

Ramona, The Acres Consolidation Projects 6616 and 6914, Stakeholder Group

March 12, 2024 Meeting Minutes

Meeting Attendees: Toby Roy, Julian Palacios, Joe Lomeli, Emma Blankenship, Jasmine Diaz, Erica Wolski, Dalece Maxwell, Omid Rabbani, Mike Metts

6914 Septic to Sewer Project:

1. Workplan Status: Workplan has been approved by the State Water Board.
2. Scope of Work: NV5 requested that more detail be included in the scope of work for the task order.

Action Item: RCAC and NV5 will finalize the task order.

6166 Water Supply Consolidation

1. Workplan Status: Workplan is being reviewed by Water Board. Review is near completion. Emma needs a final date for CEQA completion for the construction project and had a question about whether the planning project is subject to CEQA due to potholing. Potholes in the road right of way may be exempt. Emma will check on this. The Phase II outreach will be focused on private well owners in the phase II area and not all of the Ramona MWD customers.
2. Plans and Specifications: 60% plans and specifications (February 27) and cost estimate (February 29) have been completed. Water Board (Emma) requested a copy. Draft Geotech report is completed. Potholing has been scheduled.

Action Items: Emma will complete the workplan review and route to RCAC for signature. Emma will follow up on CEQA compliance related to potholing. RCAC (Toby) will forward cost estimates and plans and specifications to Emma.

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June 4, 2024 Meeting Minutes

Meeting Attendees: Toby Roy, Joe Lomeli, Emma Blankenship, Erica Wolski, Omid Rabbani, Aaron Schneider, Ricardo Soto, Erica Wolski

6914 Septic to Sewer Project:

1. Workplan Update: Emma approved modifications to workplan. RCAC will update task order to reflect updated dates.

Action Item: RCAC to update task order

Workplan Deliverable	Current Deliverable Date	Proposed Deliverable Date
Draft Project Report	05/31/2024	07/31/2024
Final Project Report	10/31/2024	12/31/2024
Preliminary Environmental Alternatives Memo	10/31/2024	12/31/2024
Public Outreach Outcomes	10/31/2024	12/31/2024

This is within the final deadline for the project of 3/31/2024.

2. Engineering update: NV5 needs information relating to GIS files, Hydraulic Model, Cummings Ranch and available EDUs. There was discussion on which hydraulic model should be used for the Feasibility Study.

Action Item: Ramona and NV5 will coordinate on technical information/hydraulic model.

3. General Discussion: There was some discussion on customer and District responsibilities when implementing the Phase I project. Customer/Property owner will be responsible for infrastructure up to easement line/road right of way. Customers would have their own cleanout. Current septic tank location would be a consideration.

6166 Water Supply Consolidation

1. Workplan/Task Order Status: Workplan and Task Order are current. Phase II outreach will be done in conjunction with Septic to Sewer outreach.
2. Plans and Specifications: NV5 is addressing comments on 60% plans. Comments are needed from Ramona on specifications. Ramona staff indicated that their comments will be straight forward related to measurement of payment and schedules.

Action Item: Ramona will provide comments on specifications

3. Environmental (CEQA): CEQA NOE will go to the Ramona Board and be filed with the State Clearinghouse in June 2024

4. Connection procedures: Ramona provided information on connection procedures (attached), which were discussed at the meeting.
 - a. Connections will be made for private well owners and spaghetti line customers as part of the project with no connection fees on a first come/first serve basis as long as funding is available. Vacant lot owners would apply for any connections through the normal process for new development.
 - b. Ramona/RCAC will send out letters to future customers on private wells and spaghetti line customers asking them to request service. NV5 will set initial locations at edge of easement for meter connections on plans. Customers will verify location with Ramona MWD through application process. Installation will include meter and backflow preventer.
 - c. Initial community outreach for new connections will be sent by mail in August. Door to door may be necessary based on response.

(Attachment)

Connection Procedures for Acres Customers

Vacant Lots

Vacant lots without residential structures are not included for funding in this grant program. However, if a lot owner would like to participate after the new water mains are installed, the lot owner can submit a water service application to RMWD engineering and pay the applicable capacity fees and cost for new meter and lateral installation. As part of the project, RCAC will send a letter to owners of vacant lots along the new mainline explaining that water service is available or will be available soon along their street along with information on the process to connect and the estimated fees.

Customers with no RMWD Connection (Private Well as Sole Source of Residential Potable Water)

Existing customers with wells are potentially eligible to have their capacity fees, new meters, laterals and backflow devices paid for by the available grant funding, subject to funding availability. Onsite costs to connect the house to the new water meter are not covered by the grant.

For purposes of finalizing the plans, NV5 will include a proposed meter location on the drawings. RCAC will send a letter to each parcel with a residence along the new alignment with the above information and request that the customer submit a water service application (with no fee) and to pick up a meter stake at the engineering counter. RMWD staff will review the location of the meter stake and determine if service can be provided to this location. If the location is acceptable, no changes are needed to the drawings. If not acceptable, RMWD will work with the customer to find an acceptable location and the revised location will be provided to the contractor prior to installation of the lateral and meter box to avoid change orders. The final meter location will be shown on the as-built plans after construction.

Generally, the meter is installed within the right-of-way (ROW) and the backflow is installed on private property outside of the ROW; however, that is not possible in all locations within the District. Depending on the location of the ROW and where the meter and backflow device are placed in

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July 2, 2024 Meeting Minutes

Meeting Attendees: Toby Roy, Emma Blankenship, Erica Wolski, Omid Rabbani, Julian Palacios, Erica Wolski, Mike Bailey, Dalece Maxwell

6914 Septic to Sewer Project:

1. Workplan Update: RCAC is routing task order to reflect updated due dates. NV5 would also like to extend the date for the DRAFT Project Report to 9/30/2024 due to coordination with Ramona to determine software and approach for hydraulic modelling. Emma indicated that this would be acceptable if the final Project Report due date is met. NV5 will provide information on the alternatives analysis as soon as it is available for use in public outreach. The DRAFT Project Report will be submitted prior to 9/30/2024.

Action Items: Emma will send an email regarding the Project Report due date. RCAC will complete the update to the Task Order dates and route to NV5 for signature.

2. Engineering update: In discussion on Hydraulic Modelling, Ramona recommended that NV5 subcontract with Dudek to do the modelling since they have the software program. NV5 has received information from Ramona for development of the Project Report. NV5 has questions about the GIS data and needs water consumption data for the area.

Action Items: NV5 will reach out to Dudek to see if they can do the hydraulic modelling. NV5 will work with Ramona on the information needed.

3. General Discussion: There was some discussion on customer and District responsibilities when implementing the Phase I project. Customer/Property owner will be responsible for infrastructure up to easement line/road right of way. Customers would have their own cleanout. The current septic tank location would be a consideration.

6166 Water Supply Consolidation

1. Workplan/Task Order Status: No updates.
2. Plans and Specifications: Ramona provided comments to NV5 on the specifications. NV5 is working on 90% plans and specifications and is routing them internally for QA/QC.
3. Environmental (CEQA): CEQA NOE was approved by the Ramona Board and be filed with the State Clearinghouse in June 2024. A no legal challenges letter is expected by July 26, 2024. At that time Ramona will provide the CEQA and letter to San Diego County Water Authority for concurrence by DWR under the SDIRWM.

4. Contacting Property Owners: RCAC will be a lead for preparing and sending letters to property owners for new service and change in service for the following categories:
 - a. Property owners currently on well water: Letter will provide information on how to request service and will let property owners know that any capacity charges will be waived on a first come first served basis.
 - b. Property owners with vacant letter: Letter will inform property owners that they may connect to the new water line in the future, but will need to follow all requirements for new servicing including payment of capacity fees. Current capacity fees are \$12,635.
 - c. Spaghetti lines: Letter will inform property owners of procedures for relocation of their meters. Customers will need to identify their requested meter size.

Ramona will provide RCAC with any required forms to accompany the letters and an example letter that was used previously for conversion of recycled water customers that can be used for spaghetti line customers. RCAC will prepare a draft letter which will be shared at next month's stakeholder meeting and will coordinate with Ramona on the contents of the letter. RCAC will also check with the new customer which will need to cross a neighboring property to obtain service.

There was a question regarding property owners on well water which currently have their property for sale and whether they should sign up for a new meter. Signing up for a new meter may help keep the options open for the any new property owner, however it is at the discretion of the current property owner as to what they choose to do.

Action Item: RCAC will work with Ramona MWD staff to develop a letter for property owners. RCAC will reach out to the property owner that needs to cross a neighboring property to receive service.

Roles and Responsibilities: The document below on Roles and Responsibilities was presented to the stakeholders for discussion and input. The stakeholders agreed with the items in the Roles and Responsibilities.

(Attachment)

Roles and Responsibilities – Acres Water Projects

Stakeholders

- Stakeholders include staff from RCAC, state funding entities, NV5, RMWD, and residents and customers in the community being served.
- All interested parties may participate in monthly stakeholder meetings and provide comments and input on technical and outreach information presented at stakeholder meetings,
- Stakeholders may collaborate to help support projects, recognizing the specific roles of the entities provided below.
- Residents, customers and property owners may provide input on projects, conduct informal outreach to property owners within the community, provide other support in collaboration with the participating entities and provide a voice for concerns in the community.
- For the Phase I project, Customers receiving a water connection will own the backflow devices installed as part of the project and will be required to complete annual testing.
- For the Phase I project customers receiving service from Ramona MWD will be responsible for complying with RMWD Legislative Code and SDCWA's Administrative Code to receive water. Customers will be required to pay monthly bills issued by RMWD after meter installation in order to continue to receive water service.

Funding Agencies

- Make the ultimate decision about whether the project is funded and what parts of the project are eligible for funding
- Responsible agency for CEQA for the project
- State Water Board contract with RCAC to provide technical assistance to the community including through public outreach, completion of technical reports and the design of new facilities
- Department of Water Resource contracts with RMWD (via the SDCWA) for construction of new Phase I facilities.

RCAC

- Leads monthly meetings with stakeholders, funding entities, NV5 and RMWD staff.
- Contracts with the funding entities via a technical assistance contract to complete planning and design of the project. Works with funding entities as needed to amend budget, scope and schedule to complete the planning portion of the project. Contracts with NV5 to complete the planning (including CEQA) and design and submits NV5 invoices to funding entities for reimbursement. Responsible for oversight of NV5 work per funding entity contract.
- Provides support for obtaining funding for projects.
- Provides a copy of NV5 invoices and progress reports to RMWD so that RMWD can complete construction grant reporting. NV5 invoices are part of the cost share.
- Provides presentations to RMWD as needed (infrequent)

- Conducts formal outreach to affected parcels within the Community to ensure that projects meet community interests and solicits water service applications from each parcel for the Phase I project.

NV5

- Contracted with RCAC to complete planning and design. Meets schedule, scope and budget per RCAC contract and provides notification to RCAC if not able to meet.
- Submits CEQA and design drawings to RMWD, RCAC and stakeholders for review
- Responsible for final design including Plans, Specifications and Cost Estimate
- Will assist in responding to contractor RFIs and submittals during project advertisement and construction.

RMWD

- Responsible agency and owner for any funded consolidation projects within the RMWD service area.
- Contracted with funding entities (via SDCWA) to complete construction of the project. RMWD completes quarterly progress reports and will complete quarterly invoices after construction begins.
- RMWD will bid and award the project following the grant contract's requirements and RMWD Board approval.
- Responsible for reviewing project, planning documents and review of design drawings to ensure the project is designed per RMWD's Legislative Code and San Diego Water Agencies' Standards (WAS) so that RMWD can accept the completed project as part of RMWD's water system.
- Lead agency for CEQA, responsible for filing Notice of Exemption with State Clearinghouse and County Clerk
- RMWD will own and operate the water lines, service laterals, meter boxes and meters after installation.
- RMWD will submit the design plans as a courtesy to County of San Diego Department of Public Works and the San Diego County Fire Protection District. RMWD will consider feedback but depending on the requests, may not direct the designer to incorporate all County feedback.

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September 10, 2024 Meeting Minutes

Meeting Attendees: Toby Roy, Emma Blankenship, Erica Wolski, Omid Rabbani, Julian Palacios, Aaron Schneider, Mike Metts, Mike Bailey, Joe Lomeli, Ricardo Soto, Elizabeth Caliva, Zoey Wang

6914 Septic to Sewer Project:

1. Engineering update: Dudek is running the hydraulic model under subcontract with NV5 for the septic to sewer project based on scenarios 1, 2 and 3 that were determined at the last meeting (see attached maps for alternative areas). Currently they have run the model for scenario 1, shown in yellow and orange and will run scenarios 2 (blue) and 3(purple) next. The model is being used to determine appropriate pipe sizes for the sewer improvements. The model runs will be completed during the next month. Staff presented preliminary results for scenario 1 for discussion at the meeting.

6166 Water Supply Consolidation

1. Plans and Specifications: NV5 is incorporating comments on the 90% plans to complete the 100% plans and specifications within a month.

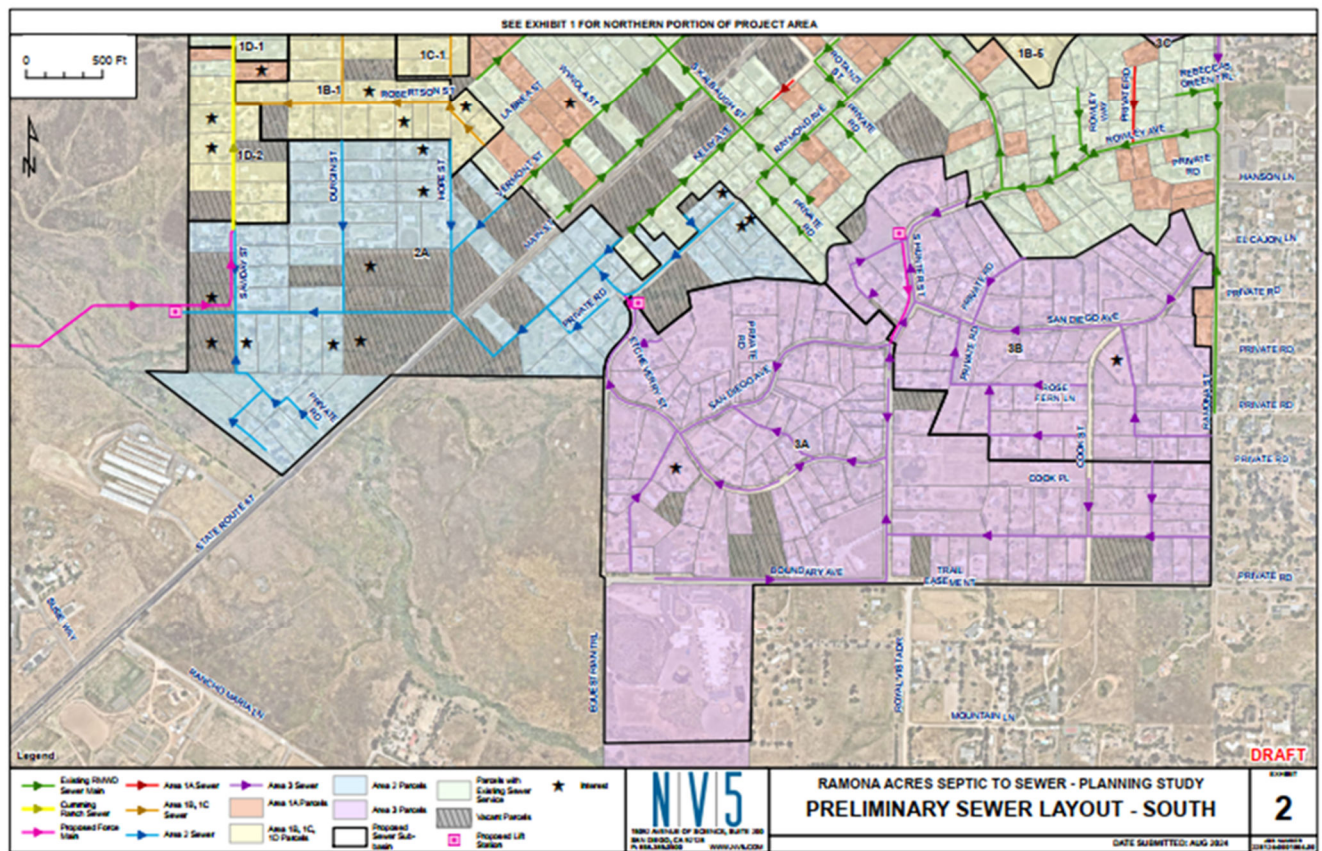
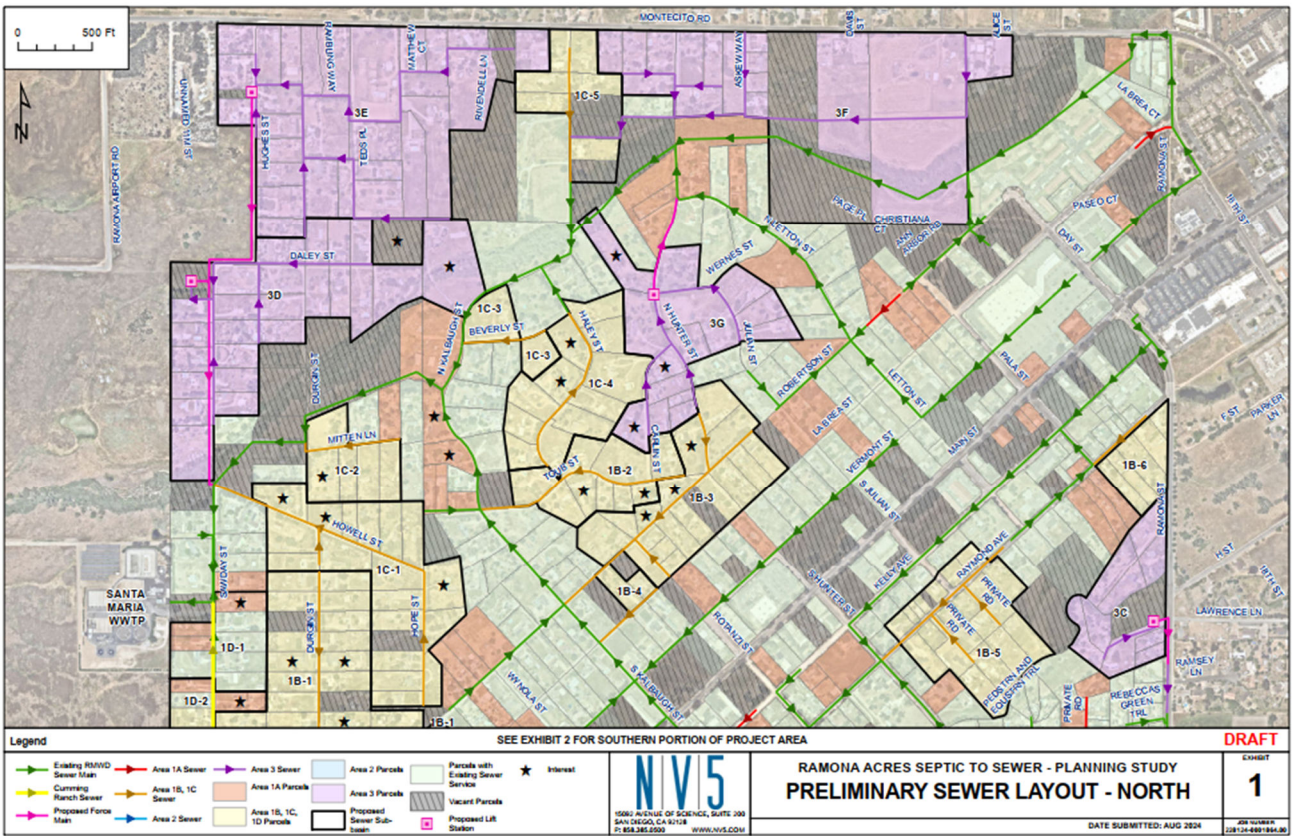
Action Item: If anyone has additional comments on the 90% plans and specifications, they should be sent to NV5 as soon as possible. RCAC will provide a copy of the 90% plans and specifications to Mike Bailey.

2. Project Schedule and Budget: Based on the Engineer's cost estimate, it appears that the existing IRWM budget would be adequate to complete the construction project. Ramona will bid the project after completion of the 100% and obtaining CEQA concurrence and any other required approvals from the San Diego County Water Authority and DWR (IRWM funding agencies). Ramona would anticipate awarding a construction contract at the January 10, 2024 Ramona MWD Board meeting. This would provide ample time to complete the project before the final deadline of December 31, 2025 in the IRWM agreements.
3. Contacting Property Owners: RCAC has prepared outreach materials for the customers and has incorporated comments provided by Ramona staff. (see Attached) Ramona is putting together streamlined forms for customers/property owners to request service from the system. Forms can be submitted to Ramona in person or via email (scanned), but all forms will require a wet signature from the property owner. Once the forms are drafted, RCAC will draft a cover letter and send the outreach materials and forms to the customers/property owners via email and mail. It is estimated that the outreach will commence sometime in October. Since Ramona staff will be receiving the applications, coordination with RCAC will be required to track which customers have signed up and where additional outreach will be required including door to door contact.

Action Item: Ramona will complete the forms to request service by the next stakeholder meeting.

Attachment 1

Maps of Septic to Sewer Scenarios



Project Factsheet

September 2024

Background

In October of 2022 the State Water Resources Control Board approved a workplan to allow Rural Community Assistance Corporation (RCAC) to provide technical assistance to the Acres Community under the State Water Board's SAFER program. The goal of the project is to provide safe drinking water to homes in the Acres which are on private wells for their drinking water supply or receive water from Ramona Municipal Water District ("District") through extended service line connections. A Feasibility Study was completed in August 2022 and RCAC completed public outreach in the Acres to determine interest in connecting to the District's water system and replacing spaghetti lines with connections to new water lines at the customer's property line. Based on the Community's interest in the project, the District was able to apply for construction funding from the San Diego Integrated Regional Water Management Program (SDIRWMP). A total funding amount of \$3,755,000 was allocated from the SDIRWMP for construction of pipelines, installation of meters and connection fees to the District. Additional funding was provided through the State Water Board's SAFER program to complete the plans and specifications, bid documents and environmental documents for the project. The planning stage is nearing completion, and the project will be moving into the construction phase before the end of 2024. Construction of the project is expected to be initiated by November 2024 and go through September 2025.

Project Area: The project area is located within the District's existing service area. The area being addressed is north of Main Street and south of N. Kalbaugh Street, including parcels located off N. Kalbaugh, Toub, Beverly, Robertson, Vermont, Durgin, Main and La Brea Streets in San Diego County. A more detailed map of the project area is attached.

Problem being addressed: Testing of water from private wells in the subject area shows that many of the private wells contain nitrate and uranium in excess of the State's primary drinking water standards. Of the ten wells that were tested, the water from eight exceeded the nitrate standard, and the water from nine exceeded the uranium standard. The water from the wells is also high in total dissolved solids (salts) and the quality is continuing to degrade. Connection to the District's water system will provide residents with a safe and reliable drinking water supply.

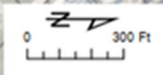
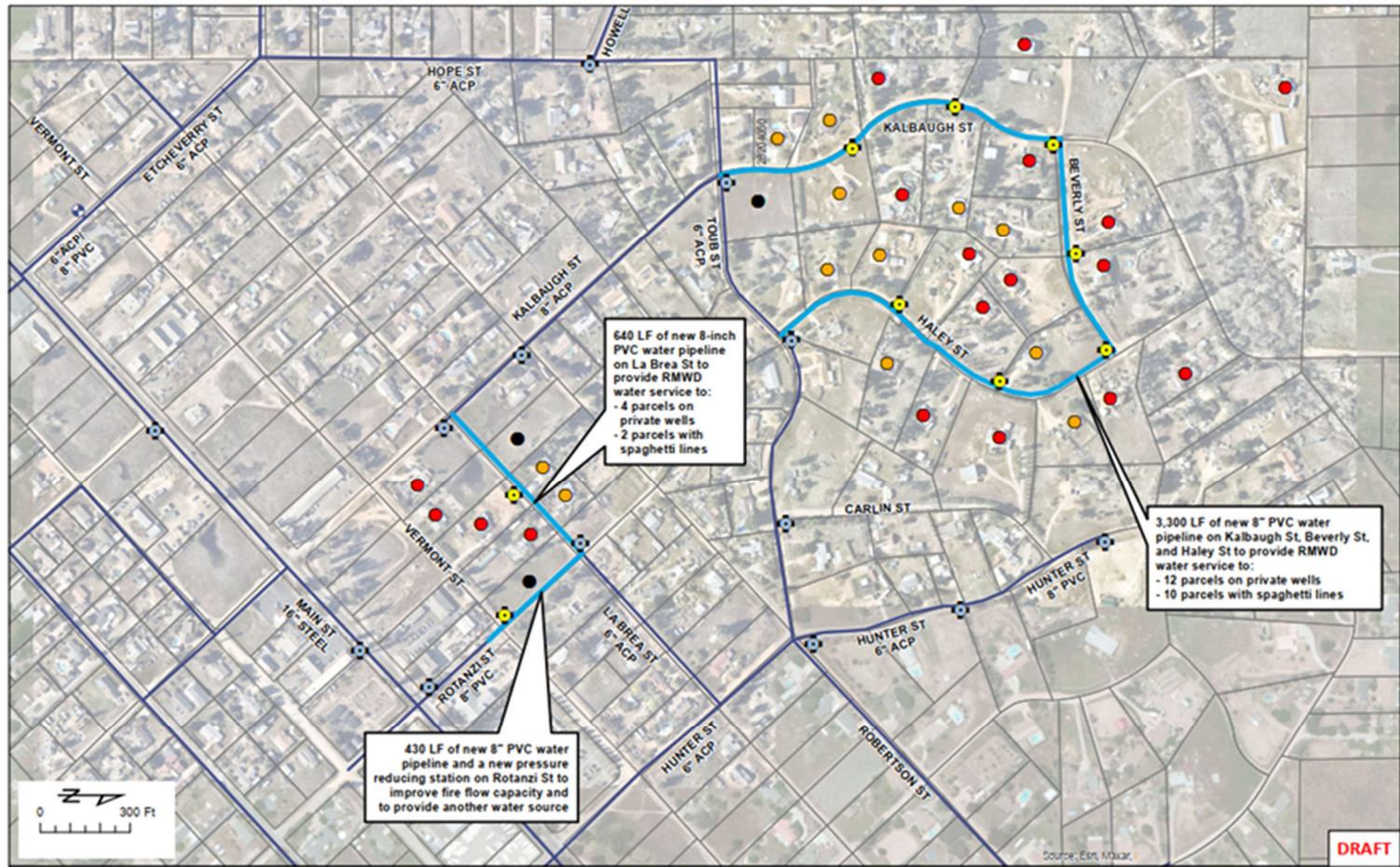
Stakeholder Group Partners: Partners/Stakeholders currently working on this project have included residents from the Acres Community, the District, State Water Board, and RCAC.

Next Steps: The construction phase of the project will have an impact on the community and close coordination with the residents is required for implementation of the construction. Once the District receives bids for the project and selects a contractor, we will reach out to you again. In the meantime, the District is reaching out to coordinate with you to ensure a smooth transition. Please be aware:

1. The construction will take several months as the pipeline is installed in the streets of the Acres Community.
2. Residents receiving water through on spaghetti lines will have the water meter relocated to the front or as close as possible to the front of the property obtaining service where the new water lines are being installed. This will require shutdowns as this transition occurs and will require coordination with property owners as the connection is moved from the old meter to the new meter. The District will notify each homeowner affected by the shutdown of water service in advance of the shutdown.
3. Residents on well water who would like service from the District will need to apply for new service. We suggest that you apply for service under this project as soon as possible. Further details on how this is done is included in the attached Q & A document. The District will work with residents who apply for service to determine the best location for that service.

For more information, please contact:

Toby Roy from RCAC at (760) 585-8754 or Toby.Roy@RCAC.org



430 LF of new 8" PVC water pipeline and a new pressure reducing station on Rotanzi St to improve fire flow capacity and to provide another water source

640 LF of new 8-inch PVC water pipeline on La Brea St to provide RMWD water service to:
 - 4 parcels on private wells
 - 2 parcels with spaghetti lines

3,300 LF of new 8" PVC water pipeline on Kalbaugh St, Beverly St, and Haley St to provide RMWD water service to:
 - 12 parcels on private wells
 - 10 parcels with spaghetti lines

Legend

	Proposed Water Line		Proposed Hydrant		No Water Service		Empty Lot
	RMWD Water Line		Existing Hydrant		Spaghetti Line		



**RAMONA ACRES CONSOLIDATION - PHASE 1 FEASIBILITY STUDY
 RECOMMENDED PROJECT**

DATE SUBMITTED: JULY 2024

DRAFT

EXHIBIT
1

SCALE
 1" = 300'

AN NUMBER
 22702-0091354.01

Frequently Asked Questions (FAQ)

Water Quality Concerns for Customers on Well Water are the Primary Reason for this Project

- **Is the water from my well safe to drink?** Water that meets all primary drinking water standards is considered safe to drink for the majority of the population. Private well water in the project area may contain nitrate and uranium in concentrations exceeding their respective drinking water standards, and so may be unhealthy for consumption for some populations.
- **What are the concerns about drinking water containing nitrates over the drinking water standard?** Nitrate in drinking water at levels above 10 mg/L (milligrams per liter or parts per million (ppm)) is a health risk for infants of less than six months of age. Such nitrate levels in drinking water can interfere with the capacity of the infant's blood to carry oxygen, resulting in serious illness; symptoms include shortness of breath and blueness of the skin. Nitrate levels above 10 mg/L may also affect the ability of the blood to carry oxygen in other individuals, such as pregnant women and those with specific enzyme deficiencies.

If your well water contains nitrates above 10 mg/L, **you should not:** (1) Give the water to infants under six months of age, (2) Use the water to prepare juice and formula for infants under six months of age (3) Drink the water if you are pregnant, (4) Boil the water since boiling will only increase the concentration. If you have other concerns, you should contact your health care provider.

- **What are nitrates and nitrites and how do nitrates get into the water?** Nitrates and nitrites are **natural compounds made up of nitrogen and oxygen**. Nitrates in groundwater in rural settings may be associated with septic systems, wastewater, confined animal feeding operations or fertilizer use.
- **What are the concerns about drinking water containing uranium over the drinking water standard?** Drinking water containing uranium above the drinking water standard does not pose an immediate health risk. However, some people who drink the water over many years may have kidney problems, or an increased risk of getting cancer. Bathing and showering with water that contains uranium is not a health concern.

- **What is uranium and how does it get into the water?** Uranium is a naturally occurring radioactive element found in rocks, soil and water and is commonly found in part of rural San Diego County. Uranium enters the water by leaching from soil and rocks. The presence of bicarbonates in irrigation water can contribute to the mobilization of the uranium.

Connecting to Ramona Municipal Water District Potable Water System

- **What are the homeowner responsibilities for the connection to the District's water system under the consolidation project?**

Property owners currently on well water, that would like to connect to the District's water system, will need to run a lateral from their house to the new meter. The District will place the meter in front or as close as possible to the front of the property near the edge of the road right-of-way. Homeowners may coordinate directly with the District on the meter location upon applying for water service.

Property owners with existing extended service line connection will get the meter relocated to the front or as close as possible to the front of the property and will be required to reconnect the water lateral on their property to the new meter location near the edge of the road right-of-way. The District and contractor will notify the homeowners with lines of any planned shutdowns as required to complete the water meter relocation.

The District's contractor will install any required backflow preventers at each meter. The installation and testing of the new or relocated backflow devices is eligible for grant funding; however, covering these costs will be subject to grant funding availability. If a homeowner with a current extended service line connection would like to keep their existing backflow preventer, they may remove it, or relocate it at the time of the switch over. For all contractor installed backflow devices, the contractor will test the device after installation. Property owners will own the backflow at the end of the project and will be responsible for annual testing of the backflow preventer.

- **How much will it cost property owners to connect to the District's water system?**

Proposed water system infrastructure is funded through grant funding. Property owners will not have to pay for new pipeline infrastructure up to the meter. All property owners are responsible for the costs for any work done on their own property. For new connections (not relocated connections), capacity fees are required to be paid to the District and the San Diego County Water Authority (SDCWA), the District's wholesaler. Additional information on these fees is discussed below

- New residential services for existing homes on private wells: Subject to availability of grant funding, the capacity fees for a connection to the District and SDCWA may be funded from the available grant money. This will be on a first come first serve basis.

- Relocated spaghetti line connections: No capacity fees are required for a connection to the District's water system.
- New water services for undeveloped land: The property owner must pay the full capacity and connection fees in order to obtain service from the District's water system: Currently \$12,635, plus meter and service lateral installation fees, which average approximately \$3,900. New water services for undeveloped land will also be required to purchase, install and test a backflow device if one is required.
- **How can I request to be connected to the District?**
Please contact the District's engineering department at 760.788.1330 or via e-mail at pcruz@rmwd.org and request a new connection as part of **The Acres Water Pipelines Project**. Only the owner of the property can request application for water service and will be required to provide the property address or Assessor Parcel Number (APN) for the property where water service is being requested to, description of the use of the water including minimum flow requirements and will be required to sign a preliminary application for water service. Typical water meter size for single family residences is ¾-inch which can provide up to 25 gallons per minute of flow.
- **What would a typical monthly water bill be for residential customers in the District's service area?** Water use and associated water bills for customers in the District's service area varies significantly depending on size of parcels and the specific uses of water on those parcels. Any owner connecting to the District for water supply would be subject to the current District rate structure. Customers with a ¾-inch meter will pay a base rate of \$46.54 per month and a water consumption rate and pumping of \$8.74 per unit of water (1 unit=100 cubic feet). This would result in an average monthly cost of about \$107.72¹ per household based on current average water use in Ramona for indoor water use.
- **Will I be able to keep my well?** Well owners who connect to the District's water system may keep or abandon their well. Well owners who keep their wells will be required to have a backflow preventer installed at their meter, in accordance with the requirements of the District. Annual testing of the backflow preventer will also be required. The cost of the annual backflow device testing is typically less than \$100. The list of approved backflow testers is updated annually and is available at <https://www.rmwd.org/customer-service/backflow-testing> Properties with abandoned wells will still require a backflow device unless the well is properly destroyed in accordance with the California Water Well Standards and county permitting requirements.
- **Will my well water be metered?** Well owners will not be required to meter their wells.

Public Outreach Information for Ramona, The Acres Phase I project

¹ Assumes 74.2 gallons per person per day and 3.07 people per household according to the District's 2022 Water Master Plan Update. This is equivalent to 7 units (hundred cubic feet, HCF) of water.