroethane, 1,2-Dichloroethane, 1,1-Dichloroethane, 1,2-Dichloroethane, 1,1-Dichloroethane, 1,2-Dichloroethane, 1,2-Dichloroethane, 1,1-Dichloroethane, 1,2-Dichloroethane, 1,1-Dichloroethane, 1,2-Dichloroethane, 1,2-Dichloroethane, 1,1-Dichloroethane, 1,2-Dichloroethane, 1,1-Dichloroethane, 1,2-Dichloroethane, 1,1-Dichloroethane, 1,1-Dichloro Dichloroethylene, cis-1,2-Dichloroethylene, trans-1,2-Dichloroethylene, Dichloromethane, 1,2-Dichloropropane, 1,3-Dichloropropene, Ethylbenzene, Methyl-tertbutyl 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

Synthetic Organic Chemical (SOC) Standards (ncludes: 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)

<sup>&</sup>lt;sup>5</sup> Radioactivity Standard Includes: Radium-226, Radium-228, Gross Alpha particle activity, Uranium

# **APPENDIX C**

**Architecture Cost Estimate** 

A DIVISION OF NICKLAUS ENGINEERING. INC.

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 2<sup>nd</sup> 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

- o Replace exterior window (1) and doors (4) to meet new energy codes.
- o Construct a new furred out wall along the inside of the exterior wall to provide insulation to meet new energy codes.
- o Replace roof insulation with new insulation to meet new energy codes.
- o 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.

<u>Exceptions:</u> 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.
- o Replace and install new exhaust fans at bathrooms.

#### Plumbing

- Replace entire plumbing in building including saw cutting of existing slab.
- o Demolish existing bathrooms and reconfiguring layout to meet ADA.
- o 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.
- o 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.
- o Replace all interior doors.
- o 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

Architectural Designer/Project Manager

Francisco Legra

#### PROJECT IGE PROJECT INFORMATION

Project Information

Architect-Engineering (A-E) Services

		nstallation Project Number:
	Winterhaven Water District	Project Title:
	Winterhaven , CA	Project Location:
	Trintal artists	Contracting Number:
		Task Order Number:
		Modification Number:
*	5/9/2022	Date:
	finterhaven Water District Office Building	Building Description:
	Renovation ROM	Description
ISION TOTALS		Oesd (puoli
	REMENTS SUBGROUP	
88,981	General Requirements S	Division 01
00,502		Division 01
5,622	RUCTION SUBGROUP	
340	Existing Conditions S Concrete S	Division 02
		Divisian 03
3,459	Masonry \$	Division 04
1062	Metals \$	Division 05
2,962	Wood, Plastics, and Composites \$	Division 06
17,929	Thermal and Moisture Protection S	Division 07
41,716	Openings \$	Division 08
77,402	Finishes \$	Division 09
4,113.	Specialties S	Division 10
	Equipment \$	Division 11
	Furnishings S	Division 12
	Special Construction \$	Division 13
	Conveying Equipment 5	Division 14
	VICES SUBGROUP	
	Misc Reserved S	Division 17
	Fire Suppression \$	Division 21
59,475	Plumbing \$	Division 22
33,442	Heating, Ventlating, and Air Conditioning \$	Division 23
	Integrated Automation S	Division 25
40,575	Electrical S	Division 26
====	Communications 5	Division 27
	Electronic Safety and Security S	Division 28
	TRUCTURE SUBGROUP	317/31011 23
656.	Earthwork \$	Division 21
33,625	Exterior Improvements S	Division 31
	Utilities \$	Division 32
	Transportation S	Division 33
	Waterway and Marine Construction \$	Division 34
		Division 35
	PMENT SUBGROUP	
	Process Integration 5	Division 40
	Material Processing and Handling Equipment 5	Division 41
	rocess Heating, Cooling, and Drying Equipment \$	Division 42
	Handling, Purification, and Storage Equipment \$	Division 43
	Pollution Control Equipment S	Division 44
		011131011 11
	Industry-Specific Manufacturing Equipment 5	Division 45
	Electrical Power Generation S	
410,345.	Electrical Power Generation \$ SUBTOTAL PROJECT COST \$	Divisian 45
410,345.	Electrical Power Generation S SUBTOTAL PROJECT COST S Contingencies 5.00% S	Divisian 45
410,345. 20,517	Electrical Power Generation \$ 5UBTOTAL PROJECT COST \$ Contingencies 5.00% \$ ity Requirements and EPACT \$	Divisian 45
410,345. 20,517	Electrical Power Generation \$ 5UBTOTAL PROJECT COST \$  Contingencies 5.00% \$  ity Requirements and EPACT \$ it Commissioning and Testing 0.00% \$	Divisian 45
410,345. 20,517. 7,181.	Electrical Power Generation \$ SUBTOTAL PROJECT COST \$ Contingencies 5.00% \$ sity Requirements and EPACT \$ at Commissioning and Testing 0.00% \$ sout - Record Drawings, O&M 1.75% \$	Divisian 45
410,345. 20,517. 7,181. 438,043.	Electrical Power Generation \$ SUBTOTAL PROJECT COST \$ Contingencies 5.00% \$ ity Requirements and EPACT \$ it Commissioning and Testing 0.00% \$ cout - Record Drawings, O&M 1.75% \$ INSTRUCTION AND DESIGN SERVICE SUBTOTAL \$	Divisian 45
410,345. 20,517. 7,181. 438,043. 8,147.	Electrical Power Generation   S	Divisian 45
410,345. 20,517. 7,181 438,043. 8,147.	Electrical Power Generation \$ SUBTOTAL PROJECT COST \$ Contingencies 5.00% \$ Sity Requirements and EPACT \$ Int Commissioning and Testing 0.00% \$ SOULT - Record Drawings, O&M 1.75% \$ INSTRUCTION AND DESIGN SERVICE SUBTOTAL \$	Divisian 45
410,345. 20,517. 7,181 438,043 8,147 3,810. 32,853.	Electrical Power Generation \$ \$UBTOTAL PROJECT COST \$  Contingencies 5.00% \$  ilty Requirements and EPACT \$  it Commissioning and Testing 0.00% \$  sout - Record Drawings, O&M 1.75% \$  NSTRUCTION AND DESIGN SERVICE SUBTOTAL \$  All-Risk Insurance 1.86% \$	Divisian 45
410,345. 20,517. 7,181. 438,043. 8,147. 3,810. 32,853.	Electrical Power Generation \$ 5UBTOTAL PROJECT COST \$  Contingencies 5.00% \$ sity Requirements and EPACT \$ at Commissioning and Testing 0.00% \$ sout - Record Drawings, O&M 1.75% \$ NSTRUCTION AND DESIGN SERVICE SUBTOTAL \$ All-Risk Insurance 1.86% \$ Permits and Fees 0.87% \$	Divisian 45
410,345. 20,517. 7,181. 438,043. 8,147. 3,810. 32,853. 6,833.	Electrical Power Generation \$ \$UBTOTAL PROJECT COST \$  Contingencies \$5.00% \$  ity Requirements and EPACT \$ it Commissioning and Testing 0.00% \$  rout - Record Drawings, O&M 1.75% \$  NSTRUCTION AND DESIGN SERVICE SUBTOTAL \$  All-Risk Insurance 1.86% \$  Permits and Fees 0.87% \$  Material Tox 7.5000% \$	Divisian 45
410,345. 20,517	Electrical Power Generation \$ \$UBTOTAL PROJECT COST \$  Contingencies \$5.00% \$  ity Requirements and EPACT \$ it Commissioning and Testing 0.00% \$  sout - Record Drawings, O&M 1.75% \$  NSTRUCTION AND DESIGN SERVICE SUBTOTAL \$  All-Risk Insurance 1.86% \$  Permits and Fees 0.87% \$  Material Tox 7.5000% \$	Divisian 45

# **APPENDIX D**

Water Rate Study Report



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
- 2. Rate Review
  - Exhibit 1: Capital Replacement and New Project Calculations
  - Exhibit 2: System Budget
  - Exhibit 3: Fixed vs. Variable Expenses
  - Exhibit 4: Actual Calculated Rates
- 3. Rate Study Summary and Conclusions

#### 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					
	1	Residential	& Busines	S			
Fixed Rate			a lieta year				
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	570.42	\$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	
	\$41.26	\$53.64	\$55.25	\$56.90	\$58.61	\$60.37	
BM	\$31.84	\$41.39	\$42.63	\$43.91	\$45.23	\$46.59	
WA	\$31.84	\$41.39	\$42.63	\$43.91	\$45.23	\$46.59	
WB	\$63.67	\$82.77	\$85.25	\$87.81	\$90.45	\$93.16	
WD	\$20.46	\$26.60	\$27.40	\$28.22	\$29.06	\$29.94	
WF	\$95.60	\$124.28	\$128.01	\$131.85	\$135.80	\$139.88	
WE	\$81.80	\$106.34	\$109.53	\$112.82	\$116.20	\$119.69	
WJ		\$147.71	\$152.14	\$156.70	\$161.40	\$166.24	
WM	\$113.62	71-11-1		STATE OF			
Residential & Busine	ss Usage				VISS BEEN		
5,000 minimum	\$1.75	\$1.84	\$1.89	\$1.95	\$2.01	\$2.07	

		Traile	/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:

\$ Amount to be Funded by Variable Income (Amount of water sold annually — annual minimum usage) / 1000 gls

\$23,902.70 . 12,939.749 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 galions per customer.

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

	NDS / REVENUES RECEIVED					467 706 44
Cash Revenues	(Water Rates)	100,209.69	153,502.65	158,107.73	162,850.96	167,736.4
TOI	AL REVENUE	100.209.69	166,545.90	153,502.65	158,107.73	162,850.90
	LOSS OR GAIN:	-63,477.20	2,703.92	4,883.02	7,151.76	9,513.3
	W (Contribution to Reserves)	-28,710.63	22,203.92	24,383.02	26,651.76	29,013.3

## 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

System Name: Winterhaven Water District

## Exhibit 1

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 Replac	ement Pro	gram				
1	Backhoe	\$150,000.00	\$150,000	\$0	10	\$15,000.00	\$1,250.00	\$9.62
	Service Truck	\$45,000	\$45,000	\$0	10	\$4,500.00	\$375.00	\$2.86
			\$0	\$0		\$0.00	\$0.00	\$0.00
			\$0	\$0		\$0.00	\$0.00	\$0.00
			\$D	\$0		\$0.00	\$0.00	\$0.00
			\$0	50		\$0,00	\$0.00	\$0.00
			\$0	\$0		\$0.00	\$0.00	\$0.00
	Subtotal New Capital Replacement Program		\$195,000	\$0	2 24	\$19,500.00	\$1,625.00	\$12.50
		New Proje	ct Program		with the			
			\$0	\$0		\$0.00	\$0.00	\$0.00
	Subtotal New Project Program		\$0	\$0		\$0.00	\$0.00	\$0.00
	Total Capital Programs	T T	\$195,000			\$19,500 00	\$1,625.00	\$12 50

HIA	RUA	
A	1	
1		3

# **Budget**

Exhibit 2

Winterhaven (Water)		Inflatio	on Factor (%):	2,00% 6/19/2019 14		
WillElliavell (water)			Date:			
		Sys	tem Number:			
A5500		2020	2021	2022	2023	
EXPENSES AND SOURCES OF FUNDS	2019	2020	2021			
ATIONS & MAINTENANCE EXPENSES		2 022 00	4,011.74	4,091.98	4,173.	
Supplies	3,855.96	3,933.08	550.33	561.34	572.	
Repairs & Maintenance	528.96	539.54	3,121.20	3,183.62	3,247.	
Chemicals	3,000.00	3,060.00	1,373.88	1,401.36	1,429.	
Fuel & Oil	1,320.53	1,346.94	780.30	795.91	811	
Truck Repair & Maintenance	750.00	765.00	9,172.37	9,355.82	9,542.	
Leboratory Testing	8,816.20	8,992.52	532.68	543.34	554.	
Service Fee	512.00	522.24	12,484.80	12,734.50	12,989	
Utilities (Electrical)	12,000.00	12,240.00	32,027.31	32,667.86	33,321	
Total Operation and Maintenance Expenses:	30,783.65	31,399.32	52,027.51	32,007.00		
RAL & ADMINISTRATIVE EXPENSES	22,000,001	32,640.00	33,292.80	33,958.66	34,637	
Contracted Labor	32,000.00	29,425.51	30,014.02	30,614.30	31,226	
Payroll Expenses	28,848.54	1,785.00	1,820.70	1,857.11	1,894	
Payrol Taxes	1,750.00	5,100.00	5,202.00	5,306.04	5,412	
Professional Services	5,000.00	3,060.00	3,121.20	3,183.62	3,247	
Directors	3,000.00	8,874.00	9,051.48	9,232.51	9,417	
Employee Benefits	8,700.00	3,123.36	3,185.83	3,249.55	3,314	
Fees & Permits	3,062.12	3,570.00	3,641.40	3,714.23	3,788	
Insurance PPE	3,500.00	102.00	104.04	106.12	108	
Bank Fees	100.00	52.03	53.07	54.13	55	
Advertising	51.01	2,040.00	2,080.80	2,122.42	2,164	
Office Supplies	2,000.00	127.50	130.05	132.65	135	
Penalty & Fines	125.00	10,000.00	10,000.00	10,000.00	10,000	
Reserves	10,000.00	19,500.00	19,500.00	19,500.00	19,500	
Capital Replacement Program	19,500.00	119,399.40	121,197.39	123,031.34	124,90	
Total General and Administrative Expenses:	117,636.67	119,355.40	124,257,05		للهالات	
	140 420 221	150,798.73	153,224.70	155,699.19	158,22	
TOTAL EXPENSES	148,420.32	130,730.73				
CE OF FUNDS / REVENUES RECEIVED				- Indiana	100000	
	100,209.69	153,502.65	158,107.73	162,850.96	167,73	
Cash Revenues (Water Rates)						
The second secon	100,209.69	153,502.65	158,107.73	162,850.96	167,73	
TOTAL REVENUE	-48,210.63	2,703.92	4,883.02	7,151.76	9,51	
NET LOSS OR GAIN:	-10,210.03	22,203.92	24,383.02	26,651.76	29,01	

# Fixed Vs Variable Expenses



## Exhibit 3

	Amount	% Fixed	\$ Fixed	\$ Variable
AND EXPENSES	7 (110 (111)			
RATIONS & MAINTENANCE EXPENSES	\$3,855.96	80%	\$3,085	\$771
Supplies	\$528.96	80%	\$423	\$106
Repairs & Maintenance	\$3,000.00	80%	\$2,400	\$600
Chemicals	\$1,320.53	80%	\$1,056	\$264
Fuel & Oil	\$750.00	80%	\$600	\$150
Truck Repair & Maintenance		80%	\$7,053	\$1,763
Laboratory Testing	\$8,816.20	80%	\$410	\$102
Service Fee	\$512.00	80%	\$9,600	\$2,400
Utilitles (Electrical)	\$12,000.00	8U%	\$24,627	\$6,157
Total Operation and Maintenance Expenses:	\$30,783.65		\$24,027	<b>40,13</b> ,
			***	
ERAL & ADMINISTRATIVE EXPENSES	\$32,000.00	81%	\$25,920	\$6,080
Contracted Labor	\$28,848.54	81%	\$23,367	\$5,481
Payroll Expenses	\$1,750.00	81%	\$1,418	\$333
Payrol Taxes	\$5,000.00	81%	\$4,050	\$950
Professional Services		81%	\$2,430	\$570
Directors	\$3,000.00	81%	\$7,047	\$1,653
Employee Benefits	\$8,700.00	81%	\$2,480	\$582
Fees & Permits	\$3,062.12		\$2,835	\$665
nsurance PPE	\$3,500.00	81%	\$2,833	\$19
Bank Fees	\$100.00	81%	\$41	\$10
Advertising	\$51.01	81%		\$380
Office Supplies	\$2,000.00	81%	\$1,620	\$24
Penalty & Fines	\$125.00	81%	\$101	\$1,000
Reserves	\$10,000.00	90%	\$9,000	
Capital Replacement Program	\$19,500.00	100%	\$19,500	\$0
Cash Revenues (Water Rates)	\$117,636.67		\$99,890.70	\$17,745.97
	· · · · · · · · · · · · · · · · · · ·		\$124 F17 C2	\$23,902.70
Total All Expenses	\$148,420.32		\$124,517.62	
Total Expense amount to be funded by rate revenue	\$148,420.32	N. EM.	\$124,517.62	\$23,902.70
Fixed-Variable as % of all Expenses		V	83.90%	16.109

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

## **Rates**

Total Rate Revenue (Base and Ust	imated 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

			ase Rate Calcu		2020	2021	2022	2023
	Tay to be and the			Proposed Base Rate	3%	3%	3%	3%
Multiplier	Customer Class # of Connections	Carren	449.75	\$43.52	\$44.82	\$46.17	\$47.5	
Maio y Mai	BA	15.00		400 40	\$36.26	\$37.35	538.47	\$39.6
	88	1.00		440.40	\$72,53	574.71	\$76.95	\$79.2
	BC	2.00		400.00	533.19	\$34.19	\$35.22	\$36.2
	BE	4.00		211.00	\$43.15	\$44.45	\$45.78	\$47.
	BF	1.00		4.00.00	\$133.90	\$137.92	\$142.05	\$146.3
	BL	1,00		404.54	\$55.25	\$56.90	\$58.61	560.
	8M	1.00		0.44.00	\$42.63	\$43.91	\$45.23	\$46.
	WA	93,00		0.44 00	\$42.63	\$43.91	\$45.23	\$46.
	WB	1.00		400 000	\$85.25	\$87.81	\$90.45	\$93.
	WD	4,00		404.50	\$27.40	\$28.22	\$29.06	\$29.
	WF	1.00	520,46			\$131.85	\$135.80	\$139.
	WE	2.00	\$95.60		\$128.01	\$112.82	\$116.20	\$119.
	WJ	2.00	581.80		\$109.53	\$156.70	\$161.40	\$166.
	WM	1,00	\$113.67	\$147.71	\$152.14	\$3,413.45	\$3,515.85	\$3,621.
\$6.25 per Hookup)	RV Resort	1.00	\$2,475.00	\$3,217.50	\$3,314.03	33,413.43	45,515,65	

	A.366				
-	\$852.85	5878.44	\$904.79	\$931.93	\$959.85
	To	at Larly Econ	For Bar F	Ple	
	\$110,870.56	\$114,195.67	\$117,622.57	\$121,151.25	5124,785.7

## **Usage Rates**

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

Amount of Water Sold Annually( 12,939,749

Price Par 1,000/gal= \$1.8472304

Reccomended Yearly Usage Rev \$23,902.697

		Us	2020	2021	2022	2023		
			Current Rates	Example Monthly Usage Bill	\$1.90 \$1.5	3%	3%	
	Minimum Usage	Price per 1000/gallons		\$6.20		\$1.95	\$2.01	
(Business & Residential Only)		\$1.84 \$1.84		51,291.68			\$2.01	
RV Parks	5,000	31.04					C41 C00 71 I	\$42,950.70
		essas Vasile Haard Revarile		\$38,161.14	\$39,305.97	\$40,485.15	\$41,699.71	542,95

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

## Pasition 3 Operating Budget

Form Approved
OMB No. 0575-0015
Schedule 1

Name	A Make Biokelok		Address 494 2nd Avenue				
	erhaven County Water District				State Zip		
Applica: From	nt Fiscal Year 1-Jul to	30-Jun	County Imperial		CA	92283	
Operal	ting Income	2020	2021	2022	2023	2024	
	Chargers for services	\$105,526	\$114,504	\$107,304	\$125,802	\$134,189	
	ondgets to test test						
3							
4							
5							
6							
7							
8							
9					-		
10							
11							
12							
13	Less (Allowances and Deductions)			0.407.004	\$125,802	\$134,189	
14	Total Operating Income	\$105,626	\$114,604	\$107,304	\$120,002	410-1100	
Operat	ring Expenses			<b>*</b> P2.6	\$4,174	\$4,383	
15	Supplies	\$2,378	\$4,036	\$835	\$3,897	\$4,487	
16	Chemicals	\$4.849	\$6,394	\$2,371		\$4,200	
17	Repairs & Maintenance	\$5,195	\$6,386	\$3,962 \$1,776		\$3,150	
18	Fuel & Oil	\$2,561	\$3,154	\$2,585		\$2,888	
19	Sewer Usage		8147	\$1,780		\$852	
20	Truck Repair & Maintenance		\$163	\$181	\$554	\$582	
21	Service Fee	\$700	\$306	\$11,019	1	\$13,639	
22	Utilities (Electrical)	\$15,170	\$15,136	\$2,478		\$10,020	
23	Laboratory Testing	\$8,711	\$1,036 \$301	\$9,580	1	\$2,625	
24	Miscellaneous	\$58	\$63,776	\$19,146	-	\$22,108	
25	Salaries & Wages (Payroll Expenses)	\$59,520	\$1,158	\$372		\$410	
26	Payroll Taxes	\$805 \$45,486	\$53,257	\$26,791		\$3B_370	
27	Contracted Labor	\$4,734	\$7,667	\$4,080	55.412	\$5,683	
28	Professional Services	\$5,200		\$3,730		\$3,410	
29	Directors	\$20,492		\$7,743		\$9,888	
30	Employee Benefits	\$2,659	<del></del>	\$1,608		\$3,480	
18	Fees & Pennits	\$7,225		\$5,003		\$3,978	
32	Insurance PPE	\$174		\$202		\$114	
33	Bank Fees	\$1,579			\$135	\$142	
34	Penulty &Fines Office Supplies	\$6,783		\$3,088	\$2,165	\$2,27	
36	Advertising			\$12	\$55	\$5	
37	Reserves						
38	Capital Replacment Program						
39	Interest (RD)						

EEC ORIGINAL PKG

48	Net Income	(\$99,868)	(\$112,335)	\$9,726	\$9,868	\$8,800
47	Total NonOperating Income	\$19,690	\$11,429	\$10,763	\$11,050	\$11,350
46						
45	interest Income	\$797	\$524	\$296	\$300	\$350
44	Property Taxes	\$8.893	\$10,905	\$10,467	\$10,750	\$11,000
4.3	Gain on sale of equipment	\$10,000				
NonO	perating Income					
42	Net Operating Income	(\$119 648)	(\$123 764)	(\$1 038)	/\$1 192)	(\$3.660)
41	Total Operating Expense	\$226,074	\$238,268	\$108,342	\$126,994	\$136,738
40	Depreciation	\$30,795	\$30,374			

Budget and Projected Cash Flow Approved by Governing Bottlest:

Authorized Official

Schedule 2

## **Projected Cash Flow**

	2020	2021	2022	2023	2024
A. Line 32 from Schedule 1 Income	595 #5RI	(5 12 335)	\$9,725	\$9,858	\$8,600
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 (Decroase) in Accounts Payables, Accruals and other Current Liabilities					
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)	(\$B1 961)	\$9,726	\$9,868	\$8,800
E. Less Cash Expended For:					
, All construction, Equipment and New Capital Items (Loan & Grant funds)					
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	(690 e9\$	\$8.96	\$9,725	\$9,868	\$8,800
3. Beginning Cash Balances	\$175,912	\$106,849	\$24,888	\$34,613	\$44,471
I. Ending Cash Balances	\$106,849	\$24,888	\$34,613	\$44,471	\$63,272
Item G Cash Balance Composed of :					
Construction Account					

ī	Total Agrees with Item G (should be \$0)	\$0	<b>\$</b> 0	\$0	\$0	(\$0
	Olhers					
	Others					
	Funded Depreciation Account					
	Reserve Account	\$58,279		\$7,527	\$12,723	\$19,087
	O&M Account	\$48,570	\$24,868	\$27,088	\$31,748	\$34,185
	Dobt Payment Account					

# ATTACHMENT "G" COMMENTS



## Public Works works for the Public



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OCT 18 2025

**网络种种** 以图5

PLANNER LOWELD WENT SERVICES

COUNTY OF LARPERIAL

DEPARTMENT OF PUBLIC WORKS

155 S. 11th Street El Centro, CA 92243

Tel: (442) 265-1818 Fax: (442) 265-1858

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November 18, 2025

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

Attention:

Rocio Yee, Planner II

SUBJECT:

CUP 25-0009 Winterhaven County Water District

Located at 495 Third Avenue, Winterhaven. CA 92283

APN 056-291-005

Dear Mr. Minnick:

This letter is in response to your submittal received by this department on July 14, 2025, for the above-mentioned project. The applicant proposes to replace a water well for the Winterhaven County Water District, along with water treatment plant improvements, the proposed well depth will be 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).

Department staff have reviewed the package information, and all the following comments shall be Conditions of Approval as described:

- 1. A record of survey is required, per Section 8762(b)(4)(5) of the Professional Land Surveyors' Act, (paraphrasing) "a record of survey is required to be filed after making a field survey that establishes one or more lines that are not shown on any subdivision map, official map, or record of survey, the positions of which are unascertainable from inspection of a subdivision map, official map, or record of survey".
- 2. Access and Encroachment Permits: An encroachment permit must be secured for any new, altered, or existing driveways and sidewalk accessing the water treatment plant and offices through surrounding roads. A commercial-type driveway is the minimum requirement.
- 3. All on-site traffic areas shall be hard surfaced to provide all weather access for fire protection vehicles. The surfacing shall meet the standards to the satisfaction of the Air Pollution Control District (APCD), Fire/ Office of Emergency Services (OES) and Department of Public Works. (Per Imperial County Code of Ordinances, Chapter 12.10.020 A).
- 4. NPDES Permit: The project may require a National Pollutant Discharge Elimination System (NPDES) permit and Notice of Intent (NOI) from the Regional Water Quality Control Board (RWQCB) prior to county approval of the onsite grading plan.

This is a recurring informative comment across various projects when grading is involved.

### INFORMATIVE

 Any activity and/or work within Imperial County Right-of-Way shall be completed under a permit issued by this Department (encroachment permit) as per Chapter 12.12 - Excavations on or Near a Public Road of the Imperial County Ordinance. Encroachment Permit will be required for driveways, temporary traffic control devices, and any activities within County of Imperial Right-of-Way.

Should you have any questions, please do not hesitate to contact this office. Thank you for the opportunity to review and comment on this project.

Respectfully,

John A. Gay, PE Director of Public Works

Veronica Atondo, PE, PLS

Deputy Director of Public Works - Engineering