APPROVED
Board of Directors
Wynola Water District and
Saturday September 13,2025, 9:00 a.m.
22135 CA – 79 Santa Ysabel CA 92070

1. **Call to Order: 9:04 a.m.**
2. **Roll Call of Board of Directors:**
    - **Jim Madaffer, President-present**
    - **Sandie McCann, Vice President-present**
    - **Brenden Kelso, Treasurer-absent**
    - **Steve Kincaid, present**
    - **1 vacancy Seat #3**
3. **Additions to the Agenda-none**
4. **Approval of meeting minutes of July 12, 2025.**
    i. **Motion from Kincaid and second from Madaffer to approve minutes. Approved 4 Ayes, 0 Noes, 0 Absent, 1 vacancy**
5. **Public Comment – Opportunity for members of the public to address the Board on matters within the Board's jurisdiction. People addressing the Board are requested to state their name and address for the record.**
    i. **Sandie McCann: Discussed the flushing of well #7. Need a sign that says "flushing in progress"**
    ii. **Ken Weber and his girlfriend Mel Harriss visiting the meeting. They live on Mountainbrook Rd.**
    iii. **Karen Harris: Water pressure in the morning higher than in the afternoon.**
    iv. **Dixie Moore: Asked about the lead pipes being checked in the estates. We received a grant, and all the estates are being checked for lead per State of California.**
6. **Treasurer's Report: Brenden Kelso**
    i. **Total balances for all WWD banking, savings, and CD accounts: $328,160.**
    ii. **Karen Harris has sent out reminders for late water bill payments.**
    iii. **More credit cards are being used than checks being sent in.**

iv. We are going to start charging late fees if the invoices are really old.

7. Office Manger Report: Karen Kincaid
   i. Mears house on Glenside for sale
   ii. Mitchell house sold in August
   iii. Lakedale house for sale
   iv. Jerry Jordan passed who lived on Glenside.
   v. Dan Richards passed away. He was one of our meter readers. Sandie said house will be going on the market soon. Steve Wright and his wife will take over the meter reading on the lower half of the estates.

8. Old Business:

   a. Report by Board President Jim Madaffer and WWD Water Operator, Tim Guishard (this will include the actions taken to date since the last board meeting on July 12, 2025).
      i. Easement issue: WWD received a grant for a fire road going from the estates through Julian Farms & Orchard. We will take the existing easements on Bainbridge and Madaffer property and make it 24 feet wide to the benefit of the water district for purposes of emergency fire escape. Easement allows access to exit through the two properties and exiting to CA-78 via Julian Farms.
      ii. Madaffer talked to San Diego Fire Foundation to file a Notice of Exemption under CEQUA, which will allow the modification of the existing easement road. We did this for the emergency generator for Well #11 and water treatment system. Danny Martinez will probably do the work as he came in with the lower bid. We will also install a manual gate with a knocks lock to enter the fire road exit. Below the gate will be road base to slide the gate on. The board agreed that the Notice of Exemption will be filed.
      iii. The generator on Well #11 has had no responsive bids. It will be reposted again next week to see who would be interested in doing the work. Plus, a portable generator for well #9. We received a grant for $500,000.
      iv. Technical package for the design of the water treatment system by Dudek is coming along nicely. The design is a 100% grant which is approximately $650,000. Dudek is a good company and

is used at Julian Farms. Includes a 350-gallon tank for fire purposes. The existing pump house gets torn down and a new one will be built to house the new systems. It will be fire resistant, with sprinklers.

v. **SDG&E underestimated the size of the generator needed for Well #9. EPX will pay for replacement of well pump that blew when the transformer went out.**

b. **Report by WWD Water Operator: Tim Guishard**

i. **Well 3:**
This well keeps chugging along producing at around 4.5 GPM on average, giving you much cleaner water than wells 9 or 11.

ii. **Well 7:**
Prior to the well pump work, I had placed an application with SDG&E to temporally shut off power, so that we can safely upgrade the electrical equipment and backboard that is in extremely bad shape. We are nearing the end of that process.

iii. **While you now have clean looking water coming out of this well, apparently, I cleaned it too good and opened up a fracture, or a hole in the casing, near the surface that is allowing in bacteria. Like well 10, the casing in this well is in bad condition from people placing full strength chlorine in the well in the past. When pumping for several hours, I got one good sample. Unfortunately, when the pump is off overnight, bacteria are growing and have shown up in 2-different samples collected on different days.**

iv. **Because there is a PVC liner in the well, we cannot see where the casing is likely damaged or complete any repairs from the inside. Getting a permit to reconstruct this well is going to open up a can of worms, because of the well's proximity to what DDW considers an "ephemeral stream".**

v. **An ephemeral stream is any water course where water may only flow <1 hour in a year! DDW now considers any well-constructed within 500' of an ephemeral stream to be deemed "Ground Water Under the Direct Influence (GWUDI) of surface water" until proven otherwise. Proving otherwise can take time and in many cases is a waste of money, because the odds are stacked against the well. With this well only having a 20' annular seal, there is no way to fight the finding of GWUDI. If a deeper annular seal (400-500' deep as I have proposed for well 10) is installed, then the GWUDI fight could start and has a chance of winning.**

vi. **Additionally, when the well was originally constructed, the electrical was placed way to close to the well to allow access for a**

drill rig. We have a chance to mitigate the location of the electrical equipment, but I would need to modify the application with SDG&E. The electrical should be at least 8-10 feet from the well.

vii. Treatment equipment can be installed to mitigate the bacteria and the proximity to the ephemeral stream, but that is another layer of treatment, that we have not discussed for the iron issues. With this well only producing ~10 GPM, it would be best to install a small treatment plant near the well to only treat this water or pipe this well's water directly to the storage tanks, so that the treatment specifically for this well can be installed there. HOWEVER,>>> more on ephemeral streams and GWUDI below.

viii. **Well 9:**
We have received a proposal to install a smaller pump in this well. Like wells 7 &10, the casing in this well has been damaged by people placing full strength chlorine in the well. We have obtained a quote from a specialist to go inside the existing casing and hydraulically "swage" a light gauge stainless steel liner in place to repair the existing steel casing. My equipment is needed to backup this contractor, and I have provided a quote for that as well. Outside of this stainless-steel liner, is a neoprene compound that will seal any holes in the existing steel casing. Swaging will eliminate the need to bring in a drill rig to over reem and replace the casing, buying WWD time to come up with sufficient funds for an eventual casing replacement.

ix. Like well 7, getting a permit to reconstruct this well will open up a can of worms because of the well's proximity to an ephemeral stream. As such DDW will consider this well GWUDI). Also like well 7, the electrical is way too close to the well to allow a drill rig to access the well, and now there is a generator and propane tank also sitting way too close to the well.

x. **Wells 8 & 10:**
We have submitted an application for destroying well 8 and reconstructing well 10. DDW is asking questions about the proximity of these wells to ephemeral streams. I have provided evidence that this is not an issue with well 10. Hopefully soon, the permit will be issued, and work can commence.

xi. **Well 11:**
I have submitted an application to have SDG&E to temporally shut off the power so that we can safely replace the rotting back board and install the new VFD. We are nearing the end of that process.

xii. I just hope the casing in this well is not damaged from chlorine like the others and there is no PVC liner, as this well will also be considered GWUDI if a permit to reconstruct the well is proposed.

Like all the other wells, the electrical equipment is also way too close to the well.

xiii. **Booster pumps:**
New VFD's have been installed and are mostly functional. The vendor is scheduled to come in next week to hopefully fix a programming error that we have not been able to fix over the phone. Once they are complete, the booster pumps will automatically alternate, and the speed control will be much better. The pump room almost looks empty, with all of the old defunct equipment that had been doing nothing for years being removed.

xiv. More leaks in the poorly welded stainless-steel piping are presenting themselves. We may need to re-pipe the booster pumps in the next year!

xv. Jim responded back to Tim via email: The well 7 casing issue is new info.
At this point I am sensing a major meltdown of just about every well asset within WWD – we are going to need estimates and a master list of all potential expenses for needed retrofitting and repairs of all wells – this will likely cause the need for a rate increase and will undoubtedly cause consternation in the community – a new cost of service study will be needed as soon as you can get me these estimates.

Not good news here – I am sensing $200K-$300K in maintenance/repairs alone.

xvi. Response by Tim regarding the above well problems:
Until WWD started opening up wells for service, none of us knew of the damage. We observed something was wrong at well 10, when we saw rust nodules outside the casing. Stehly's observed a similar corrosion issue when they pulled the pump from well 9. At well 7 the casing is so low to the ground that the nodules were not visually present is that casing. I'm assuming the same conditions exist because the well keeps coming up present for coliform bacteria. I'm now a bit concerned about wells 3 & 11.

xvii. I'm going to try disinfecting well 7 one more time. During the past efforts, we only held the high chlorine residual for a couple hours, then started discharging the chlorinated water to waste. During the next effort, we will attempt to hold the high chlorine residual for 48 hours before discharging to waste. This will allow the chlorine more time to get a to the affected bacteria that may be hiding in the bottom of the well. If that does not work, I'll send a

water sample to a lab that can ID the specific strains of bacteria so that we can then make an educated guess as to the source of the bacteria.

xviii. **I have been told that if a well has issues with most slime producing bacteria, the well probably has a source that is connected to the surface near the well. Sand and soils are well accustomed to filter out these soil borne bacteria. Unfortunately, fractured rock is not so great to filter out these bacteria, which is why we must install deeper annular seals.**

xix. **As to the ephemeral stream issues:**
DDW has won many cases on this subject. I know that the Border Patrol and/or U.S. Army Corps of Engineers have challenged DDW at least 3-times here in San Diego County and DDW won every time. It now takes months to get a well drilling permit for a public drinking water well, everywhere in this State, because of this specific issue. I also know that recently that the Sweetwater Authority even had difficulty obtaining a well destruction permit, partially because of this issue.

xx. **Now that I look at the maps more closely, I see that what might be considered ephemeral streams near wells 7 & 9 are also within a 500' radius of well 3. I am not an expert on defining ephemeral streams but know some people that are. Looking at one of the USACE projects, these WWD wells are likely impacted by an ephemeral stream.**

xxi. **One of the factors that DDW looks at is the static water level rise during rainfall events. If there is a rise, they automatically want to consider this evidence of GWUDI. I have suggested when debating the County Hydrogeologist at one time, the rise was partially due to less groundwater being consumed. He could not come back with a viable answer to my observations.**

xxii. **DDW also looks at several water quality parameters in both the well and nearby water course that are supposed to be sampled at the same time. And yes, when it is raining, we are supposed to be out there sampling! It may take several rainfall events to gather enough data, which is time consuming. They look at temperature, turbidity, pH and conductivity when making their determination. Frequently the well owner does not have background water quality data to prove that their wells change even when there is no rain, so the well owner loses.**

xxiii. **As soon as we get the repair estimates of the work needed to be done, Madaffer will have a new Cost of Service study done. The maintenance has been deferred for years, and the State of California has new regulations that are costing more money. This is extremely serious.**

xxiv. **The cost of repairs for all the wells could be between $200K-$300K in maintenance repairs. Tim will get estimates from a few contractors.**

c. **In the matter of filling a vacancy for Seat #3 with a term expiring December 7, 2026**
    i. **One applicant: Ken Weber. Ken is a retired Deputy Sheriff in Julian. He is also retired military.**
    ii. **There were no applicants from the floor**
    iii. **Board voted to approve Ken's application. Motion from McCann and seconded by Kelso. 4 Ayes/0 Noyes/0 Applicants/1 vacant**
    iv. **Form 700 will be filed for our new board member.**

9. **New Business: none**
10. **Motion to adjourn: 10:13 a.m.**

Next Meeting: October 11, 2025 (2nd Saturday of every month) @ Santa Ysabel Nature Center