



Board of Directors Meeting

November 05, 2020 at 6:00pm

TO PARTICIPATE: On your computer
via Microphone or type your public comment into the
Q & A Tab.

On your phone
call (929) 205-6099 or (301) 715-8592
Meeting ID: 874-7009-3895 and
Press *9 to raise your hand via phone.

Please note if you are on your computer but do not have a microphone, you will have to call in to speak, or write your public comment in the Q&A Tab.

Agenda Item 1:

A. Call To Order

B. Roll Call



Agenda Item 2A:

General Action Item:

Program C Well Site Selection



Program C Well Site Selection - Background

Section 10.4 of the Basin Plan describes Infrastructure Program C as follows:

Program C includes a set of infrastructure improvements that would allow the Purveyors to shift some groundwater production within the Lower Aquifer from the Western Area to the Central Area. Since groundwater production from the Central Area induces less seawater intrusion than the same amount of production from the Western Area, this landward shift increases the Sustainable Yield of the Basin.



Program C Well Site Selection - Background

Recent Project Timeline:

January 2020 – Site A test well results

February 2020 – CHG Technical Memo adding Sites E and F to site list

May 2020 – Contract with SWCA to perform Environmental Constraints Analysis

September 2020 – Environmental Constraints Analysis completed



Site Locations:

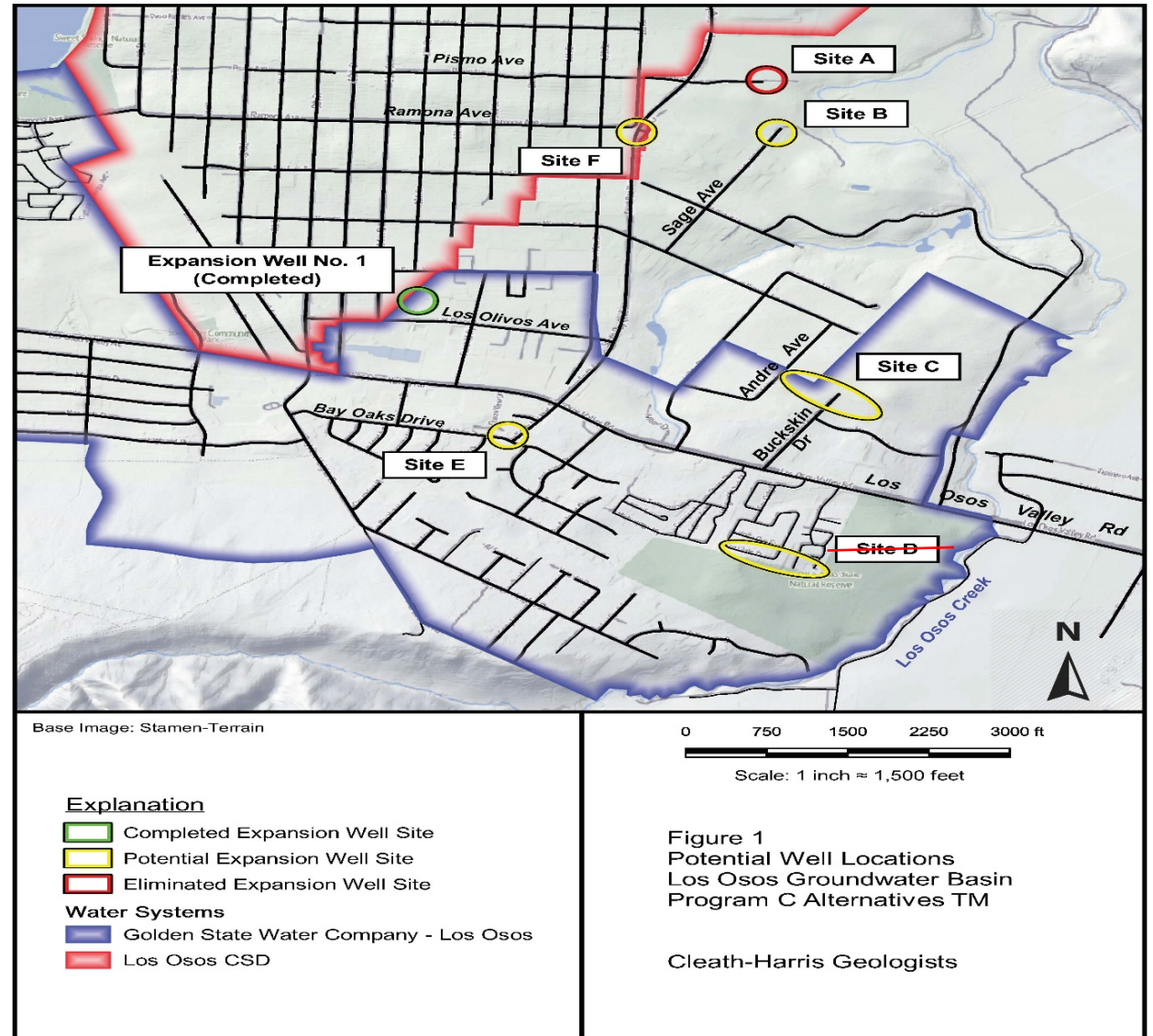
Site B – Sage Avenue

Site C – Andre Avenue

~~Site D – Sunny Oaks Mobile Home Park~~

Site E – Bay Oaks Drive

Site F – Ramona Avenue



Program C Well Site Selection – Environmental Constraints Analysis

Purpose:

The Environmental Constraints Analysis provides a preliminary-level, pre- California Environmental Quality Act (CEQA) document, summary of the potential critical impacts that may warrant a greater level of analysis under the subsequent CEQA determination.



Program C Well Site Selection – Environmental Constraints Analysis

Environmental Resources

Aesthetics	Hazardous Materials
Air Quality	Hydrology & Water Quality
Biological	Land Use & Planning
Cultural & Tribal	Minerals
Geology & Soil	Population & Housing*
Noise	Public Services & Recreation
Ag & Forestry	Transportation & Circulation
Green House Gas	Utilities & Service Systems

*If Site C is selected, further analysis on the potential for growth inducement based on the requested water reservation for future development would need to be evaluated.



Program C Well Site Selection – Environmental Constraints Analysis

Environmental Constraints Analysis Rankings

Ranking

Site

1

E

2

C

3

F

4

B

Site E has been determined to be the least constrained and the preferred alternative from a resource perspective based largely on it has the lowest potential to support Morro Shoulderband Snail and Northern California Legless Lizard.



Program C Well Site Selection – Well Site Comparisons

Sustainable Yield Estimates

Table 1 – Basin Sustainable Yield Estimates with Minimum Production Objective (100 AFY) for Expansion Well No. 2

Expansion Well No. 2 Site	Production at Expansion Well No. 2	Estimated Sustainable Yield	Increase over Baseline
		Acre-Feet per Year	
Baseline (no Well No. 2)	--	2,760	0
Site B – Sage	100	2,840	80
Site C – Andre	100	2,850	90*
Site D – Mobile Home Parks	100	2,860	100
Site E – Bay Oaks	100	2,830	70
Site F – Ramona	100	2,830	70

*The property owner is requesting a reservation of approximately 20 AFY for future development



Program C Well Site Selection – Well Site Comparisons

Sustainable Yield Estimates

Table 2 – Basin Sustainable Yield Estimates with Anticipated Production for Expansion Well No. 2			
Expansion Well No. 2 Site	Production at Expansion Well No. 2	Estimated Sustainable Yield	Increase over Baseline
		Acre-Feet per Year	
Baseline (none)	--	2,760	0
Site B	100	2,840	80
Site C	200	2,900	140*
Site D*	150	2,890	130
Site E	200	2,840	80
Site F	100	2,830	70

*The property owner is requesting a reservation of approximately 20 AFY for future development



Program C Well Site Selection – Site Selection Criteria

Factor	Site B	Site C	Site E	Site F
Proximity to infrastructure	3	3	3	4
Community acceptance	2	2	3	3
Property owner status/land cost	3	5	5	4
Environmental Constraints	2	4	5	3
Site layout/access	3	3	4	4
Permitting	3	3	4	3
Production	3	5	5	3
Yield	4	5	4	3
Total (equal weight)	23	30	33	27
Total 2x prod/yield	31	40	42	33



Selection of Site E – Summary of the Recommendation

- The site is District owned which means no outside agreements are necessary and no easement conditions such as the water reservation requested by the owner of Site C will be applicable.
- The property is zoned Public Facilities which means the project is considered compatible with existing on-site land uses and is generally compatible with surrounding uses. The site is not be subject to the approval of a Development Plan from the County which means the project can proceed more quickly.
- Access to the site for ongoing repairs and maintenance is superior to the other sites.



Selection of Site E – Summary of the Recommendation

- In terms of constructability of the well, during the decommissioning of the septic tanks, a large area was leveled which would provide room for well drilling activities. Additionally, adjacent to the level pad there is a detention basin that could be used for the well discharge water during pump testing and construction.
- Per the Environmental Constraints Analysis, the site is the least constrained and, environmentally, is the preferred alternative.
- Though not part of this project, future Upper Aquifer development at Site E (either through a combined aquifer (Zone C/D/E) well or a separate well) could reduce the difference in yield between Site C and Site E, and would also provide increased production capacity at Site E, compared to Site C.
- Limited to no potential impacts to private wells; Site C is estimated to have the greatest potential for water level impacts that could result in additional costs for the recommended study and mitigation measures (CHG 2018) .



Program C Well Site Selection – Next Steps

- Complete the remaining environmental work including the Initial Study/Mitigated Negative Declaration
- Board approval of the required final environmental document
- Development of a professional services contract for the drilling phase of the project
- Prepare and award drilling contract and complete Program C well construction and testing
- Development of the engineering documents for equipping and connecting the well for service
- Evaluate the water transmission options to move the water to the District's system



Program C Well Site Selection – Financial Impact

- The agreement with SWCA to complete remaining environmental work is in place.
- The cost to develop the agreement for the drilling phase of the project estimated at \$10,000.
- All cost for the development of the Program C well are part of the FY 2020-21 Capital Outlay budget.



Program C Well Site Selection - Recommendation

Motion: I move that the Board:


- 1. Approve the selection of Site E as the preferred location of the Program C well; and***
- 2. Approve moving forward with Phase 2 of the California Environmental Quality Act (CEQA) analysis.***



Agenda Item 3:

Public Comment For Items Not On The Agenda

To Speak:

Raise your Hand by clicking  on your computer
Or Press *9 to raise your hand via phone.



Agenda Item 4:

Administrative and Committee Reports



Agenda Item 5:

Public Comment for Items on
the Administrative and
Committee Reports and the
Consent Agenda



Agenda Item 6:

Consent Agenda



Agenda Item 7:

Discussion of Pulled Consent Agenda Items



Agenda Item 8:

Future Agenda Items



Agenda Item 9:

Closing Board Comments



Agenda Item 10:

Adjournment

