

# Lake Morena Views Mutual Water Company

2<sup>nd</sup> Quarterly Administrator  
Public Meeting

**September 21, 2024**



## Agenda

1. Welcome
2. Responses to community questions and concerns
3. Background on water systems
4. Update on consolidation process
5. LMV updates and interim solutions
6. Questions, answers, discussion

# Welcome

- Stantec Administrator Team

- Ryanna Fossum
- Roxana Carrillo
- Mike Antos
- Tori Klug
- Connie Adera

- LMV Staff

- Raymond Leon, General Manager/Chief Water Operator
- Patrick Walsh, Part-Time Operator

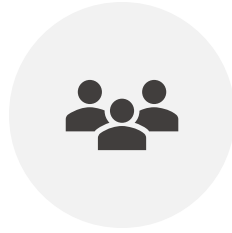
- LMV Board Members

- Harold O'Neal, Board President
- Trevor Dougherty, Board Secretary
- Rick Bradbury, Board Member

# What to expect from today's meeting



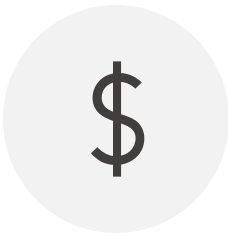
Listen, learn, ask questions,  
and make comments



Get background on the water systems  
and plans for consolidation



Learn about the Administrator role  
and opportunities to get involved



Get a financial update about LMV



Review the plans to address drinking  
water quality issues in the short-term



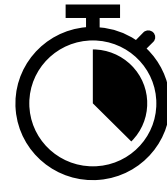
Understand what will be  
happening next

# Meeting Agreements & Guidelines

**1. Listen actively and with an open mind**



**2. Stay on point and on time**



**3. This is a public discussion, not a debate**



# Administrator Program and Getting Involved

# Refresher on the Administrator Role:



- Temporary role to support community in achieving reliable drinking water



- Role fulfilled until long-term drinking water solution is ready



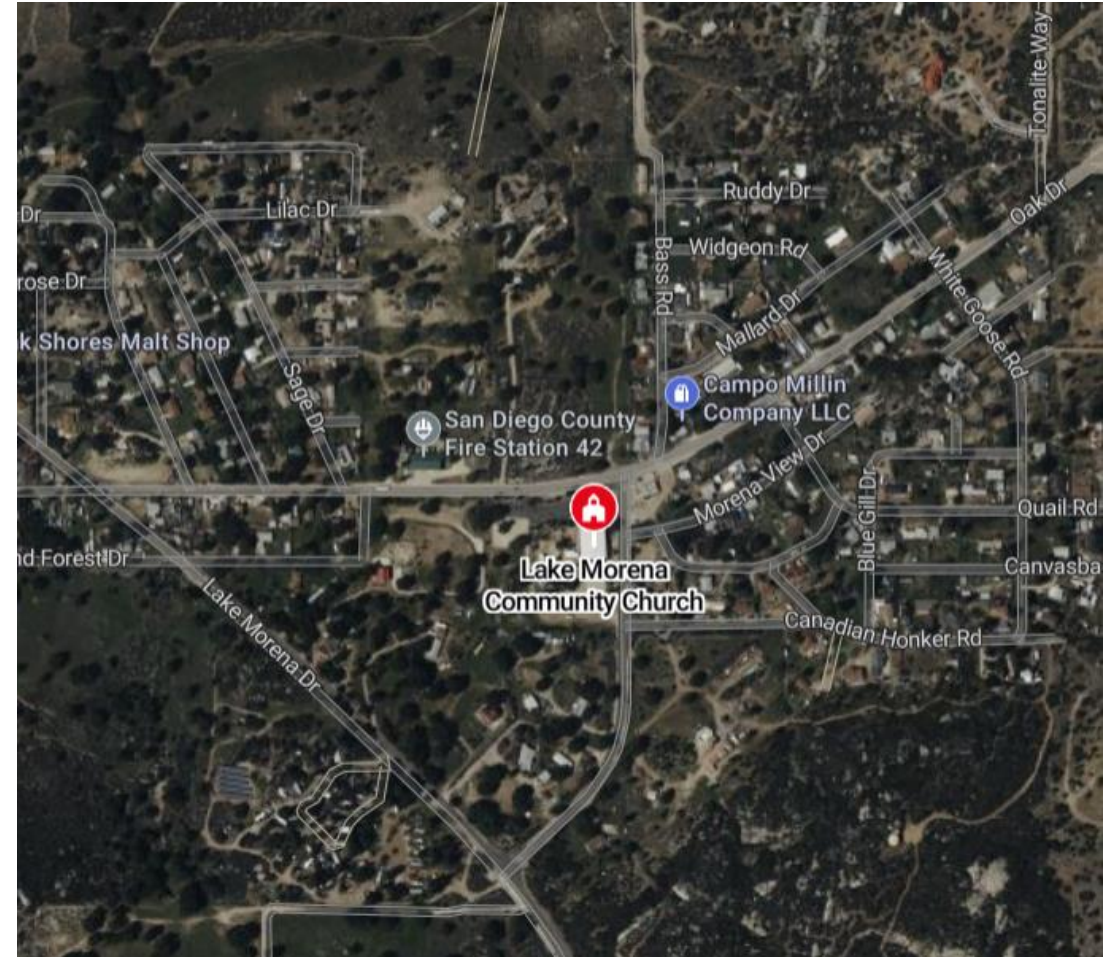
- Just the beginning, will work with you to answer your questions



- Staying in contact with you as we work, and hearing your input and feedback before major decisions are made

# How we will hold meetings:

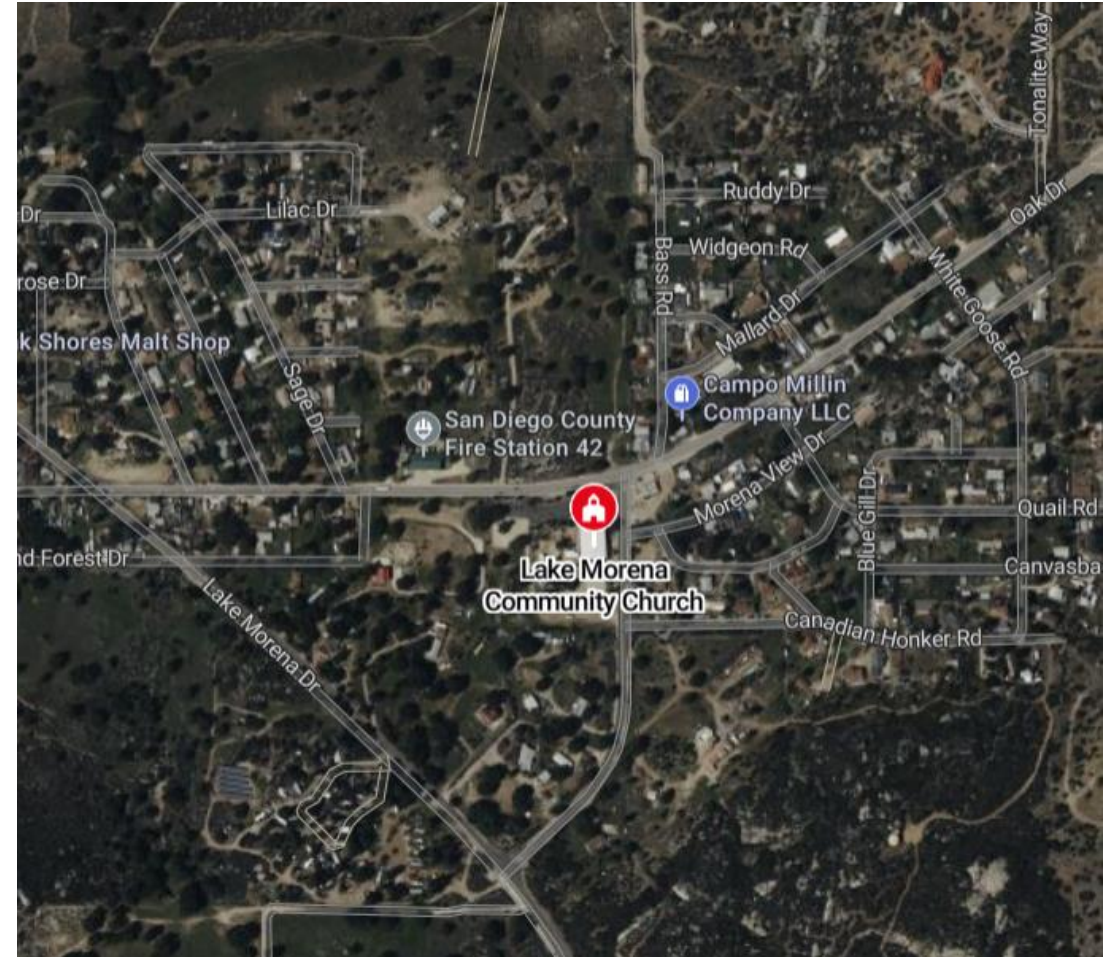
- We will have **quarterly public meetings**, just like this one
  - Each meeting will share updates about progress
  - Plan to continue to hold at the Lake Morena Community Church: 29765 Oak Dr, Campo, CA 91906
  - The Administrator Team will be available in-person at all public meetings



# How we will hold meetings:

Meetings will be **announced at least 14 days in advance** via

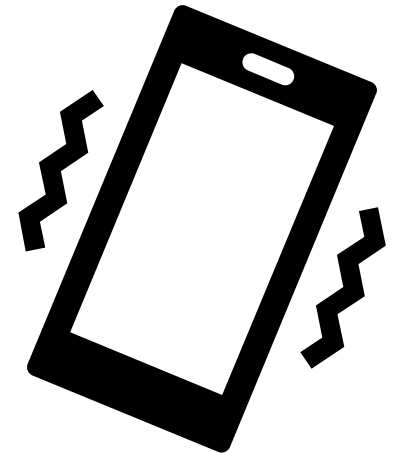
- Bilingual Spanish/English notices in the mail
- Postings at LMV office and in town
- Opt-in text notifications
- Spanish interpretation will be available **upon request** at all public meetings





# Would you like to receive updates about Lake Morena Views MWC via text?

- You can opt-in to receive texting notifications with information about emergencies and occasional updates from the LMV Administrator team
  - One-way texts, you can opt-out at any time
- How to sign up:
  - Text **JOIN** to **619-489-7407**; or
  - Add your phone number to our sign-up sheet
  - Add this number to your contacts so it doesn't show up as spam



# How you can reach the Administrator team

## Through the LMV Staff:

- **In-person communication** at regular LMV office hours
- Monday-Friday 6:30 AM – 2:30 PM



LMV Staff	
Office address	29856 Mallard Dr, Campo, CA 91906
Office phone	619-975-7323
Email	<a href="mailto:lmvwater@gmail.com">lmvwater@gmail.com</a>

## To reach us directly:

- May be reached in-person at quarterly public meetings
- And by phone or email Monday-Friday 8:00am - 4:00pm



Stantec Staff	
Contact	Ryanna Fossum
Phone	(626) 568-6107
Email	<a href="mailto:LMVAdmin@stantec.com">LMVAdmin@stantec.com</a>

# How can you access Public Records?

- Our team will make available the following documents:
  - The current **operating budget** of LMV
  - The **organization chart** of all designated water system employees and management
  - **Ownership information** for LMV
  - **Reports by auditors** or other financial professionals regarding the budget or finances
  - **Current contracts** that LMV has for professional services
  - **All complaints** about LMV regarding water system services (water delivery, billing, etc.)



All documents will be found at the LMV Office during business hours.

Monday – Friday from 6:30 – 2:30 PM  
29856 Mallard Dr, Campo, CA 91906



# Responses to Community Comments, Questions, and Concerns

What costs are associated with the consolidation project?

How will LMOS customer water rates be impacted?

Will dead ends and individual household plumbing be improved with consolidation?

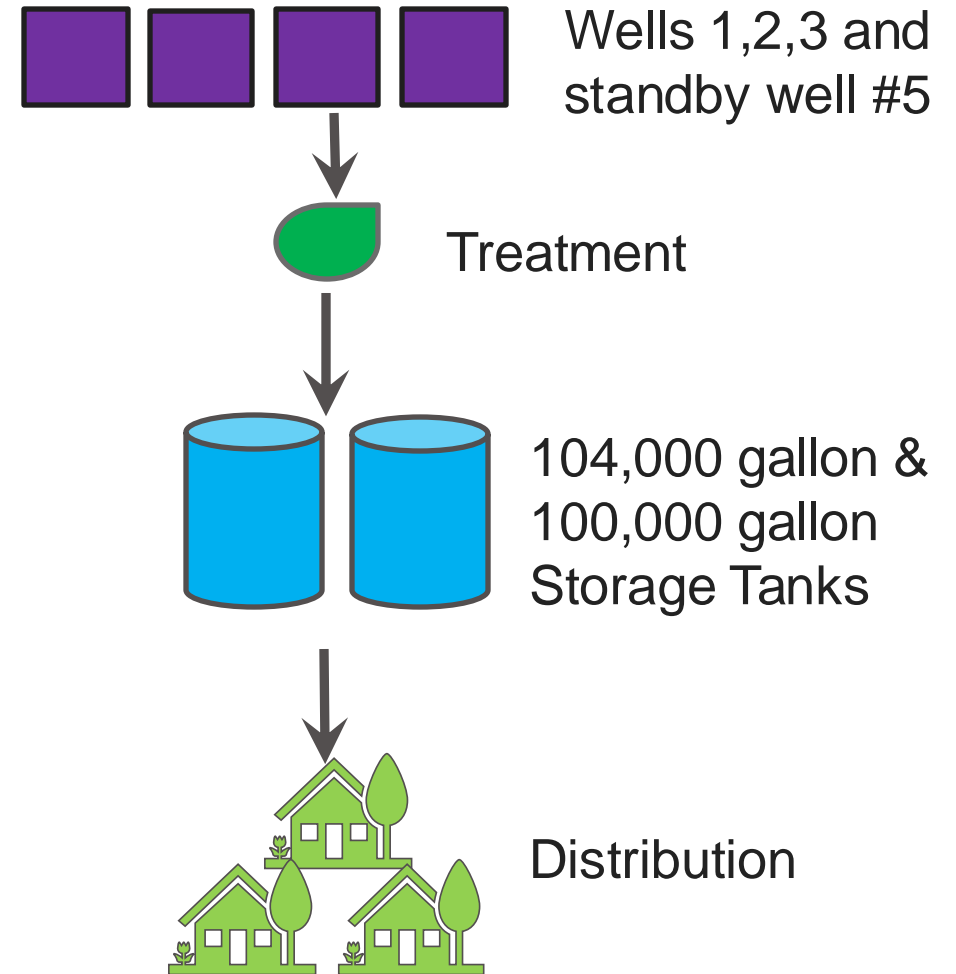
How involved is San Diego County Parks in the consolidation?

# Background on Water Systems

# Lake Morena Views Mutual Water System

## • Infrastructure

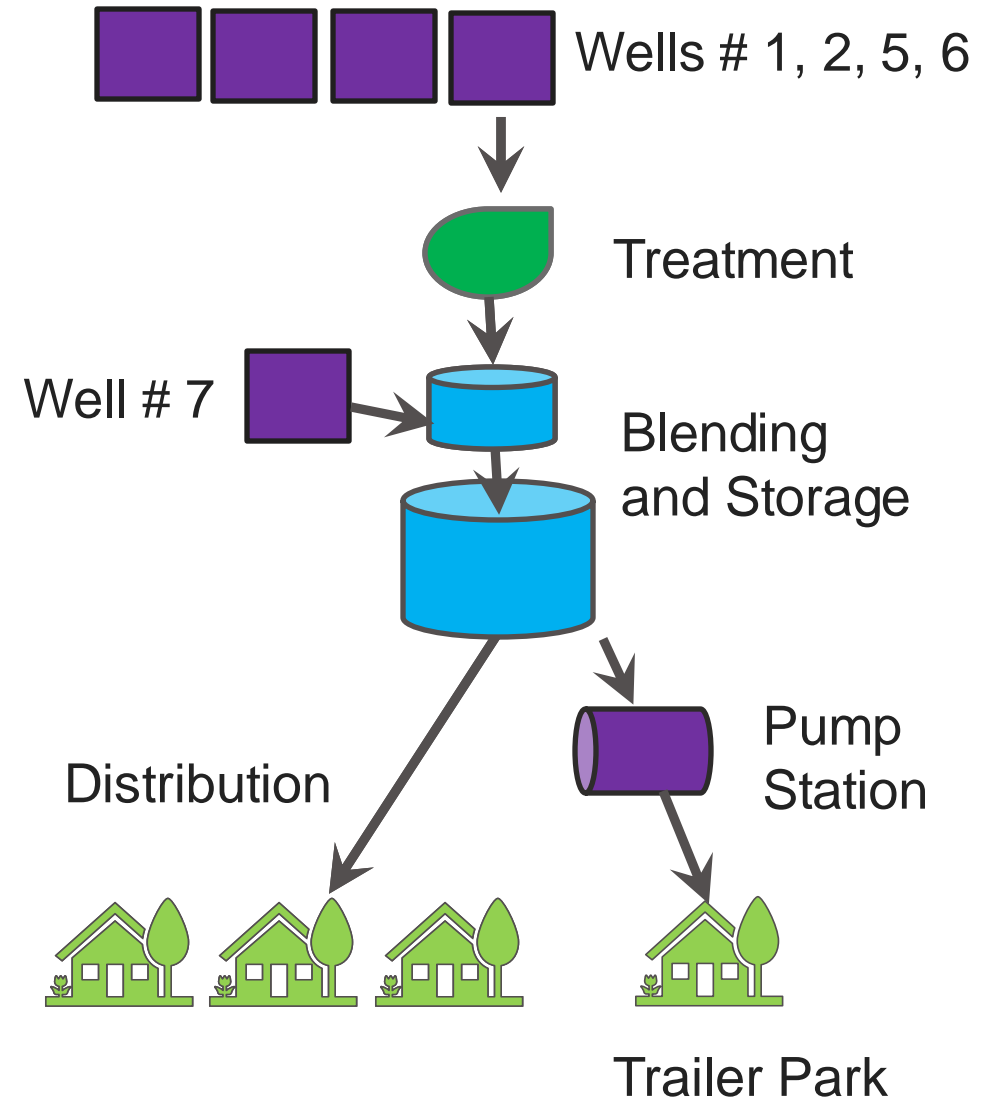
- Population: 360
- Service Connections: 125
- Source: 4 Wells (Wells# 1, 2, 3 and 5)
- Aging infrastructure
  - Pipelines with frequent leaks
  - Inoperable valves
  - Hydrants not functioning
- New infrastructure
  - 100,000-gallon storage tank to supplement existing 104,000-gallon tank
  - Interim treatment plant for nitrate
- No backup power supply



# Lake Morena's Oak Shores Mutual Water System

- **Infrastructure**

- Population: 670
- Service Connections: 196
- Source: 5 Wells (Wells# 1, 2, 5, 6 and 7)
- Nitrate System (2014)
- Two newer tanks (2009 and 1994)
  - 67,000-gallon blending tank
  - 286,000-gallon storage tank
- Meets Maximum Day Demand (MDD)



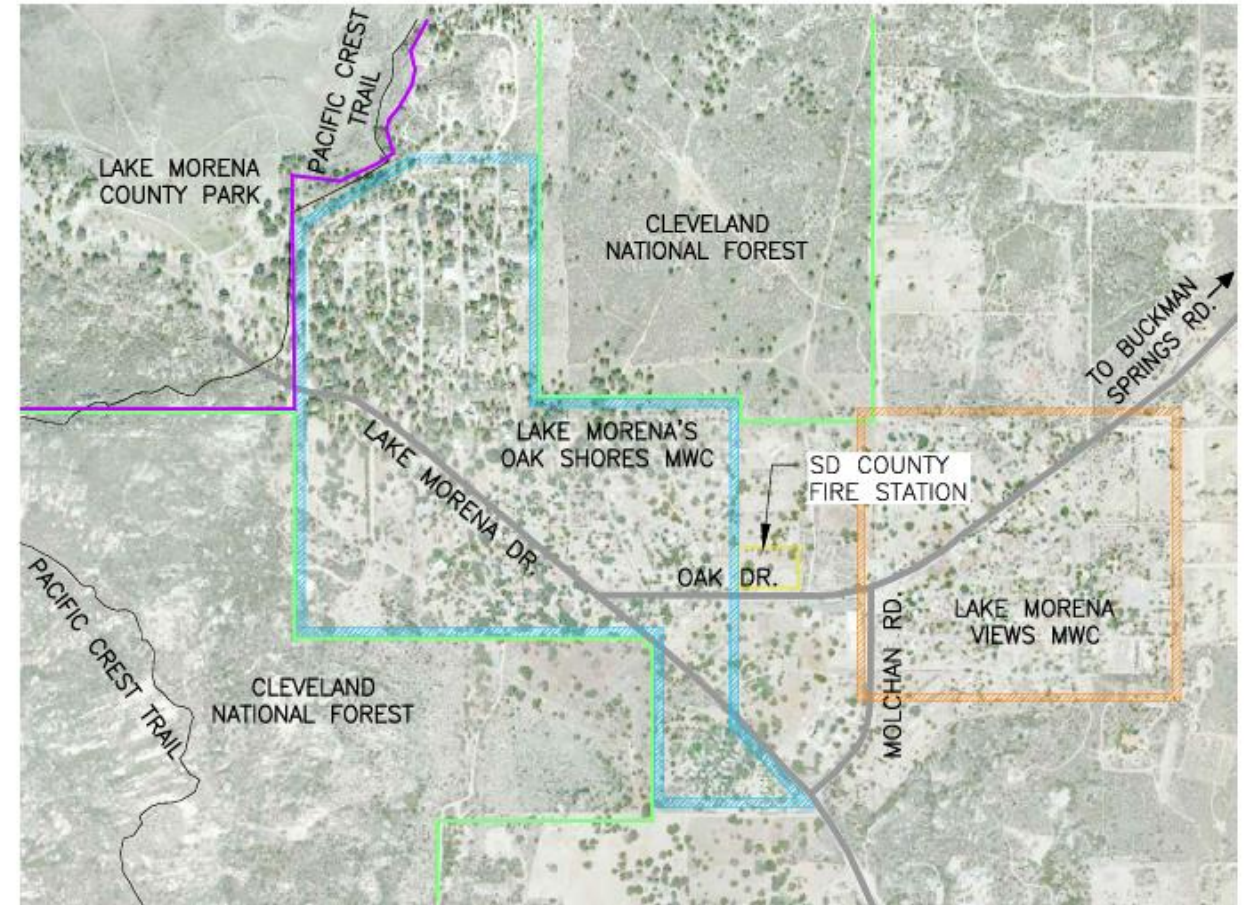
Update on consolidation process







# Water Quality and Supply – Long-Term Solutions

- **Consolidation** between Lake Morena Views, Lake Morena Oak Shores, and Lake Morena County Park
  - **Combined** service area with approx. 326 connections, serving 1,030 people
- **Upgrades** will include:
  - New and consolidated water sources:
    - County Park Well No. 2
    - ~~Ballard Well~~
    - LMOS Wells and LMV Wells
    - Expand LMOS Treatment Facility for treatment of all LMV Wells, County Park Well, and Existing LMOS Wells

Continued on next slide....



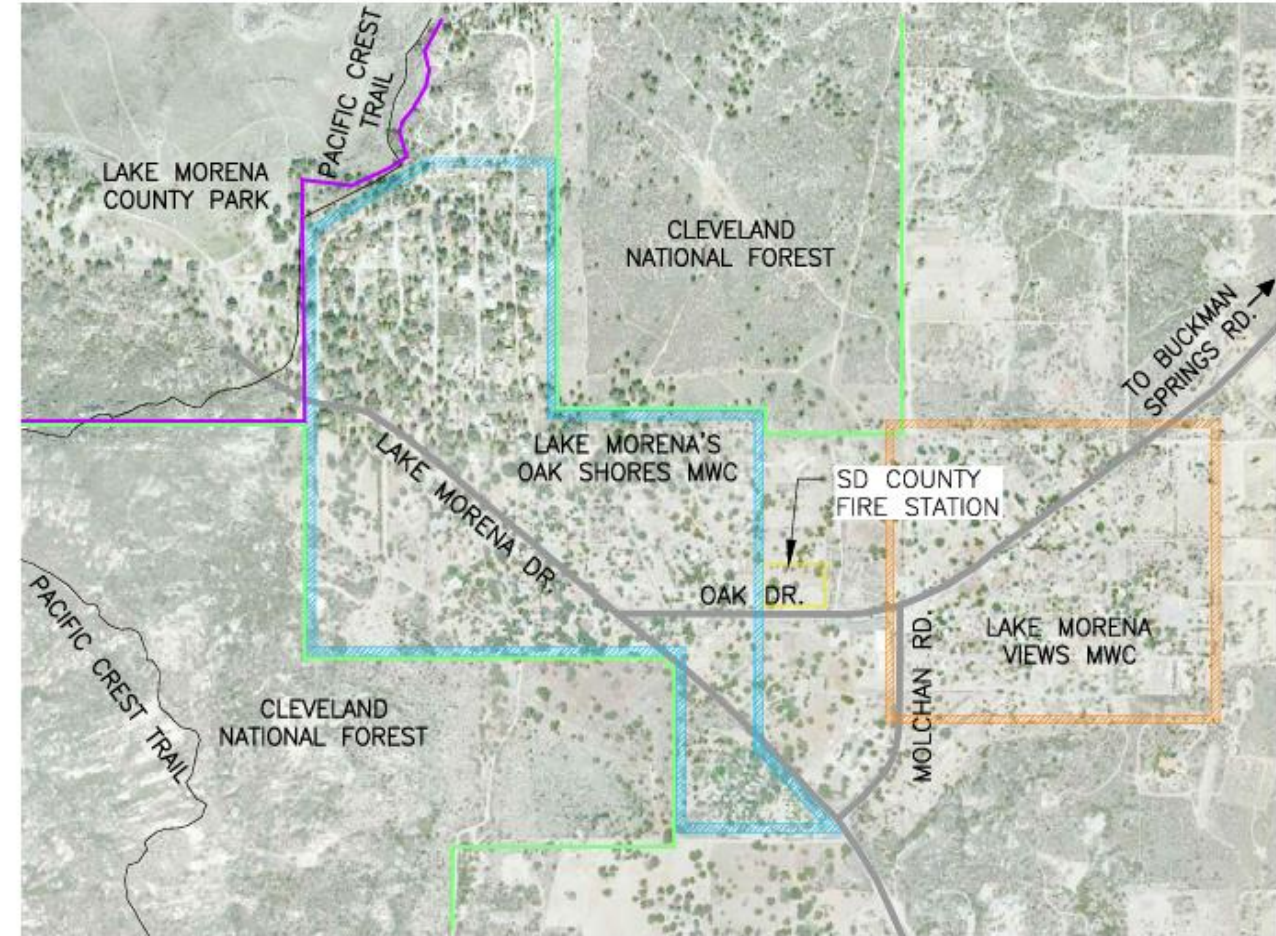
## LEGEND

	LAKE MORENA'S OAK SHORES MWC SERVICE AREA BOUNDARY		LAKE MORENA COUNTY PARK BOUNDARY
	LAKE MORENA VIEWS MWC SERVICE AREA BOUNDARY		CLEVELAND NATIONAL FOREST BOUNDARY



# Long-Term Solutions

- **Upgrades** will include:
  - LMV distribution system improvements
    - Dead End Pipeline Removal, Hydraulic Loops
    - Increased Pipe Sizes, New Valves to Limit Scope of Shutdowns, Hydrants for Fire Suppression
  - Operational improvements
    - Remotely read water meters
    - Communication between LMV, LMOS, County Park components (wells, tanks, treatment facility)
    - Pumping and Pressure Reducing Systems to convey water between current LMV, LMOS, and County Park systems
  - New office and meeting space (LMV Well Site)



## LEGEND

	LAKE MORENA'S OAK SHORES MWC SERVICE AREA BOUNDARY		LAKE MORENA COUNTY PARK BOUNDARY
	LAKE MORENA VIEWS MWC SERVICE AREA BOUNDARY		CLEVELAND NATIONAL FOREST BOUNDARY



# Estimated Consolidation Timeline

## Planning and Design

**Nov 12, 2019**

LMV Assigned Technical Assistance Provider for Planning

**September 2022**

DRAFT Feasibility Study/ Preliminary Engineering Report

**Fall 2024**

Plans and Specs/ Restructuring Agreement

**Fall 2024**

Circulate Project's Environmental Documentation for Public Review

**Fall 2025**

Issue/Execute Construction Phase Funding Agreement(s)

## Construction Begins

**Spring 2026**

Preconstruction activities complete

**Summer 2026**

Award construction contracts/ Notice to Proceed

**Fall 2027**

Completion of consolidation improvements construction projects

**Winter 2027**

LMV relinquishes water supply permit

**Winter 2027**

Final compliance achieved

# Questions, Answers, and Discussion

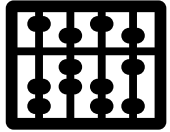
Next topics:

- LMV Finances
- Operations and water quality
- Expectations for the future

LMV Update: Finances

# Financial Updates

Since June 2024, LMV has completed the following financial tasks:



- Onboarded a new **bookkeeper**



- Created an internal **expense approval process**; Began documenting and updating LMV's financial and record keeping **policies**



- Received approval for an Urgent Drinking Water Needs SAFER grant to cover Operations & Maintenance costs. Execution of the agreement is expected **November 2024**.



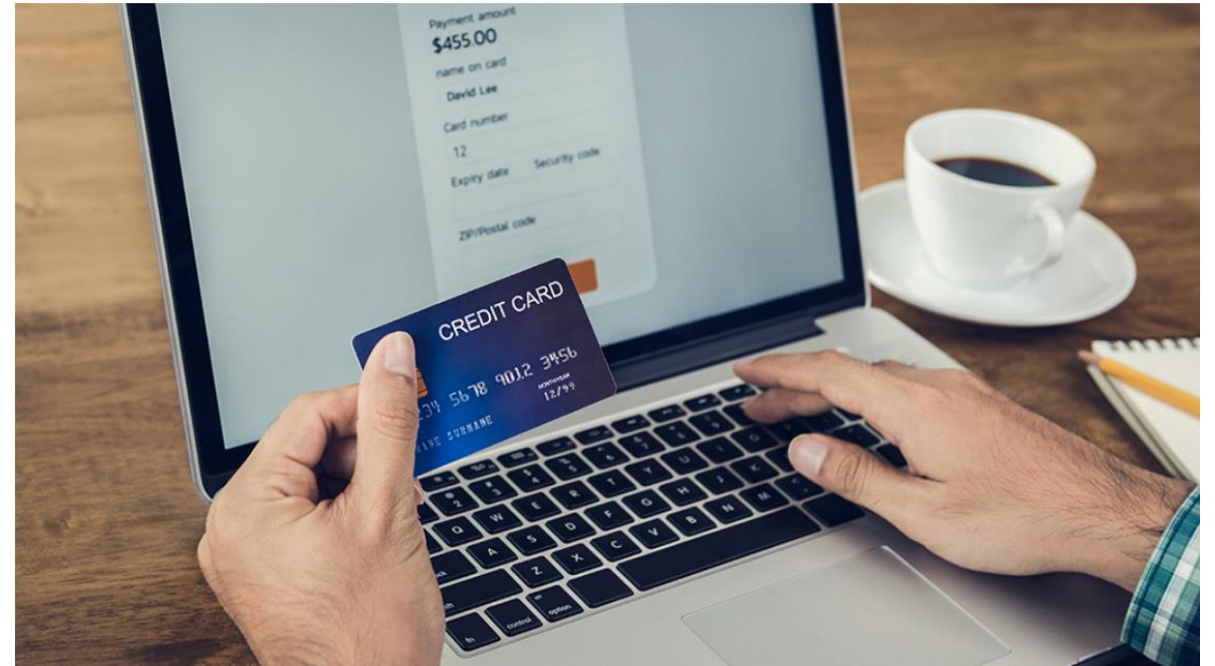
- Began drafting the **2025 Annual Budget**




- Preparing to accept **online customer payments** for bimonthly water bills






# Online customer payments

- Starting **October 1**, LMV will accept online payment for bimonthly bills
- Credit card and ACH/ e-check available
  - \$2.00/ transaction for e-check
  - 3.2% + \$0.17 cents/ transaction for Visa, Mastercard, Discover, Amex
- Using the same payment processing provider as LMOS (CSG Forte)
  - Increased consistency prior to consolidation
- Data secured using strict technology standards and protocols



# LMV Funding Sources: Where does it come from? What is it used for?

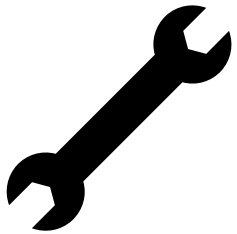


	<b>Type of Funding</b>	<b>Source of Funds</b>	<b>Used for</b>
	Water Payments Received	Your water bill payments	Some LMV expenses
	Short-term SAFER Grants	State Water Resources Control Board	LMV expenses in excess of water bill payments
	SAFER Administrator Grant	State Water Resources Control Board	Stantec Administrator
	Technical Assistance Program	State Water Resources Control Board	TA Providers (RCAC, NV5)
	Prop 1 (2014) Grant	CA Department of Water Resources	Tank construction



# Urgent Drinking Water Needs Grants

Grant	Details	Managed by	Status
State Water Resources Control Board - Urgent Drinking Water Needs (UDWN)	Funds bottled water deliveries, pilot testing, and completion of the tank construction project	Rural Communities Assistance Corporation (RCAC)	Agreement amended October 4, 2023
State Water Resources Control Board - Urgent Drinking Water Needs (UDWN) – O&M	Support operations and maintenance costs for SAFER systems	Stantec	Approved, awaiting execution



# 2024 Annual Budget Adopted

With the support of UDWN funds, LMV adopted a budget that ensures all the Company's operation and maintenance needs are met. This enables us to efficiently manage and sustain our infrastructure, ensuring smooth functioning and continued service.

<b>Lake Morena Views MWC FY24 Budget</b>			
<b>Revenue</b>			
	Customer Payments	\$	140,200
	Short-term UDWN Grants	\$	<u>210,129</u>
<i>Net Revenue</i>		\$	350,329
<b>Expenditures</b>			
	Culligan Bottled Water	\$	52,121
	Pilot Testing Lab Analysis	\$	48,150
	Operating fees	\$	201,527
	Reserve Account	\$	<u>56,000</u>
<i>Net Expenditures</i>		\$	350,329
	<b>Balance</b>	\$	-

# LMV Annual Budget Overview

In December 2024, the LMV Administrator is planning to adopt the annual budget for 2025 (January 1, 2025 – December 31, 2025). Preparation of the annual budget supports transparency, accountability, and fiscal responsibility.

Overview of Budget Process	
September 2024	Budget preparation and planning
Late September 2024	Draft budget is prepared
October – December 2024	Review budget with LMV Staff, Board, and LMV community
December 2024	Administrator approves budget
Ongoing from Jan – December 2025	Budget monitoring and evaluation

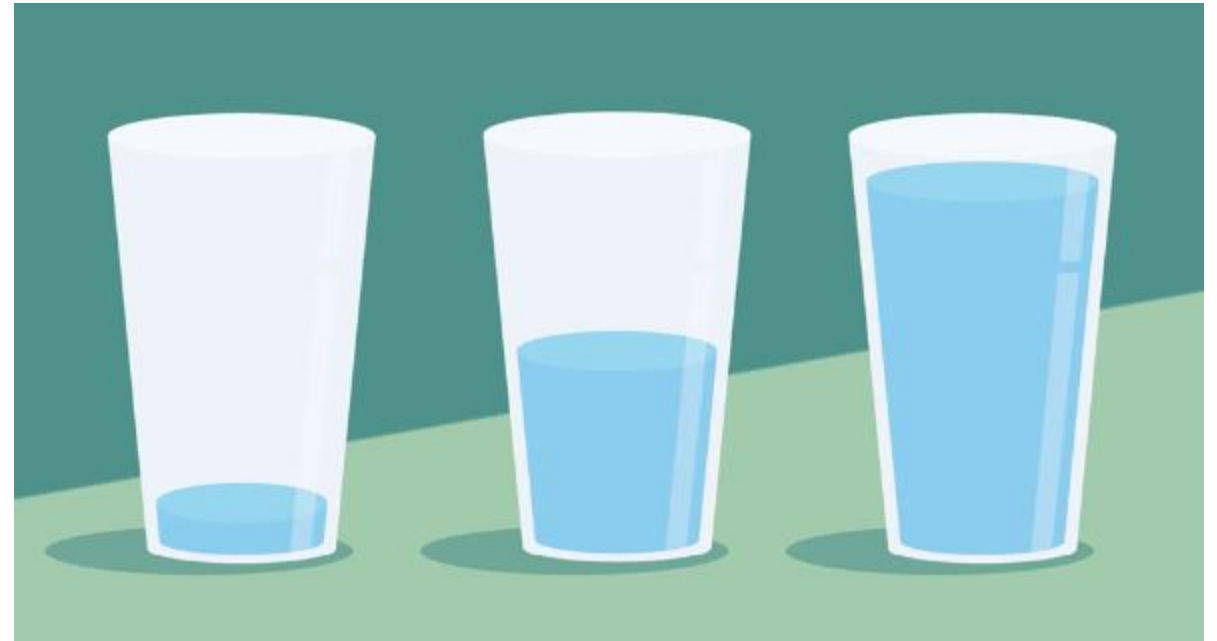
# LMV Updates: Operations and Water Quality

# Water Quality

- Consumer confidence report (also known as water quality report) for 2023 was distributed in July
- The State and Federal government set maximum contaminant levels (MCLs) for certain contaminants to protect human health
  - LMV has been in violation of the nitrate MCL since July 2019
- Working on short-term and long-term solutions to water quality and supply challenges

**As mandated by the United States Environmental Protection Agency (EPA), all consumer confidence reports (CCRs) must contain the following eight elements:**

1. Water system information
2. Water supply sources
3. Definitions
4. Detected contaminants
5. Additional information on monitoring certain contaminants
6. Compliance with National Primary Drinking Water Regulations
7. Variances and exceptions (if applicable)
8. Required educational information





# Drinking water quality solutions

- In 2021, LMV submitted a **Corrective Action Plan** with interim and long-term solutions to resolve nitrate exceedances in the source water wells
- The **long-term solution**: consolidation with Lake Morena Oak Shores Mutual Water Company
- The **interim solution** focuses on building a temporary treatment facility to remove contaminants and return the water system to compliance
  - Bottled water delivery through Culligan to provide safe drinking water until the treatment facility is operational

# Water Quality and Supply – Interim Solution

- LMV has been working with the State Water Board to pilot test and permit the temporary nitrate treatment facility
- A test protocol has been developed to demonstrate safe and reliable removal of nitrate and uranium from drinking water using a regenerable ion exchange media
- Treatment facility update:
  - Pilot testing began July 2024 and ended early September 2024
  - Effluent water detected nitrate on average 8 mg/L (< MCL 10 mg/L) and uranium on average 1.3 pCi/L (< MCL 20 pCi/L)
  - Waiting to be permitted by DDW



# Do Not Drink Notices – providing more detail

## Nitrate

### IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER

Este informe contiene información muy importante sobre su agua potable.  
Tradúzcalo o hable con alguien que lo entienda bien.

#### DRINKING WATER WARNING

Lake Morena Views MWC water has high levels of nitrate

DO NOT GIVE THE WATER TO  
INFANTS UNDER 6 MONTHS OLD OR PREGNANT WOMEN  
OR USE IT TO MAKE INFANT FORMULA

Recent water sampling results for Nitrate are shown in the table below:

Sample Date	Nitrate Concentration at Well Blend	Nitrate Maximum Contaminant Level
6/4/2024	24.0 mg/L	10 mg/L
7/9/2024	24.0 mg/L	10 mg/L

These results are above the nitrate standard, or maximum contaminant level (MCL), of 10 milligrams per liter. Nitrate in drinking water is a serious health concern for infants less than six months old.

#### What should I do? What does this mean?

- **DO NOT GIVE THE WATER TO INFANTS.** *\*Infants below the age of six months who drink water containing nitrate in excess of the MCL could become seriously ill and, if untreated, may die because high nitrate levels can interfere with the capacity of the infant's blood to carry oxygen. \* Symptoms include shortness of breath and blue baby syndrome. Blue baby syndrome is indicated by blueness of skin. Symptoms in infants can develop rapidly, with health deteriorating over a period of days. If symptoms occur, seek medical attention immediately.*
- **PREGNANT WOMEN SHOULD NOT CONSUME THE WATER.** *High nitrate levels may also affect the oxygen-carrying ability of the blood of pregnant women.*
- Water, juice, and formula for children under six months of age should not be prepared with tap water. Bottled water or other water low in nitrates should be used for infants until further notice.
- **DO NOT BOIL THE WATER.** Boiling, freezing, filtering, or letting water stand does not reduce the nitrate level. Excessive boiling can make the nitrates more concentrated, because nitrates remain behind when the water evaporates.
- If you have other health issues concerning the consumption of this water, you may wish to consult your doctor.

## PFAS

### IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER

Este informe contiene información muy importante sobre su agua potable.  
Tradúzcalo o hable con alguien que lo entienda bien.

#### Lake Morena Views Mutual Water Company Has Levels of Perfluorohexane Sulfonic Acid (PFHxS) Above the Response Level

DO NOT DRINK THE WATER  
OR USE IT TO MAKE INFANT FORMULA

Our water system recently confirmed a detection of PFHxS above the public health-based response level. PFHxS may affect thyroid hormone levels in the body. As our customers, you have a right to know what you should do, what happened, and what we are doing to correct this situation.

We routinely monitor for the presence of drinking water contaminants. Water sample results received on June 10, 2024 showed PFHxS levels of 230 nanograms per liter (ng/L) for Well 1 and 34 ng/L for Well 3. These values are above the State Water Board established response level of 20 ng/L.

#### What should I do?

- **DO NOT DRINK THE WATER OR USE IT TO MAKE INFANT FORMULA.** *PFHxS has been shown to interfere with thyroid hormones levels. Thyroid hormones are needed for normal prenatal growth and development of the fetus, as well as for normal growth and development in the infant and child. In adults, thyroid hormones are needed for normal metabolism and mental function.*
- Water, juice, and formula should not be prepared with tap water. Bottled water or other water low in PFHxS should be used until further notice.
- **DO NOT BOIL THE WATER.** Boiling, freezing, filtering, or letting water stand does not reduce the PFHxS level.
- If you have other health issues concerning the consumption of this water, you may wish to consult your doctor.

#### What happened? What is being done?

Lake Morena Views Mutual Water Company (LMVMWC) recently tested its Well 1 and Well 3 for PFHxS for the first time, and PFHxS was detected above the response level in both wells. LMVMWC will now take quarterly samples for PFHxS and other per- and polyfluoroalkyl substances (PFAS) from all LMVMWC active water sources in order to better define the extent of the contamination and have more data to inform appropriate corrective actions. LMVMWC is assessing potential corrective actions, including

More on PFAS  
on next slides...



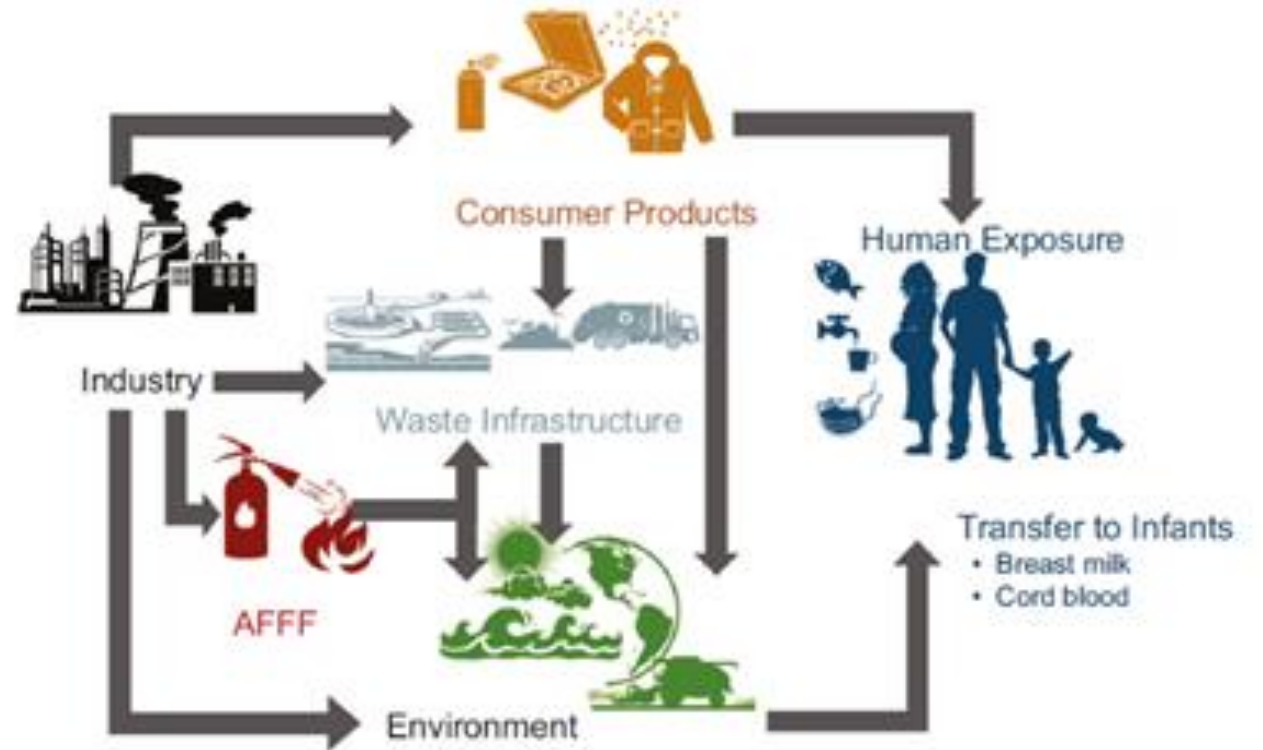
# Per- and polyfluoroalkyl substances (PFAS)

- Man-made substances resistant to heat, water, and oil known as “forever chemicals”
- Since 1940s, used in products such as some non-stick cookware, waterproof clothing, stain-resistant fabrics and carpets, food packaging, paint, firefighting foams, etc.
- Per the CDC, long term exposure is potentially harmful to health including developmental effects to fetuses during pregnancy, cancer, liver effects, and other effects



# Per- and polyfluoroalkyl substances (PFAS)

- PFAS can get into drinking water when they are spilled or discharged into rivers and lakes or end up in landfills and seep into groundwater
- In early 2000s, companies began phasing out some PFAS compounds, but they can remain in the environment and human body for long periods of time



Potential major exposure pathways of PFAS to humans.  
Figure from Sunderland et. al. (2019)

# PFAS at Lake Morena Views

- May 2024 – LMV tested for PFAS in wells and found three compounds above the Notification Level and Response Level
- Health effects of
  - PFHxS – may interfere with thyroid hormone levels which are needed for normal prenatal growth and development of the fetus, normal growth and development in children, and normal metabolism and mental function in adults
  - PFOS and PFOA – may experience adverse health effects over many years, have been shown to cause immune suppression and cancer in lab animals

PFAS	Notification Level (ng/L)	Response Level (ng/L)	Detected Concentration (ng/L)		
			Well 1	Well 2	Well 3
PFHxS	3	20	230	12	34
PFOS	6.5	40	68	<4	6.5
PFOA	5.1	10	27	6.5	16

# PFAS at Lake Morena Views

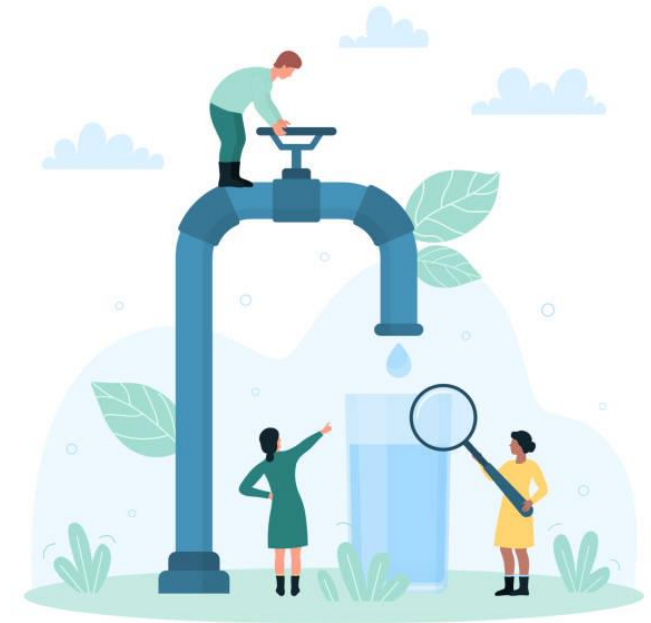
- **What should I do?**

- Do not drink water – boiling, freezing, letting water stand, or filtering (unless designed for PFAS removal) stand does not reduce PFAS levels
- If you are pregnant, do not drink the water
- If you have an infant, do not use the water to make infant formula



# PFAS at Lake Morena Views

- **What is being done?**
  - LMV will take quarterly samples from all active water sources to define extent of contamination
  - LMV assessing potential corrective actions, including potential treatment to remove PFAS, and anticipate resolving the problem within one to two years
  - LMOS also has PFAS in their wells and is looking into long-term reliable PFAS treatment



# Water Quality and Supply

- Bottled water available through Culligan Water
  - Delivered to 101 households
- Contact LMV staff for delivery sign-up or questions
- Bottled water deliveries are expected to end once the treatment facility can demonstrate reliable compliance with drinking water standards



## LMV Staff

Office phone

619-975-7323

Email

[lmvwater@gmail.com](mailto:lmvwater@gmail.com)

# Culligan Delivery Dates for 2024

09/24/2024	Tuesday/Wednesday
10/08/2024	Tuesday/Wednesday
10/22/2024	Tuesday/Wednesday
11/05/2024	Tuesday/Wednesday
11/19/2024	Tuesday/Wednesday
12/04/2024	Wednesday/Thursday
12/18/2024	Wednesday/Thursday



# Water Quality and Supply – Long-Term Solution

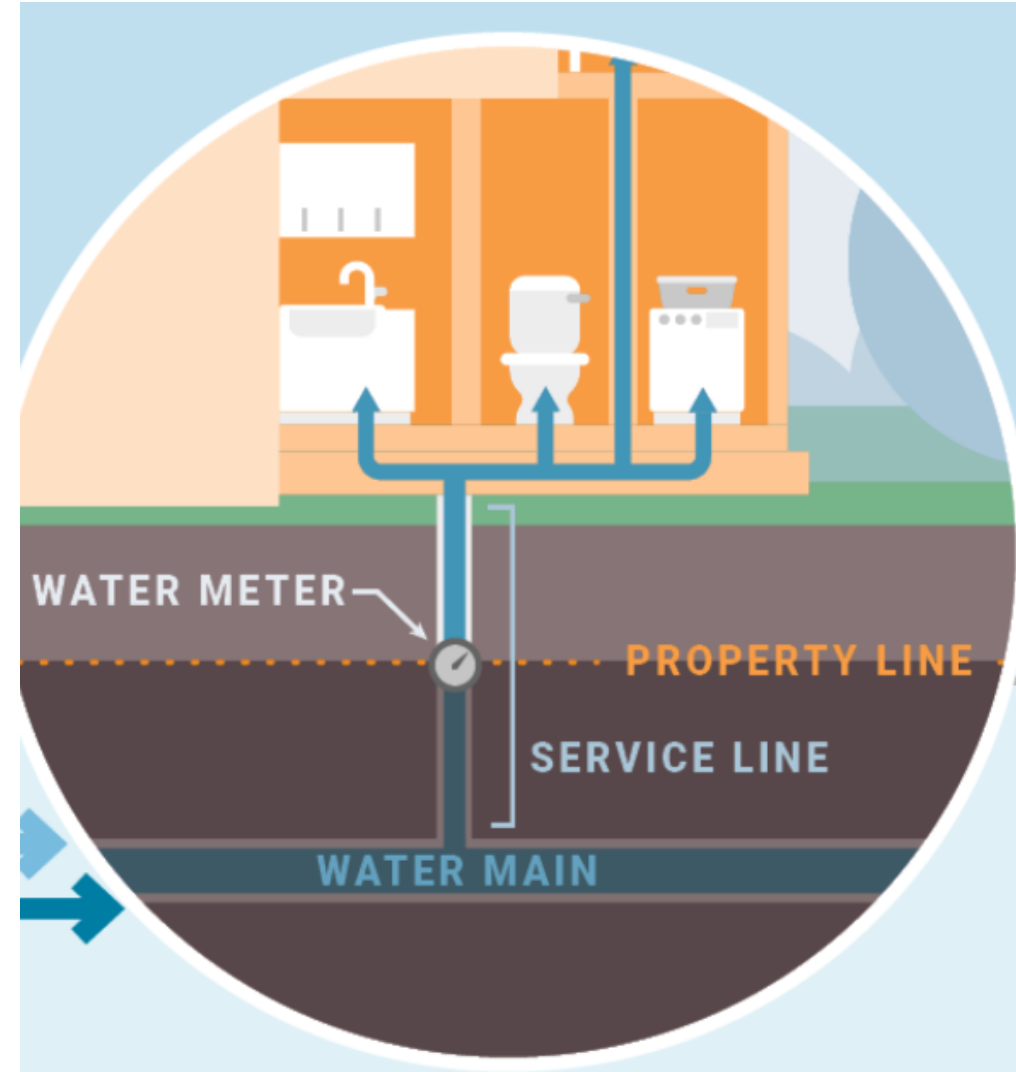
- **Storage tank project:** Installed a new 100,000 gallon storage tank, which replaced smaller, aging tanks.
  - Ensures the consolidated system would have adequate storage capacity to meet maximum daily customer demand
- **Milestones**
  - Completed all pipeline tie-ins to existing pipelines
    - Took bacteria samples once filled
  - Record of completion filed with the County
  - **August: the new tank is operational!**





# Coming up: Lead Service Line Inventory

- Water systems must inventory all **service lines** connecting the water main to the interior plumbing of a building for lead pipes or connectors
- This lead service line inventory is due to the California Division of Drinking Water (DDW) by **October 16, 2024**
  - All service lines (both utility-side and user-side) will be physically field verified
- LMV has been assigned a **Technical Assistance Provider** to complete the inventory: CDM Smith
- Initial inventory will include “unknown” materials, and customers will be notified
- If lead service lines are identified, LMV will **notify** the affected customers and develop a lead service line replacement plan



Expectations for the future

# Between now and our next meeting:

The Administrator Team will:

- Continue to oversee operations and manage Lake Morena Views Mutual Water Company
- Continue to address deficiencies and support the next steps for permitting the nitrate treatment facility and addressing PFAS contamination
- Oversee the Lead Service Line Inventory submittal
- Develop the draft 2025 Annual Budget and present it at the December meeting
- Coordinate on Drinking Water State Revolving Fund construction funding application for consolidation
  - Coordinate on a Consolidation Agreement between Lake Morena Views MWC and Lake Morena Oak Shores MWC
- Be available to hear from you in-person, by phone, or by email

Thank you!

[LMVAdmin@stantec.com](mailto:LMVAdmin@stantec.com)

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Stantec  
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Raymond Leon  
General Manager/ Chief  
Water Operator  
(619) 975-7323



LAKE MORENA  
VIEWS MUTUAL  
WATER CO