



## AGENDA

### WATER RESOURCES COMMITTEE Santa Fe Irrigation District

Thursday, June 3, 2021  
9:00 a.m.

Held at the Santa Fe Irrigation District  
5920 Linea de Cielo, Rancho Santa Fe, CA 92067

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**Due to the COVID-19 State of Emergency and pursuant waivers to certain Brown Act provisions under the Governor's Executive Orders, meetings of the Board and Board Committees will be conducted via Zoom Meeting (webinar/teleconference) and there will be no physical location from which members of the public may participate. Instead, the public may listen to the meeting proceedings and provide public comment and comments on specific agenda items by following these instructions:**

Please click the link below to join the webinar:

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Or One tap mobile :

US: +16699009128,,86120566206#,,,,\*361551# or  
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**Instructions for Making Public Comment:** Members of the public who wish to address the Board of Directors under public comment or on specific agenda items may do so in one of the following ways:

- You can send written comments to the Board Secretary for receipt ***no later than 7:30 am on June 3, 2021*** to be read during the appropriate portion of the meeting. Written comments must be limited to 300 words/ have a reading limit of 3 minutes for each comment and emailed to [kjohnson@sfdwater.org](mailto:kjohnson@sfdwater.org), mailed to the attention of Kim Johnson, Board Secretary, SFID, P. O. Box 409, Rancho Santa Fe, CA 92067, or physically deposited in the District’s payment drop box located in the public parking lot at the District’s Administrative Office at or mail to 5920 Linea del Cielo, Rancho Santa Fe, California 92067.
- On Zoom via phone, you can also raise your hand by pressing \*9 when to notify the moderator that you wish to speak during the current item.

These public comment procedures supersede the District’s standard public comment policies and procedures to the contrary.

## **CALL MEETING TO ORDER**

### **ORAL COMMUNICATIONS**

*Opportunity for members of the public to address the Committee (Government Code Section 54954.3) Individuals may address the Committee regarding items not appearing on the posted agenda, which are within the subject matter jurisdiction of the Board, at any time. Comments and inquiries pertaining to items listed on the agenda will be received during the deliberation of the agenda item. Speakers are asked to state their name, address, and topic, and to observe a time limit of three (3) minutes each. Members of the public desiring to address the Committee are asked to complete a speaker’s card, available at the table near the entrance and present it to the Board Secretary prior to the start of the meeting.*

### **ACTION AND DISCUSSION ITEMS**

1. Approval of April 1, 2021 Meeting Minutes (pages 4-7)
2. Consider a Resolution Amending Article 11 of the District’s Administrative Code to add Procedures for Priority of Affordable Housing Developments in Compliance with SB 1087 (pages 8-13)
3. Review and Discuss USEPA Lead and Copper Rule Revisions (pages 14-15)
4. Review and Discuss Future Agenda Items (pages 16-19)

### **REPORTS**

5. FY21 Capital Improvement Projects Status Report (verbal)
6. Engineering Services Manager’s Report (verbal)
7. Distribution System Manager’s Report (verbal)
8. Water Treatment Plant Manager’s Report (verbal)
9. General Manager’s Report (verbal)
10. Committee Members’ Comments (verbal)

**INFORMATION ITEMS – None**

**ADJOURN**

Next Scheduled Water Resources Committee meeting: *Thursday, July 1, 2021 at 9:00 a.m.*

**MINUTES  
SANTA FE IRRIGATION DISTRICT  
WATER RESOURCES COMMITTEE**

April 1, 2021  
Santa Fe Irrigation District  
5920 Linea del Cielo, Rancho Santa Fe, CA 92067

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Due to the COVID-19 State of Emergency and pursuant waivers to certain Brown Act provisions under the Governor’s Executive Orders, meetings of the Board and Board Committees will be conducted via Zoom Meeting (webinar/teleconference) and there will be no physical location from which members of the public may participate. Instead, the public may listen and/or view the meeting proceedings and provide public comment and comments on specific agenda items by following the posted instructions, including how to submit written comments for inclusion, instructions for viewing or listening to the meeting, and how to participate via Zoom. Additionally, these public comment procedures supersede the District’s standard public comment policies and procedures to the contrary.

**PRESENT:** Director Andy Menshek, Director Dana Frieauf, General Manager Albert Lau, Executive Assistant Kim Johnson, Administrative Services Manager Seth Gates, Engineering Services Manager Rania Amen, Distribution Operations Manager Chris Bozir, Associate Civil Engineer Marissa Potter, Public Communications Officer Teresa Penunuri, and members of the public were present. Also present was Sally Johnson, Woodard & Curran.

Chairman Menshek called the meeting to order at 9:00 a.m.

**ORAL COMMUNICATIONS - None**

**ACTION AND DISCUSSION ITEMS**

1. APPROVAL OF MARCH 4, 2021 MEETING MINUTES

The Committee approved the minutes as presented.

**3. REVIEW DRAFT FISCAL YEAR 2022 CAPITAL ACQUISITION BUDGET**

ASM Gates utilized a PowerPoint presentation to report the proposed CAP budget and responded to questions from the Committee.

After discussion, the Committee agreed with staff’s recommended budget and directed staff to move the item forward for full Board consideration.

2. REVIEW DRAFT FISCAL YEAR 2022 CAPITAL IMPROVEMENT BUDGET

*Due to technical difficulties, this item was taken out of order, following Item 3.*

ESM Amen utilized a PowerPoint presentation to share the proposed CIP budget. She and GM Lau responded to questions from the Committee.

The Committee discussed the recent proposed Federal stimulus plan and asked if the District had any information on local government allocations. GM Lau responded that while it was promising to see a local government component to the Bill, the Federal process can be quite lengthy, so any District impacts would be unknown for quite some time.

ESM Amen also reported that San Dieguito Water District is supportive of the proposed joint capital projects.

After discussion, the Committee agreed with staff's recommended budget and directed staff to move the item forward for full Board consideration.

3. REVIEW DRAFT FISCAL YEAR 2022 CAPITAL ACQUISITION BUDGET

*Item taken out of order. Please see minutes on Page 1.*

4. REVIEW AND DISCUSS THE ADMINISTRATIVE DRAFT 2020 URBAN WATER MANAGEMENT PLAN

ESM Amen introduced Ms. Johnson who utilized a PowerPoint presentation to provide a summary of each of the nine chapters in the UWMP. She and ESM Amen responded to questions from the Committee.

In her comments, Director Friehauf suggested clarification to chapter 2 related to sources for information.

After discussion, the Committee agreed with staff's recommendations and directed staff to move the draft Plan forward for full Board consideration.

5. CONSIDER AUTHORIZING THE GENERAL MANAGER TO EXECUTE PURCHASE AGREEMENT FOR ALUMINUM CHLOROHYDRATE (ACH)

WTPM Bailey presented the item and responded to questions from the Committee. After discussion, the Committee concurred with staff's recommendation for Board approval and directed staff to move the item forward for full Board action at their regular April meeting as a Consent item.

6. CONSIDER CANCELING THE MAY 6, 2021 WATER RESOURCES COMMITTEE MEETING

Chair Menshek reported he would not be available for the May 6, 2021 WRC meeting; therefore, requested the Committee cancel the meeting.

The Committee agreed to cancel the meeting.

## REPORTS

### 7. FY21 CAPITAL IMPROVEMENT PROJECTS STATUS REPORT

ESM Amen reported the construction projects are moving along well, remaining on schedule.

### 8. ENGINEERING SERVICES MANAGER'S REPORT

ESM Amen reported that the Master and Energy plans are taking quite a bit of staff time, in addition to managing capital development projects.

### 9. DISTRIBUTION SYSTEM MANAGER'S REPORT

DSM Bozir reported system demands are increasing with the warmer weather. He also shared photos of several recent maintenance system jobs, including replacement of aging drain lines in Larrick Reservoir in Solana Beach. This required coordination with the City of Solana Beach to drain the reservoir in their sewer system.

### 10. WATER TREATMENT PLANT MANAGER'S REPORT

WTPM Bailey reported that the Plant continues to run well, noting flows have jumped in the last two weeks, from 16 mgd to 23 mgd, which is expected with the warmer weather. He added that the San Diego County Water Authority is changing their source water which causes fluctuations in the Plant treatment formula. He also thanked Engineering staff for their great work overseeing the construction projects at the Plant.

### 11. GENERAL MANAGER'S REPORT

GM Lau gave kudos to the Managers and their staff as they all "have a lot on their plates" and they coordinate well together. He also reported that the District Landscape Area Measurement has been received from the Department of Water Resources and will be reviewed by staff. He added that the data will be shared with the Water Resources Committee at an upcoming meeting.

### 12. COMMITTEE MEMBERS' COMMENTS

Chairman Menshek asked if the District employees were eligible for the COVID-19 vaccine, and if so, was the percentage of vaccinated employees known. GM Lau referred to HIPAA compliance concerns preventing the employer from inquiring, but anticipated two thirds of the employees vaccinated by the end of May.

## INFORMATION ITEMS – None

**ADJOURN**

Chairman Menshek adjourned the meeting at 11:36 a.m.

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Andy Menshek, Chairman

DATE: June 3, 2021

TO: Water Resources Committee

FROM: General Manager

**SUBJECT: Consider a Resolution Amending Article 11 of the District's Administrative Code to add Procedures for Priority of Affordable Housing Developments in Compliance with SB 1087**

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**RECOMMENDATION:**

It is the Staff recommendation that the Water Resources Committee:

1. Recommend the Board of Directors adopt a Resolution Amending the District's Administrative Code to add Procedures for Priority of Affordable Housing Developments in Compliance with SB 1087, as presented; and
2. Discuss and take other action as appropriate.

**DISCUSSION:**

SB 1087, which was effective January 1, 2006, requires cities and counties to provide adopted housing elements and any amendments to all public agencies or to private entities that provide water or sewer services.

In addition, SB 1087 was intended to eliminate significant roadblocks experienced by affordable housing developers in their efforts to build throughout the state. SB 1087 imposes a number of requirements on providers of water and sewer services. It requires each public agency or private entity providing water or sewer services to grant priority for these services to proposed developments that include housing units affordable to lower income households. As defined by SB 1087, these developments include dwelling units to be sold or rented to lower income households at an affordable housing cost.

The District adopted Resolution 06-08 at its June 15, 2006 meeting and Resolution 11-07 at the May 19, 2011 meeting which set forth the District's implementation policy and procedures in conformance with SB 1087. In addition to the priority requirement, providers of water and sewer service must adopt written policies and procedures at least once every five (5) years with specific objective standards for meeting the priority requirement for low-income developments.

However, staff found no record for any additional adopted resolutions since 2011. For that reason, staff and legal counsel recommend adoption of the attached Resolution, which will add the written policies and procedures required under Government Code section 65589.7 to the

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Administrative Code. Specifically, the attached Resolution would add policies and procedures to ensure the District's compliance with SB 1078 by granting priority in reviewing applications for proposed low income developments, giving priority in the requirement for providing a "water demands offset" during water shortage conditions and including projected water use for housing units affordable to lower income households in the District's urban water management plan. The proposed Article 11 addition is included for your review as Attachment A.

Attached for your review and consideration is a draft Resolution (Attachment B); with its adoption, the District will be fully compliant with SB 1087.

Due to the nature of the District's service area, the provision of service to additional housing units of any type occurs at a low rate. District staff works closely with the planning departments of the City of Solana Beach and the County of San Diego to identify new projects requiring water service. It is anticipated that this policy will continue to be implemented without difficulty.

**FISCAL IMPACT:**

There is no direct fiscal impact associated with the adoption of this resolution as presented.

Attachment A: Proposed Article 11.11 Language  
Attachment B: Draft Resolution

Prepared by: Rania Amen, Engineering Services Manager  
Approved by: Albert C. Lau, P. E., General Manager

## **SEC. 11.11 PRIORITY FOR DEVELOPMENTS INCLUDING UNITS FOR LOWER INCOME HOUSEHOLDS**

### **Sec. 11.11.1 Priority**

In accordance with Government Code Section 65589.7(a), the District shall grant a water service priority to any “proposed developments that include housing units affordable to lower income households.”

### **Sec. 11.11.2 Definitions**

For purposes of this policy, “proposed developments that include housing units affordable to lower income households” means developments that include dwelling units to be sold or rented to lower income households, as defined in Section 50079.5 of the Health and Safety Code, at an affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code, or an affordable rent, as defined in Section 50053 of the Health and Safety Code.

### **Sec. 11.11.3 Policies and Procedures**

In accordance with Government Code Section 65589.7(b), the District has adopted and shall comply with the following policies and procedures to grant priority to proposed developments that include housing units affordable to lower income households:

1. In reviewing applications for developments, the District shall grant water and service priority, to any "proposed developments that include housing units affordable to lower income households", specified in Government Code section 65589.7, and Water Code section 10631.1.
2. During Water Shortage Response level 2 through 6, any “proposed developments that include housing units affordable to lower income households” shall be given priority in the requirement for providing a “water demands offset” under District’s adopted Water Shortage Contingency Plan and Administration Code.
3. A “water shortage emergency” shall have the meaning of such term in Water Code section 350 and following the District’s Water Shortage Management Plan, as the same may be amended from time to time. See District’s Water Shortage Management Conditions in the District’s adopted Water Shortage Contingency Plan and Administration Code.
4. The District shall include projected water use for lower income households in its urban water management plan consistent with Section 11.11.5 of this Code and Water Code section 10631.1.
5. In the event of water shortage emergencies, the District shall take into account lower income housing service priority when connecting water services consistent with Government Code section 65589.7(b).
6. When the District makes water determinations regarding a proposed subdivision, lower income housing shall be given priority for connecting to water services consistent with Government Code section 65589.7.

### **Sec. 11.11.4 Denials and Conditional Approvals of Applications**

In accordance with Government Code Section 65589.7(c), it is further established that the District shall not deny or condition the approval of an application for water services to, or reduce the amount of such services applied for by, a proposed development that includes housing units

affordable to lower income households unless the District makes specific written findings that the denial, condition, or reduction is necessary due to the existence of one or more of the following:

1. The District does not have a “sufficient water supply” as defined in Government Code 66473.7(a)(2), or the District is operating under a water shortage emergency as defined in Section 350 of the Water Code, or the District does not have sufficient water treatment or distribution capacity to serve the needs of the proposed development, as demonstrated by a written engineering analysis and report;

2. The District is subject to a compliance order issued by the State Department of Health Service that prohibits new water connections;

3. The applicant has failed to agree to reasonable terms and conditions relating to the provision of service generally applicable to development projects seeking service from the District, including, but not limited to, the requirements of local, state, or federal laws and regulations or payment of a fee or charge imposed pursuant to Section 66013 of the Government Code.

**Sec. 11.11.5 Including Projected Water Use in Urban Water Management Plan**

In preparing its Urban Water Management Plan and any updates thereto pursuant to Part 2.6 (commencing with Section 10610) of Division 6 of the Water Code, the District’s water use projections required by Water Code section 10631 shall include projected water use for single-family and multifamily residential housing needed for lower income households, as defined in Section 50079.5 of the Health and Safety Code, as identified in the housing element of any city, county, or city and county in the service area of the District.

**Sec. 11.11.6 No Entitlement to Service Created**

As further evidenced by Water Code sections 10635(d)-(e) and 10914, and Government Code section 66473.7(m)-(n), nothing in this Section 11.11 is intended or shall be construed as creating a right or entitlement to water service or any specified level of water service, nor shall this Section 11.11 be construed to either impose, expand or limit any duty concerning the District’s obligation to provide service to its existing customers or to any future potential customers.

**RESOLUTION NO. 21-xx**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
SANTA FE IRRIGATION DISTRICT  
AMENDING THE ADMINISTRATIVE CODE TO ADD  
PROCEDURES FOR PRIORITY OF AFFORDABLE HOUSING  
DEVELOPMENTS IN COMPLIANCE WITH SB 1087**

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**WHEREAS** in 2005 the California Legislature enacted SB 1087 (amending Section 65589.7 of the Government Code and adding Section 10631.1 of the Water Code) requiring, among other things, that providers of water or sewer services grant priority for the provision of these services to “proposed developments that include housing units affordable to lower income households”; and

**WHEREAS** SB 1087 defines “proposed developments that include housing units affordable to lower income households” as developments that include dwelling units to be sold or rented to lower income households, as defined in Section 50079.5 of the Health and Safety Code, at an affordable housing cost, as defined in Section 50052.5 of the Health and Safety Code, or an affordable rent, as defined in Section 50053 of the Health and Safety Code; and

**WHEREAS** SB 1087 further requires that water or sewer providers adopt written policies and procedures, not later than July 1, 2006 and at least once every five years thereafter, with specific objective standards for meeting the priority requirement for proposed developments that include housing units affordable to lower income households; and

**WHEREAS** the Santa Fe Irrigation District (“District”) is a water service provider subject to the requirements of SB 1087, and therefore adopted Resolution 06-08 at a meeting of the Board of Directors on June 15, 2006 setting forth the District’s policy for implementing SB 1087; and

**WHEREAS** the District adopted Resolution 11-07 at a meeting of the Board of Directors on May 19, 2011, renewing the District’s policy and procedures for implementing SB 1087; and

**WHEREAS** the Board of Directors of the District desires to adopt this Resolution as a renewal of, and an addition to, its policy and procedures to ensure that proposed developments that include housing units affordable to lower income households receive a priority for service in accordance with SB 1087.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Santa Fe Irrigation District as follows:

Section 1. In order to comply with Government Code section 65589.7, Section 11.11 is hereby added to the Administrative Code of the Santa Fe Irrigation District to read as shown in Exhibit “A,” which is attached hereto and incorporated herein.

Section 2. Rescission of Conflicting Resolutions or Policies. All prior resolutions or policies inconsistent with this Resolution are hereby repealed but only to the extent that they conflict with this Resolution.

Section 3. Effective Date. This Resolution is effective upon its adoption.

**PASSED, APPROVED AND ADOPTED,** by the Board of Directors of the Santa Fe Irrigation District at a regular meeting held this 17<sup>th</sup> day of June 2021 by the following vote, to wit:

**AYES:**  
**NOES:**  
**ABSTAIN:**  
**ABSENT:**

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Michael T. Hogan, Board President

ATTEST:

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Albert C. Lau, P.E., Secretary

DRAFT

DATE: June 3, 2021  
TO: Water Resources Committee  
FROM: General Manager  
**SUBJECT: Review and Discuss USEPA Lead and Copper Rule Revisions (LCR)**

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**RECOMMENDATION:**

It is the Staff recommendation that the Water Resources Committee:

1. Review and discuss Lead and Copper Rule Revisions; and
2. Take other action as appropriate.

**DISCUSSION:**

On January 15, 2021, the U.S. Environmental Protection Agency (EPA) finalized the first major update to the Lead and Copper Rule (LCR) in nearly 30 years. The revised Lead and Copper Rule (LCR) intends to strengthen all aspects of the existing rule to better protect communities and children in elementary schools and childcare facilities from the risks of lead exposure. Over the next three years, the LCR will require community water systems throughout the United States to conduct an inventory of service lines and determine the material of those lines and fittings. Majority of the LCR requirements are currently scheduled to go into effect January 2024.

In California, **Senate Bill 1398** (2016) and subsequent additions in **Senate Bill 426** (2017) updated the California Health Code requiring community water systems to conduct an inventory of lead user services lines and submit this data to the State Water Board by July 1, 2018. The California definition of a “user service line” is the portion of service line and fittings owned by the water system, from the water main to the water meter. In most cases throughout the region and as outlined in the District’s Administrative Code, the homeowner owns and is reasonable for the portion of service that extends from the water meter to the building.

In contrast to the California definition, the LCR defines “service line” as a pipe, including the water meter, which connects the water main to the home. A service line may be owned by the water system, owned by the property owner, or both. The Revised Lead and Copper Rule (LCR) requires all community water systems to complete an inventory of service lines, regardless of ownership, by January 16, 2024.

Community systems in California have already submitted service line inventories that include the portion of water service from mainline to water meter. The State Water Board intends to start collecting the additional data for the remainder of the entire “service line,” as defined by the LCR, in the electronic annual report. Under the EPA’s LCR, community water systems in California must inventory the privately owned portion of the service line over the next three years. The EPA

is still currently taking public comment on its LCR; however, requirements regarding inventories will likely remain unchanged. California will update its regulations on inventories so that they are consistent with the LCR.

**FISCAL IMPACT:**

The potential fiscal impacts to comply with this rule cannot be determined at this time.

Prepared by: Chris Bozir, Distribution System Manager

Approved by: Albert C. Lau, P. E., General Manager

**Water Resources Committee Meeting**  
**Annual Agenda Items List**

**JANUARY**

Monthly Reports:

- CIP Update
- Engineering Services Manager Report
- Distribution System Operations Manager Report
- Water Treatment Plant Manager Report
- General Manager Report

**FEBRUARY**

Monthly Reports:

- CIP Update
- Engineering Services Manager Report
- Distribution System Operations Manager Report
- Water Treatment Plant Manager Report
- General Manager Report

**MARCH**

Monthly Reports:

- CIP Update
- Engineering Services Manager Report
- Distribution System Operations Manager Report
- Water Treatment Plant Manager Report
- General Manager Report

**APRIL**

Monthly Reports:

- CIP Update
- Engineering Services Manager Report
- Distribution System Operations Manager Report
- Water Treatment Plant Manager Report
- General Manager Report

Annual Items:

- Review Draft of FY 20\_\_ CIP and CAP Acquisition Budgets



## **MAY**

### Monthly Reports:

- CIP Update
- Engineering Services Manager Report
- Distribution System Operations Manager Report
- Water Treatment Plant Manager Report
- General Manager Report

### Action Items:

- Consider Sole Source Procurement of Centrifuge for Mechanical Dewatering Project

## **JUNE**

- Adopt Resolution Adopting a Services Priority Policy for Lower Income Developments in Accordance with SB 1087

### Monthly Reports:

- CIP Update
- Engineering Services Manager Report
- Distribution System Operations Manager Report
- Water Treatment Plant Manager Report
- General Manager Report

## **JULY**

- Update on the Development of the SFID Master Plan/CIP

### Monthly Reports:

- CIP Update
- Engineering Services Manager Report
- Distribution System Operations Manager Report
- Water Treatment Plant Manager Report
  - THM issue update
- General Manager Report

## **AUGUST**

- Article 17 Revisions
- Authorize the General Manager to Execute Construction Contract for the Cielo Pump Station Valves Replacement Project

### Monthly Reports:

- CIP Update
- Engineering Services Manager Report
- Distribution System Operations Manager Report
- Water Treatment Plant Manager Report
- General Manager Report

## **SEPTEMBER**

### Monthly Reports:

- CIP Update
- Engineering Services Manager Report
- Distribution System Operations Manager Report
- Water Treatment Plant Manager Report
- General Manager Report

## **OCTOBER**

### Monthly Reports:

- CIP Update
- Engineering Services Manager Report
- Distribution System Operations Manager Report
- Water Treatment Plant Manager Report
- General Manager Report

## **NOVEMBER**

### Monthly Reports:

- CIP Update
- Engineering Services Manager Report
- Distribution System Operations Manager Report
- Water Treatment Plant Manager Report
- General Manager Report

## **DECEMBER**

### Monthly Reports:

- CIP Update

- Engineering Services Manager Report
- Distribution System Operations Manager Report
- Water Treatment Plant Manager Report
- General Manager Report