



**Regular Meeting
Of the Board of Directors of
YUIMA MUNICIPAL WATER DISTRICT
Monday, August 25, 2025 at 2:00 p.m.
34928 Valley Center Road, Pauma Valley, California**

Roland Simpson, President
Don Broomell, Secretary / Treasurer
Bruce Knox, Director

Steve Wehr, Vice-President

I. CALL TO ORDER

II. ROLL CALL – DETERMINATION OF QUORUM

III. APPROVAL OF AGENDA

At its option, the Board may approve the agenda, delete an item, reorder items, and add an item to the agenda per the provisions of Government Code §54954.2.

IV. PUBLIC COMMENT

This is an opportunity for members of the public to address the Board on matters of interest within the Board's jurisdiction that are not listed on the agenda. The Brown Act does not allow any discussions by the Board or staff on matters raised during public comment except; 1) to briefly respond to statements made or questions posed; 2) ask questions for clarification; 3) receive and file the matter; 4) if it is within staff's authority, refer it to them for a reply; or 5) direct that it be placed on a future Board agenda for a report or action. Inquiries pertaining to an item on the agenda will be received during deliberation on that agenda item. No action can be taken unless specifically listed on the agenda. (Government Code §54954.3).

V. CONSENT CALENDAR

- A. Approve minutes of the Regular Meeting of July 28, 2025
- B. Approve Accounts Paid and Payables & Reporting under Government Code §53065.5 for July 2025
- C. Acceptance of Monthly Financial Reports, Treasurer's Report and Cash Statements – July 2025

VI. ACTION DISCUSSION

A. Approval of Second Amendment to Lease with T-Mobile for Cell Site Lease

Background: At their July 2024 meeting, the Authorized the General Manager to Approve terms of the Second Amendment to the cell site tower lease with T-Mobile. The attached lease document and memorandum is the final documents associated with that amendment needing approval

Recommendation: That should the Board agree, approve the amendment as presented.

VII. INFORMATION /REPORTS

A. Board Reports / Meetings

- i) JPIA
- ii) San Diego County Water Authority / Metropolitan Water District
- iii) Other Meetings (USLRGMA)

B. Administrative

- i) General Information

C. Capital Improvements

D. Operations

- i) General Information
- ii) Rainfall
- iii) Production / Consumption Report
- iv) Well Levels
- v) District Water Purchased

E. Counsel

F. Finance

- i) Delinquent Accounts

VIII. OTHER BUSINESS

- A. September 22, 2025 at 2:00 p.m. Regular Meeting

IX. ADJOURNMENT

NOTE: In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in the Board meeting, please contact the General Manager at (760) 742-3704 at least 48 hours before the meeting to enable the District to make reasonable accommodations. Any writings or documents provided to a majority of the members of the Yuima Municipal Water District Board of Directors regarding any item on this agenda will be made available for public inspection during normal business hours in the office of the General Manager located at 34928 Valley Center Rd., Pauma Valley.

CONSENT CALENDAR

Yuima Municipal Water District

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF YUIMA MUNICIPAL WATER DISTRICT

Date: July 28, 2025

Time: 2:00 p.m.

I. CALL TO ORDER

The Regular Meeting of the Board of Directors of the Yuima Municipal Water District was held at the office of the district located at 34928 Valley Center Rd., Pauma Valley, California on Monday, the 28th day of July 2025. The meeting was called to order at 2:16 p.m. and the Pledge of Allegiance was performed.

II. ROLL CALL – DETERMINATION OF QUORUM

Roll call was conducted, and President Simpson declared that a quorum of the Board was present.

Directors In Attendance

Roland Simpson
Steve Wehr
Don Broomell
Bruce Knox

Directors Absent

Others In Attendance

Amy Reeh, General Manager, YMWD (Participating remotely)
Lynette Brewer, Finance and Administrative Services Manager, YMWD
Christopher Tapia – Utility Operations Manager
Lavonne Peck – SLRIWA

III. APPROVAL OF THE AGENDA

There were no changes to the agenda.

IV. PUBLIC COMMENT

There were no public comments.

V. CONSENT CALENDAR

Upon motion by Director Knox and seconded by Director Broomell, the **Minutes of the Special Meeting of June 30, 2025; Accounts Paid and Payable & Reporting under Government Code §53065.5 for June 2025 and Acceptance of Monthly Financial Reports – June 2025** were approved and carried unanimously by the following roll-call vote, to wit:

AYES: Wehr, Broomell, Simpson, Knox
NOES: None
ABSTAIN: None
ABSENT: None

VI. ACTION / DISCUSSION

A. Approval of CalPERS Purchase Order for a Payment of the Annual Unfunded Accrued Liability Payment for 2025/26 in the amount of \$252,587.

Upon motion from Director Broomell and seconded by Director Knox the Purchase Order for the CalPERS Accrued Unfunded Liability Payment for 2025/26 was approved by the following roll-call vote, to wit:

AYES: Wehr, Broomell, Simpson, Knox
NOES: None
ABSTAIN: None
ABSENT: None

B. Public Hearing: IDA Special Connection Fee

President Simpson opened the public hearing at 2:21 p.m. and asked staff to make a statement as to the public notification of the hearing. Manager Reeh stated that public notice was circulated within the District for two consecutive weeks as well as posted on the District's website. Manager Reeh also gave a brief summary of the proposed charges.

President Simpson asked if any members of the public wished to speak on the proposed charge; there were none. Director Broomell indicated that no written

communications had been filed with the District regarding the proposed rate increase and no letters of protest were received.

President Simpson closed the public hearing at 2:26 p.m.

B-1) Ordinance No. 146-19 Establishing a Special Connection Fee and Charge for New Service Connections and Expanded Water Use for Improvement District “A” and Repealing Ordinance 130-19.

Upon Motion by Director Knox, second by Director Broomell, ***Ordinance No. 146-19 Establishing a Special Connection Fee and Charge for New Service Connections and Expanded Water Use for Improvement District “A” and Repealing Ordinance 130-19*** was approved and carried unanimously by the following roll-call vote, to wit:

AYES: Wehr, Broomell, Simpson, Knox

NOES: None

ABSTAIN: None

ABSENT: None

VII. INFORMATION / REPORTS

a) Board Reports / Meetings

b) Administrative

The General Manager’s Report was available in the Board Packet.

c) Capital Improvements

The Capital Improvements Report was available in the Board Packet.

d) Operations

The Operations Report was available for review in the Board Packet.

e) Counsel

Counsel was not in attendance.

f) Finance & Administrative Services

Reports were available in the Board Packet.

VIII. OTHER BUSINESS

a) August 25, 2025 at 2:00 p.m. Regular Meeting

X. ADJOURNMENT

The meeting of the Board of Directors of the Yuima Municipal Water District was adjourned at 2:39 p.m. until the Regular Meeting on August 25, 2025, at 2:00 p.m.

Roland Simpson, President

Don Broomell, Secretary/Treasurer



Yuima Municipal Water District

Bank Transaction Report

Transaction Detail

Issued Date Range: 07/01/2025 - 07/31/2025

Cleared Date Range: -

Issued Date	Cleared Date	Number	Description	Module	Status	Type	Amount
Bank Account: 57-955468-36 - *General Checking							
07/01/2025		72871	A-1 IRRIGATION, INC.	Accounts Payable	Outstanding	Check	-8.50
07/01/2025		72872	BABCOCK LABORATORIES, INC	Accounts Payable	Outstanding	Check	-478.00
07/01/2025		72873	CITY NATIONAL BANK	Accounts Payable	Outstanding	Check	-31,615.85
07/01/2025		72874	FALLBROOK OIL COMPANY	Accounts Payable	Outstanding	Check	-886.22
07/01/2025		72875	OFFICE DEPOT	Accounts Payable	Outstanding	Check	-191.54
07/01/2025		72876	PROTELESIS	Accounts Payable	Outstanding	Check	-284.21
07/01/2025		72877	PRUDENTIAL OVERALL SUPPLY	Accounts Payable	Outstanding	Check	-100.00
07/01/2025		72878	TRAVIS W. PARKER	Accounts Payable	Outstanding	Check	-187.50
07/01/2025		72879	VISUAL EDGE IT, INC	Accounts Payable	Outstanding	Check	-180.97
07/01/2025		72880	WATERLINE TECHNOLOGIES	Accounts Payable	Outstanding	Check	-2,597.39
07/01/2025		DFT0002206	CALIF BANK & TRUST VISA	Accounts Payable	Outstanding	Bank Draft	-2,788.94
07/01/2025		DFT0002207	MARLIN LEASING CORPORATION	Accounts Payable	Outstanding	Bank Draft	-467.90
07/01/2025		DFT0002208	PNC BANK, N.A.	Accounts Payable	Outstanding	Bank Draft	-173,532.50
07/01/2025		DFT0002209	SAN DIEGO COUNTY WATER AUTHORITY	Accounts Payable	Outstanding	Bank Draft	-501,975.20
07/01/2025		DFT0002210	SDG&E	Accounts Payable	Outstanding	Bank Draft	-182,340.22
07/08/2025		72881	VALIC GA#24515	Accounts Payable	Outstanding	Check	-800.00
07/08/2025		DFT0002211	CALPERS -FISCAL SERVICES DIV.	Accounts Payable	Outstanding	Bank Draft	-1,128.53
07/08/2025		DFT0002212	CALPERS -FISCAL SERVICES DIV.	Accounts Payable	Outstanding	Bank Draft	-1,159.11
07/08/2025		DFT0002213	CALPERS -FISCAL SERVICES DIV.	Accounts Payable	Outstanding	Bank Draft	-1,298.30
07/08/2025		DFT0002214	CALPERS -FISCAL SERVICES DIV.	Accounts Payable	Outstanding	Bank Draft	-2,822.20
07/08/2025		DFT0002215	CALPERS 457 PLAN	Accounts Payable	Outstanding	Bank Draft	-30.00
07/08/2025		DFT0002216	CALPERS -FISCAL SERVICES DIV.	Accounts Payable	Outstanding	Bank Draft	-7.44
07/08/2025		DFT0002217	EMPLOYMENT DEVELOPMENT DEPARTMENT	Accounts Payable	Outstanding	Bank Draft	-1,554.59
07/08/2025		DFT0002218	EMPLOYMENT DEVELOPMENT DEPARTMENT	Accounts Payable	Outstanding	Bank Draft	-399.36
07/08/2025		DFT0002219	EFTPS - FEDERAL PAYROLL TAX	Accounts Payable	Outstanding	Bank Draft	-5,029.07
07/08/2025		EFT0000133	Payroll EFT	Payroll	Outstanding	EFT	-23,741.48
07/15/2025		72882	ABILITY	Accounts Payable	Outstanding	Check	-800.00
07/15/2025		72883	ACWA JPIA	Accounts Payable	Outstanding	Check	-18,401.38
07/15/2025		72884	ACWA/JPIA	Accounts Payable	Outstanding	Check	-3,693.91
07/15/2025		72885	AMERICA'S JANITORIAL SERVICE	Accounts Payable	Outstanding	Check	-215.00
07/15/2025		72886	AT&T MOBILITY	Accounts Payable	Outstanding	Check	-977.20
07/15/2025		72887	BABCOCK LABORATORIES, INC	Accounts Payable	Outstanding	Check	-1,690.72
07/15/2025		72888	BREONA LOVATO	Accounts Payable	Outstanding	Check	-56.00
07/15/2025		72889	CONTROLLED ENVIRONMENTS LLC	Accounts Payable	Outstanding	Check	-1,938.00
07/15/2025		72890	EDCO WASTE AND RECYCLING SERVICES, INC.	Accounts Payable	Outstanding	Check	-316.78
07/15/2025		72891	JACOB OEHLERT	Accounts Payable	Outstanding	Check	-41.30

Bank Transaction Report

Issued Date Range: -

Issued Date	Cleared Date	Number	Description	Module	Status	Type	Amount
07/15/2025		72892	PRUDENTIAL OVERALL SUPPLY	Accounts Payable	Outstanding	Check	-50.00
07/15/2025		72893	T-Y NURSERY	Accounts Payable	Outstanding	Check	-66,783.01
07/15/2025		72894	VALLEY CENTER WIRELESS	Accounts Payable	Outstanding	Check	-129.90
07/15/2025		72895	WATERLINE TECHNOLOGIES	Accounts Payable	Outstanding	Check	-3,058.36
07/15/2025		DFT0002220	CALPERS FINANCIAL REPORTING &	Accounts Payable	Outstanding	Bank Draft	-568.40
07/15/2025		DFT0002221	SDG&E	Accounts Payable	Outstanding	Bank Draft	-18,530.27
07/17/2025		72896	R&G REDDING CONSTRUCTION	Accounts Payable	Outstanding	Check	-1,320.00
07/22/2025		72897	VALIC GA#24515	Accounts Payable	Outstanding	Check	-800.00
07/22/2025		72898	ACWA/JPIA	Accounts Payable	Outstanding	Check	-1,250.00
07/22/2025		72899	DIAMOND MAPS	Accounts Payable	Outstanding	Check	-264.00
07/22/2025		72900	FALLBROOK OIL COMPANY	Accounts Payable	Outstanding	Check	-2,293.75
07/22/2025		72901	HYDROCURRENT WELL SERVICES	Accounts Payable	Outstanding	Check	-14,969.98
07/22/2025		72902	ONTARIO REFRIGERATION SERVICE, INC.	Accounts Payable	Outstanding	Check	-441.00
07/22/2025		72903	OPTIMIZED INVESTMENT PARTNERS	Accounts Payable	Outstanding	Check	-758.24
07/22/2025		72904	PRUDENTIAL OVERALL SUPPLY	Accounts Payable	Outstanding	Check	-50.00
07/22/2025		72905	SERRATOS AUTOMOTIVE & TIRE	Accounts Payable	Outstanding	Check	-202.33
07/22/2025		72906	UNDERGROUND SERV. ALERT	Accounts Payable	Outstanding	Check	-22.95
07/22/2025		DFT0002222	CALPERS -FISCAL SERVICES DIV.	Accounts Payable	Outstanding	Bank Draft	-1,154.51
07/22/2025		DFT0002223	CALPERS -FISCAL SERVICES DIV.	Accounts Payable	Outstanding	Bank Draft	-1,185.78
07/22/2025		DFT0002224	CALPERS -FISCAL SERVICES DIV.	Accounts Payable	Outstanding	Bank Draft	-1,338.10
07/22/2025		DFT0002225	CALPERS -FISCAL SERVICES DIV.	Accounts Payable	Outstanding	Bank Draft	-2,908.70
07/22/2025		DFT0002226	CALPERS -FISCAL SERVICES DIV.	Accounts Payable	Outstanding	Bank Draft	-7.44
07/22/2025		DFT0002227	EMPLOYMENT DEVELOPMENT DEPARTMENT	Accounts Payable	Outstanding	Bank Draft	-1,667.37
07/22/2025		DFT0002228	EMPLOYMENT DEVELOPMENT DEPARTMENT	Accounts Payable	Outstanding	Bank Draft	-412.24
07/22/2025		DFT0002229	EFTPS - FEDERAL PAYROLL TAX	Accounts Payable	Outstanding	Bank Draft	-5,232.10
07/22/2025		EFT0000134	Payroll EFT	Payroll	Outstanding	EFT	-24,030.25
07/29/2025		DFT0002230	CALPERS FINANCIAL REPORTING &	Accounts Payable	Outstanding	Bank Draft	-252,587.00
07/31/2025		72907	HYDROCURRENT WELL SERVICES	Accounts Payable	Outstanding	Check	-4,330.91
Bank Account 57-955468-36 Total: (64)							-1,370,081.90
Report Total: (64)							-1,370,081.90

Government Code 53065.5 Reporting - Fiscal Year 2025/2026

No.	Name	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	2025/26
1772	A. Reeh													\$ -
1827	N. Ruiz													\$ -
1858	L. Brewer													\$ -
1946	B. Lovato	56.00												\$ 56.00
1997	R. Valenzuela													\$ -
2070	C. Drown													\$ -
2090	C. Tapia													\$ -
	Totals	\$ 56.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56.00

California Government Code Section 53065.5

Each special district, as defined by subdivision (a) of Section 53036, shall, at least annually, disclose any reimbursement paid by the district within the immediately preceding fiscal year of at least one hundred (\$100) for each individual charge for services or products received. "Individual charge" includes, but is not limited to, one meal, lodging for one day, transportation, or a registration fee paid to any employee or member of the governing body of the district. The disclosure requirement shall be fulfilled by including the reimbursement information in a document published or printed at least annually by a date determined by that district and shall be made available for public inspection.

Government Code 53065.5 reporting



Pooled Cash Report

Yuima Municipal Water District

For the Period Ending 7/31/2025

ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
<u>CLAIM ON CASH</u>					
01-1001-000	Claim on Cash - Yuima General District	4,065,073.31	218,283.88	4,283,357.19	
02-1001-000	Claim on Cash - IDA	(907,917.34)	(251,791.86)	(1,159,709.20)	
10-1001-000	Claim on Cash - Yuima General District Capital	1,472,317.93	(5,867.77)	1,466,450.16	
20-1001-000	Claim on Cash - IDA Capital	387,296.29	(13,834.66)	373,461.63	
TOTAL CLAIM ON CASH		<u>5,016,770.19</u>	<u>(53,210.41)</u>	<u>4,963,559.78</u>	
<u>CASH IN BANK</u>					
Cash in Bank					
99-1000-000	Petty Cash	500.00	0.00	500.00	
99-1000-011	General Checking	391,314.61	596,229.35	987,543.96	
99-1100-017	Official Pay	14,549.15	6,642.44	21,191.59	
99-1200-020	LAIF State Treasury	11,406.73	124.97	11,531.70	
99-1200-021	California CLASS	2,447,917.36	(394,350.75)	2,053,566.61	
99-1300-030	UBS Financial Services - Clearing	13,219.73	(12,213.14)	1,006.59	
99-1400-046	BMO Harris Bank - 05600XCG3	97,576.00	178.00	97,754.00	
99-1400-049	Bank Hapoalim - 06251FBC2	99,951.00	(137.00)	99,814.00	
99-1400-052	Merrick Bank - 59013K4M5	246,193.15	(347.90)	245,845.25	
99-1400-053	Sallie Mae - 795451AN3	242,897.50	112.50	243,010.00	
99-1400-054	State Bank of India - 856285VD0	243,932.50	402.50	244,335.00	
99-1450-042	US Treasury Note - 91282CDP3	130,243.11	(523.11)	129,720.00	
99-1450-043	US Treasury Note - 91282CGT2	124,766.25	(621.25)	124,145.00	
99-1450-045	US Treasury Note - 91282CHK0	126,055.00	(683.75)	125,371.25	
99-1450-060	US Treasury Note - 91282CDL2	103,147.86	(402.93)	102,744.93	
99-1450-061	FHLB Bond - 3130AJZ36	99,403.00	323.00	99,726.00	
99-1450-064	US Treasury Note 912828CCY5	129,494.40	(448.00)	129,046.40	
99-1450-068	FHLB Step-Up Bond - 3130AMAW2	246,595.00	112.50	246,707.50	
TOTAL: Cash in Bank		<u>5,016,770.19</u>	<u>(53,210.41)</u>	<u>4,963,559.78</u>	
TOTAL CASH IN BANK		<u>5,016,770.19</u>	<u>(53,210.41)</u>	<u>4,963,559.78</u>	
<u>DUE TO OTHER FUNDS</u>					
99-2601-000	Due to Other Funds	5,016,770.19	(53,210.41)	4,963,559.78	
TOTAL DUE TO OTHER FUNDS		<u>5,016,770.19</u>	<u>(53,210.41)</u>	<u>4,963,559.78</u>	
Claim on Cash	4,963,559.78	Claim on Cash	4,963,559.78	Cash in Bank	4,963,559.78
Cash in Bank	4,963,559.78	Due To Other Funds	4,963,559.78	Due To Other Funds	4,963,559.78
Difference	0.00	Difference	0.00	Difference	0.00

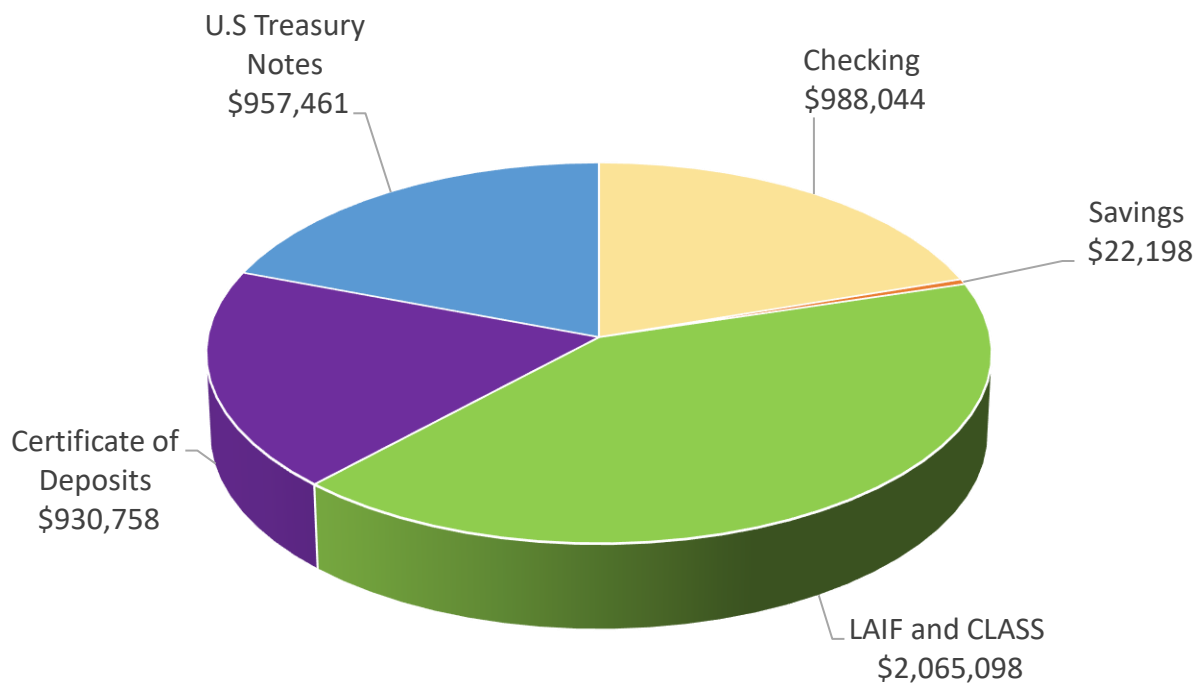
ACCOUNT #	ACCOUNT NAME	BEGINNING BALANCE	CURRENT ACTIVITY	CURRENT BALANCE	
<u>ACCOUNTS PAYABLE PENDING</u>					
01-2555-000	AP Pending - General District	1,431,393.11	416,796.46	1,848,189.57	
02-2555-000	AP Pending - IDA	213,128.32	(36,774.83)	176,353.49	
TOTAL ACCOUNTS PAYABLE PENDING		1,644,521.43	380,021.63	2,024,543.06	
<u>DUE FROM OTHER FUNDS</u>					
99-1501-000	Due From General District	(1,431,393.11)	(416,796.46)	(1,848,189.57)	
99-1502-000	Due From IDA	(213,128.32)	36,774.83	(176,353.49)	
TOTAL DUE FROM OTHER FUNDS		(1,644,521.43)	(380,021.63)	(2,024,543.06)	
<u>ACCOUNTS PAYABLE</u>					
99-2555-000	Accounts Payable	1,644,521.43	380,021.63	2,024,543.06	
TOTAL ACCOUNTS PAYABLE		1,644,521.43	380,021.63	2,024,543.06	
AP Pending	2,024,543.06	AP Pending	2,024,543.06	Due From Other Funds	2,024,543.06
Due From Other Funds	2,024,543.06	Accounts Payable	2,024,543.06	Accounts Payable	2,024,543.06
Difference	0.00	Difference	0.00	Difference	0.00

Yuima Municipal Water District

Cash & Investments Data

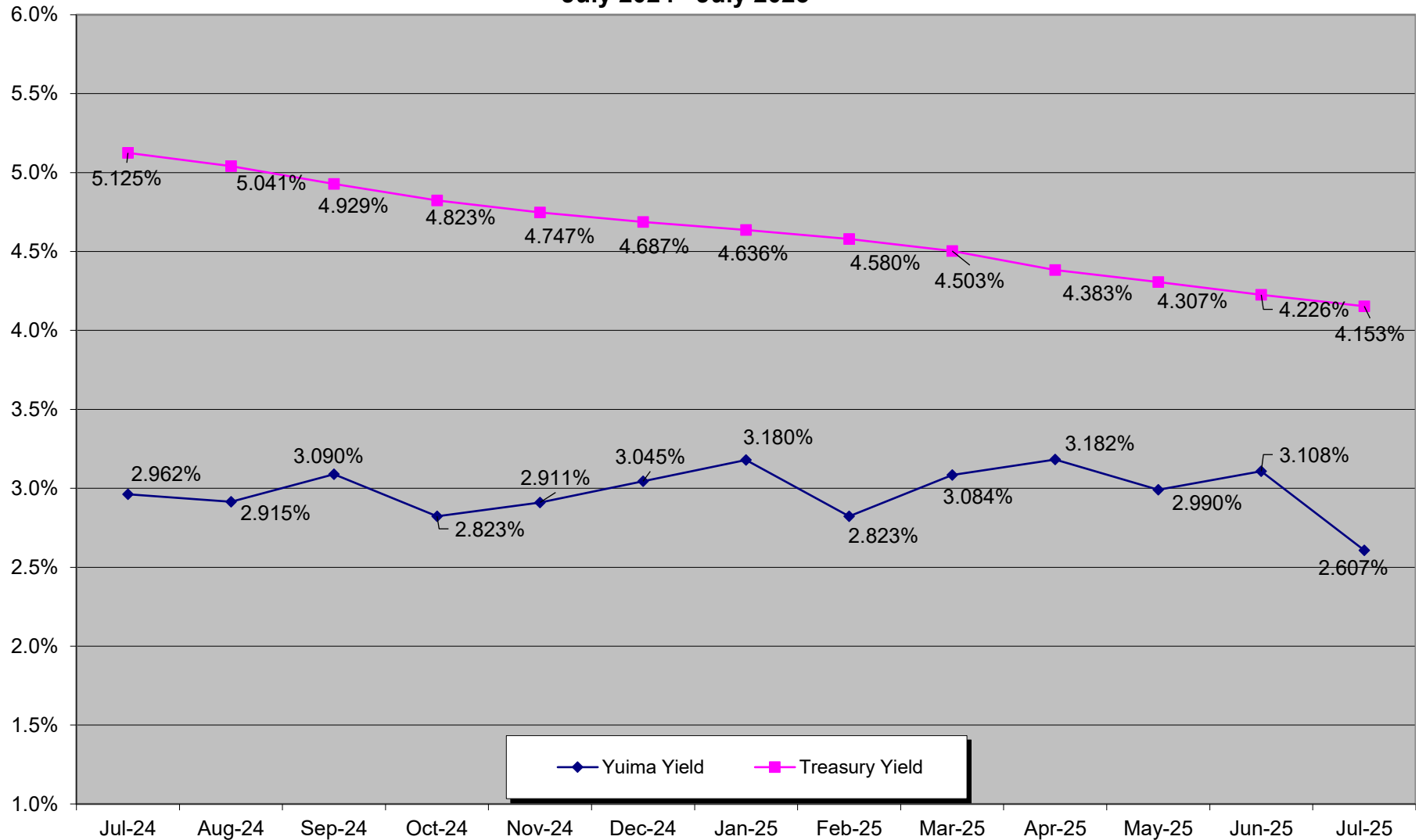
July 2025

\$4,963,559.78



Aggregate Yuima Portfolio Yield

July 2024 - July 2025





PMIA/LAIF Performance Report as of 08/06/25



Quarterly Performance Quarter Ended 6/30/25

LAIF Apportionment Rate ⁽²⁾ :	4.40
LAIF Earnings Ratio ⁽²⁾ :	0.00012059828906715
LAIF Administrative Cost ^{(1)*} :	0.18
LAIF Fair Value Factor ⁽¹⁾ :	1.001198310
PMIA Daily ⁽¹⁾ :	4.26
PMIA Quarter to Date ⁽¹⁾ :	4.27
PMIA Average Life ⁽¹⁾ :	248

PMIA Average Monthly Effective Yields⁽¹⁾

July	4.258
June	4.269
May	4.272
April	4.281
March	4.313
February	4.333

Pooled Money Investment Account Monthly Portfolio Composition ⁽¹⁾ 6/30/25 \$178.1 billion

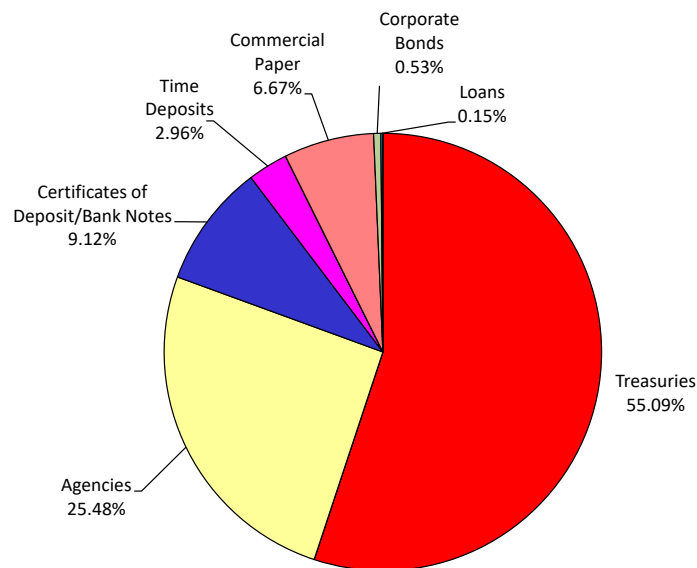


Chart does not include \$1,063,000.00 in mortgages, which equates to 0.001%. Percentages may not total 100% due to rounding.

Daily rates are now available here. [View PMIA Daily Rates](#)

Notes: The apportionment rate includes interest earned on the CalPERS Supplemental Pension Payment pursuant to Government Code 20825 (c)(1) and interest earned on the Wildfire Fund loan pursuant to Public Utility Code 3288 (a).

*The percentage of administrative cost equals the total administrative cost divided by the quarterly interest earnings. The law provides that administrative costs are not to exceed 5% of quarterly EARNINGS of the fund. However, if the 13-week Daily Treasury Bill Rate on the last day of the fiscal year is below 1%, then administrative costs shall not exceed 8% of quarterly EARNINGS of the fund for the subsequent fiscal year.

Source:

⁽¹⁾ State of California, Office of the Treasurer

⁽²⁾ State of California, Office of the Controller



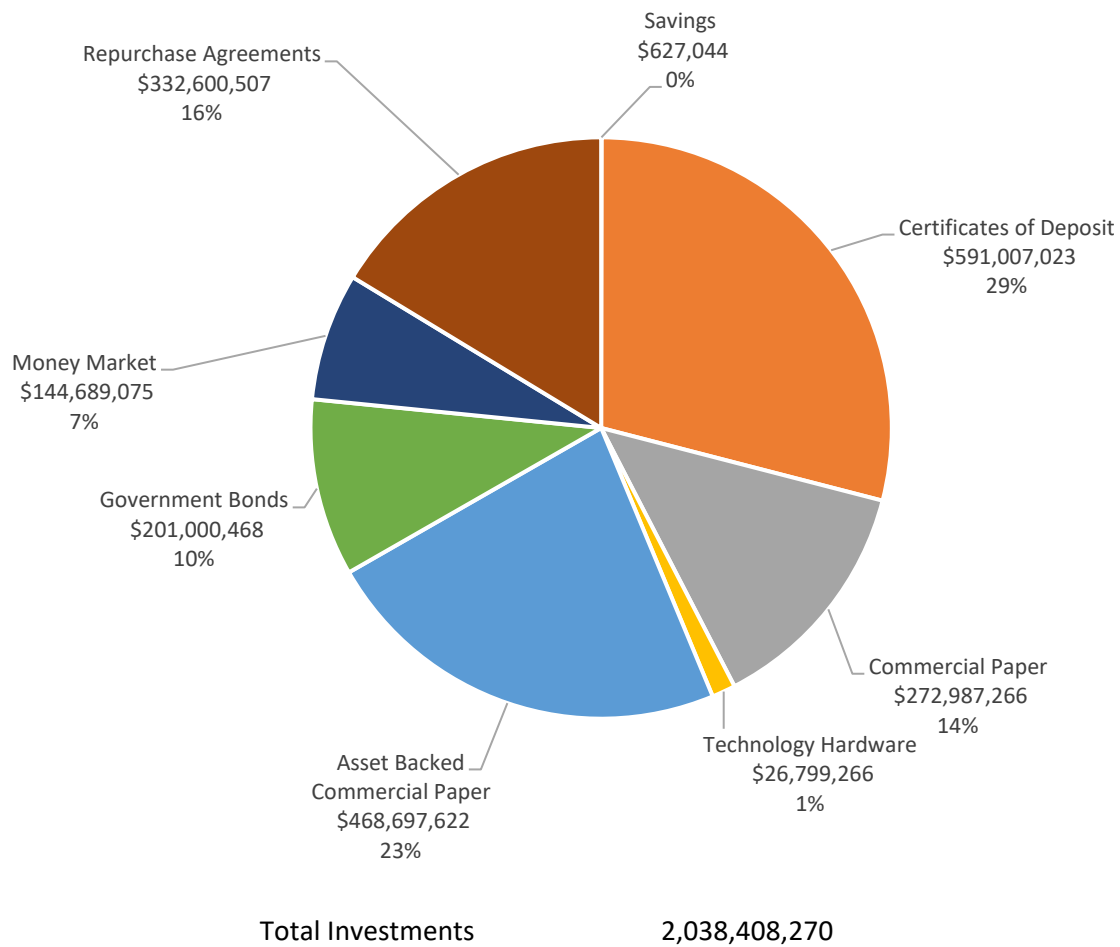
Fair Value Including Accrued Interest	\$	173,319,460,984.91
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Repurchase Agreements, Time Deposits, PMIA & General Fund loans, and Reverse Repurchase agreements are carried at portfolio book value (carrying cost).

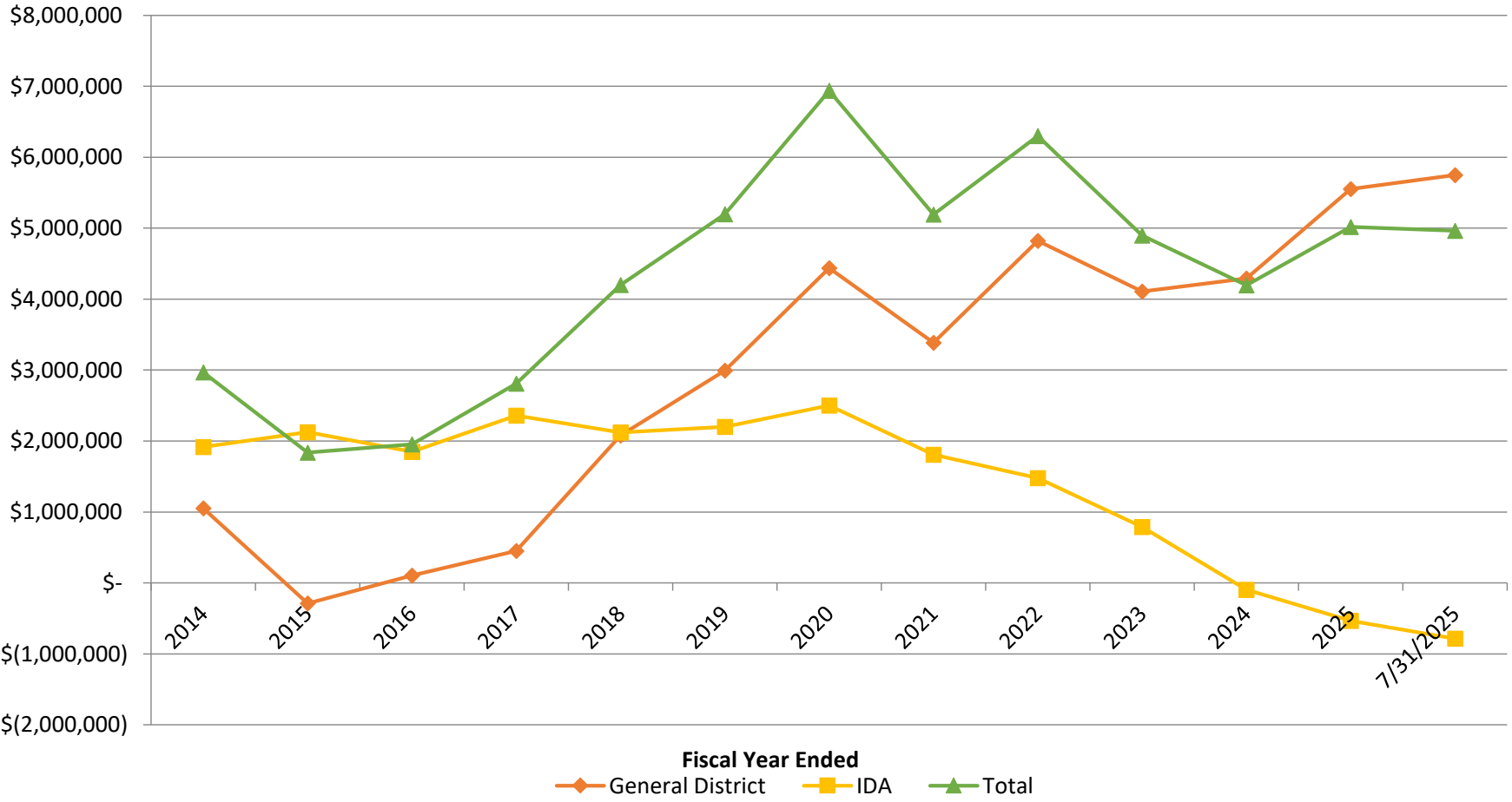
California CLASS Schedule of Investments

July 2025

Average Daily Yield
4.3433%



Cash Position



ACTION DISCUSSION

SECOND AMENDMENT TO LEASE

THIS SECOND AMENDMENT TO LEASE (the "Second Amendment") is made effective this ____ day of _____, 2025 ("Effective Date"), by and between YUIMA MUNICIPAL WATER DISTRICT (hereinafter referred to as "Landlord") and T-MOBILE WEST TOWER LLC, a Delaware limited liability company, by and through its Attorney In Fact, CCTMO LLC, a Delaware limited liability company (hereinafter referred to as "Tenant").

RECITALS

WHEREAS, Landlord and Pacific Bell Wireless, LLC, a Nevada limited liability company, dba, Cingular Wireless ("Original Tenant") entered into a Lease dated September 24, 2002, a memorandum of which was recorded in the official records of San Diego County, California ("Official Records") on October 20, 2003 at Document No. 2003-1282684 (the "Original Lease") whereby Original Tenant leased certain real property, together with access and utility easements, located in San Diego County, California from Landlord (the "Premises"), all located within certain real property owned by Landlord ("Landlord's Property"); and

WHEREAS, the Original Lease was amended by that certain First Amendment to Lease dated December 5, 2019, a memorandum of which was recorded in the Official Records on March 2, 2020 at Document No. 2020-0106404 ("First Amendment") (hereinafter the Original Lease and First Amendment are collectively referred to as the "Lease"); and

WHEREAS, T-Mobile West Tower LLC is currently the Tenant under the Lease as successor in interest to the Original Tenant; and

WHEREAS, the Premises may be used for the purpose of constructing, maintaining and operating a communications facility, including tower structures, equipment shelters, cabinets, meter boards, utilities, antennas, equipment, any related improvements and structures and uses incidental thereto; and

WHEREAS, the Lease had an initial term that commenced on June 16, 2003 and expired on June 15, 2008 (the "Initial Term"). The Lease provides for four (4) extensions of five (5) years each (each extension is referred to as a "Renewal Term"), all four (4) of which were exercised by Tenant. According to the Lease, the final Renewal Term expires on June 15, 2028; and

WHEREAS, Landlord and Tenant desire to amend the Lease on the terms and conditions contained herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Landlord and Tenant agree as follows:

1. Recitals; Defined Terms. The parties acknowledge the accuracy of the foregoing recitals. Any capitalized terms not defined herein shall have the meanings ascribed to them in the Lease.

2. Additional Renewal Terms. At the conclusion of the fourth Renewal Term (June 15, 2028), Tenant shall be entitled to four (4) additional extensions of five (5) years each, with the

final lease extension expiring on June 15, 2048 (each additional extension is referred to as an “Additional Renewal Term”). The Initial Term, Renewal Terms, and Additional Renewal Terms shall be collectively referred to as the “Lease Term”. Notwithstanding anything in the Lease to the contrary, the Lease Term shall automatically be extended for each successive Additional Renewal Term unless Tenant notifies Landlord of its intention not to renew at least ninety (90) days prior to the expiration of the then current five year term.

3. Rent.

a) One-Time Rent Increase. On June 1, 2026 the monthly rent shall increase to Three Thousand Two Hundred Fifty and 00/100 Dollars (\$3,250.00) per month. Following such increase, the monthly rent shall continue to adjust pursuant to the terms of the Lease, as amended by subsection (b) below. This rent increase replaces and is in lieu of the regular rent increase scheduled to occur pursuant to the Lease on the same date.

b) Rent Adjustment. Commencing on June 16, 2027 and every year thereafter (each an “Adjustment Date”), the monthly rent shall increase by an amount equal to three point seventy-five percent (3.75%) of the monthly rent in effect for the month immediately preceding the Adjustment Date. Such rent escalations shall replace any rent escalations currently in the Lease, including the rent escalation set forth in Section 5(d) of the Original Lease.

4. Representations, Warranties and Covenants of Landlord. Landlord represents, warrants and covenants to Tenant as follows:

a) Landlord is duly authorized to and has the full power and authority to enter into this Second Amendment and to perform all of Landlord’s obligations under the Lease as amended hereby.

b) Tenant is not currently in default under the Lease, and to Landlord’s knowledge, no event or condition has occurred or presently exists which, with notice or the passage of time or both, would constitute a default by Tenant under the Lease.

c) Landlord agrees to provide such further assurances as may be requested to carry out and evidence the full intent of the parties under the Lease as amended hereby, and ensure Tenant’s continuous and uninterrupted use, possession and quiet enjoyment of the Premises under the Lease as amended hereby.

d) Landlord acknowledges that the Premises, as defined, shall include any portion of Landlord’s Property on which communications facilities or other Tenant improvements exist on the date of this Second Amendment.

5. Counterparts. This Second Amendment may be executed in separate and multiple counterparts, each of which shall be deemed an original but all of which taken together shall be deemed to constitute one and the same instrument.

6. Remainder of Lease Unaffected. In all other respects, the remainder of the Lease shall remain in full force and effect. Any portion of the Lease that is inconsistent with this Second Amendment is hereby amended to be consistent.

7. Recordation. Tenant, at its cost and expense, shall have the right to record a memorandum of this Second Amendment in the Official Records at any time following the execution of this Second Amendment by all parties hereto. In addition, Tenant shall have the right in its discretion, to record a notice of lease, affidavit or other form to be determined by Tenant without Landlord's signature in form and content substantially similar to the memorandum, to provide record notice of the terms of this Second Amendment.

[Signature pages follow]

Landlord and Tenant have caused this Second Amendment to be duly executed on the day and year first written above.

LANDLORD:

YUIMA MUNICIPAL WATER DISTRICT

By: _____

Print Name: _____

Title: _____

Landlord affirms that this Second
Amendment was approved at a duly noticed
public meeting held on _____
2025

[Tenant Execution Page Follows]

This Second Amendment is executed by Tenant as of the date first written above.

TENANT:

T-MOBILE WEST TOWER LLC, a
Delaware limited liability company

By: CCTMO LLC, a Delaware limited
liability company
Its: Attorney In Fact

By: _____

Print Name: _____

Title: _____

PREPARED BY AND RECORDING
REQUESTED BY:

Weiss Brown, PLLC
6263 N. Scottsdale Rd., Suite 340
Scottsdale, AZ 85250

WHEN RECORDED MAIL TO:

T-Mobile West Tower LLC
c/o Post Closing – Recording
8020 Katy Freeway
Houston, TX 77024

Space above this line for Recorder's Use

A.P.N. 132-160-31-00

Prior recorded document(s) in San Diego County, California:

October 20, 2003 at #2003-1282684

March 2, 2020 at #2020-0106404

MEMORANDUM OF SECOND AMENDMENT TO LEASE

This document is exempt from the \$75 Building Homes and Jobs Act Fee (per Government Code §27388.1) because:

- ☐ Document is a transfer of real property subject to the imposition of transfer tax
- ☐ Document is a transfer of real property that is a residential dwelling to an owner-occupier
- ☐ Document is recorded in connection with an exempt transfer of real property (i.e., subject to transfer tax or owner-occupied). If not recorded concurrently, provide recording date and document number of related transfer document:
Recording date _____ Document Number _____
- ☐ The \$225 per transaction cap is reached
- ☐ Document is not related to real property

Documentary Transfer Tax \$ _____
_____ Computed on full value of property
_____ Computed on full value less liens and
encumbrances remaining at time of sale
_____ Computed on full value of lease surpassing the 35
year term limit _____
_____ Computed on leased area of the property
City of _____ Unincorporated _____

Signature of Declarant or agent – Firm Name

This Memorandum of Second Amendment to Lease is dated as of the date of Landlord's signature, and made effective as of the date of execution by the last party hereto to sign ("Effective Date") by and between YUIMA MUNICIPAL WATER DISTRICT, ** (hereinafter referred to as "Landlord") and T-MOBILE WEST TOWER LLC, a Delaware limited liability company, by and through its Attorney In Fact, CCTMO LLC, a Delaware limited liability company (hereinafter referred to as "Tenant").

1. Landlord and Pacific Bell Wireless, LLC, a Nevada limited liability company, dba, Cingular Wireless ("Original Tenant") entered into a Lease dated September 24, 2002, a memorandum of which was recorded in the official records of San Diego County, California ("Official Records") on October 20, 2003 at Document No. 2003-1282684 (the "Original Lease") whereby Original Tenant leased certain real property, together with access and utility easements, located in San Diego County, California from Landlord (the "Premises"), all located within certain real property owned by Landlord ("Landlord's Property"). Landlord's Property, of which the Premises is a part, is more particularly described on Exhibit A attached hereto.

2. The Original Lease was amended by that certain First Amendment to Lease dated December 5, 2019, a memorandum of which was recorded in the Official Records on March 2, 2020 at Document No. 2020-0106404 ("First Amendment") (hereinafter the Original Lease and First Amendment are collectively referred to as the "Lease").

3. T-Mobile West Tower LLC is currently the Tenant under the Lease as successor in interest to the Original Tenant.

4. The Lease had an initial term that commenced on June 16, 2003 and expired on June 15, 2008. The Lease provides for four (4) extensions of five (5) years each, all four (4) of which were exercised by Tenant (each extension is referred to as a "Renewal Term"). According to the Lease, the final Renewal Term expires June 15, 2028.

5. Landlord and Tenant have entered into a Second Amendment to Lease (the "Second Amendment"), of which this is a Memorandum, providing for four (4) additional Renewal Terms of five (5) years each. Pursuant to the Second Amendment, the final Renewal Term expires on June 15, 2048.

6. The terms, covenants and provisions of the Second Amendment shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Landlord and Tenant.

7. This Memorandum does not contain the social security number of any person.

8. A copy of the Second Amendment is on file with Landlord and Tenant.

[Execution Pages Follow]

IN WITNESS WHEREOF, hereunto and to duplicates hereof, Landlord and Tenant have caused this Memorandum to be duly executed on the day and year first written above.

LANDLORD:

YUIMA MUNICIPAL WATER DISTRICT

By: _____

Print Name: _____

Title: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)

) ss:

COUNTY OF _____)

On _____, 2025 before me, _____
(insert name and title of the officer), personally appeared _____,
who proved to me on the oath of _____ or through
_____ (description of identity card or other document)
to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

[Seal]

EXHIBIT A
(Legal Description of Landlord's Property)

THOSE PORTIONS OF THE PAUMA RANCHO IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF ATTACHED TO THE RECORD OF THE PATENT IN BOOK 1, PAGE 67 OF PA TENTS, RECORDS OF SAN DIEGO COUNTY, BEING A PORTION OF THE LAND DESCRIBED IN PARCEL OF CERTIFICATE OF COMPLIANCE, RECORDED FEBRUARY 11, 1975 AS DOCUMENT NO. 75-032263, AND ALSO BEING A PORTION OF PARCEL 3 OF PARCEL MAP NO. 12629 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 24, 1983 AS FILE/PAGE NO. 83-093652 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY CORNER COMMON TO SECTIONS 22 AND 23, TOWNSHIP 10 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE SOUTHERLY BOUNDARY OF SAID PAUMA RANCHO; THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 73° 20' 33" WEST 800.52 FEET (RECORD NORTH 72°19' WEST 800.45 FEET) TO THE MOST SOUTHERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE BOUNDARY OF SAID PARCEL 1 AS FOLLOWS: NORTH 31° 24' 22" EAST 840.72 FEET (RECORD NORTH 32° 26' 06" EAST 840.58 FEET); NORTH 23° 57' 01" EAST 1538.86 FEET (RECORD NORTH 24° 58' 04" EAST 1538.92 FEET); SOUTH 58°32' 03" EAST 199.94 FEET (RECORD SOUTH 57° 33' 54" EAST 200.00 FEET); NORTH 31°28' 06" EAST 695.01 FEET (RECORD NORTH 32° 26' 06" EAST 694.4 FEET); NORTH 14° 55' 22" EAST 2801.82 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL 1; NORTH 70° 41' 58" WEST (RECORD NORTH 69° 44' 10" WEST) 1217.35 FEET TO THE TRUE POINT OF BEGINNING;

CONTINUING ALONG SAID BOUNDARY, NORTH 70° 41' 58" WEST 75.00 FEET; AND NORTH 23° 08' 37" WEST 150.00 FEET; THENCE SOUTH 66°51' 23" WEST 150.00 FEET; THENCE SOUTH 9° 13' 41" WEST 263.52 FEET; THENCE SOUTH 70° 41' 58" EAST 240.83 FEET TO A LINE WHICH BEARS SOUTH 19° 18' 02" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 19° 18' 02" EAST 250.00 FEET TO THE TRUE POINT OF BEGINNING.

TAX ID NO: 132-160-31-00

ADDRESS: 32798 AVENIDA DE LAS ESTRALLAS, PAUMA VALLEY, CA 92061

INFORMATION / REPORTS



Member Agency State Regulatory Monthly Update Water Resources Department July 2025

Making Conservation a California Way of Life (Elizabeth Lovsted)

The Making Conservation a California Way of Life regulation was adopted by the State Water Resources Control Board (SWRCB) in 2024. The regulation allows for several variances to account for unique local uses of water, such as seasonal populations, residential agriculture, and non-drought emergencies (such as fire). The SWRCB has released a variance template for Urban Retail Water Suppliers (URWS) that intend to request a variance. The template and accompanying FAQ document are available now on the Making Conservation a California Way of Life [webpage](#) under the Reporting Materials section. The SWRCB will hold identical webinars covering the variance and temporary provision process on [August 11, 2025](#) and [August 12, 2025](#). To request a variance or temporary provision for Fiscal Year 2024-25, URWS must submit all required materials to the SWRCB by **October 1, 2025**. The California Water Efficiency Partnership and California Data Collaborative have developed a [Variance Estimator Tool](#) to help URWS streamline their efforts to evaluate potential variances.

Per- and Polyfluoroalkyl Substances (PFAS) (Jesica Cleaver)

Federal Actions

In April 2024, the United States Environmental Protection Agency (USEPA) finalized the [National Primary Drinking Water Regulation](#) for six PFAS. In May 2025, the USEPA announced that it would retain the current Maximum Contaminant Levels (MCLs) for PFOA and PFOS at 4 parts per trillion (ppt) each, but extend the compliance deadline by two years to 2031. At the same time, the USEPA stated it would rescind and reconsider the regulations for the remaining four PFAS (PFHxS, PFNA, HFPO-DA (Gen-X), and PFBS). A revised draft regulation is expected for public comment in fall 2025, with a final rule anticipated in spring 2026.

State Actions

At the state level, the SWRCB's Division of Drinking Water (DDW) has identified regulating PFAS as its top priority. In July 2025, DDW proposed revised notification levels at 4 ppt for both PFOA and PFOS. DDW has also proposed a revised response level for PFHxS at 10 ppt and new notification and response levels for PFHxA at 1 part per billion (ppb) and 10 ppb, respectively. The SWRCB held a workshop on the [proposed notification and response levels](#) at its meeting on August 6, 2025.

Also at the August 6 meeting, SWRCB staff provided a midpoint update on a statewide effort to monitor PFAS in public drinking water wells serving Disadvantaged Communities (DACs). DDW has conducted PFAS sampling at nearly 2,500 wells located in DACs to date. Using a targeted detection method, PFAS were detected in about 10% of wells. Of the wells sampled, 6.5% exceeded the current federal MCL for PFOA, 7.5% exceeded the MCL for PFOS, and 1.8% exceeded the MCL for PFHxS. SWRCB staff and board members stressed the importance of source control in management of PFAS in drinking water.

Advanced Clean Fleets (Jesica Cleaver)

In 2023, the California Air Resources Board (CARB) adopted the Advanced Clean Fleets (ACF) [regulation](#). On July 29, 2025, CARB released a [notice](#) of public hearing to consider proposed amendments to the ACF regulation and Low Carbon Fuel Standard Regulations. CARB will hold the hearing on **September 25, 2025**. The proposed amendments, Initial Statement of Reasons, and other related documents are available on the [rulemaking webpage](#). Written comments are due **September 15, 2025**, and can be submitted [here](#). Water Authority staff are



participating in the Association of California Water Agencies' (ACWA) ACF working group to develop comments on the proposed amendments.

Fiscal Year 2025-2026 State Revolving Fund Intended Use Plans (Mina Ziaei)

The SWRCB has released the draft [Clean Water State Revolving Fund](#) (CWSRF) and [Drinking Water State Revolving Fund](#) (DWSRF) Intended Use Plans (IUP) for FY 2025–2026. The IUPs outline the SWRCB's business plan for administering the CWSRF, DWSRF, and their complementary funding for the year. The SWRCB adopted the CWSRF IUP on August 5, 2025, and will consider adopting the DWSRF IUP on August 19, 2025

Agricultural Water Management Plan Guidebook (Jesica Cleaver)

The Department of Water Resources (DWR) has released the [Draft 2025 Agricultural Water Management Plan \(AWMP\) Guidebook](#). The Guidebook was prepared by DWR to help agricultural water suppliers prepare and submit AWMPs. Written comments are due by **5 p.m. on August 22, 2025**. Additional information and instructions for how to submit comments can be found [here](#).

Water Loss Requirements (Mina Ziaei)

Updated individual system water loss standards

DDW has released [updated individual system water loss standards](#) based on the latest water loss audit data. The new version is essential for the 2025-2027 planning and reporting period. Water systems are encouraged to review the standards to ensure there are no issues. If there are any issues with your agency's data, please contact DDW's [Water Loss Control Team](#).

Pressure Management Questionnaire updated for 2026

URWS are required to complete questionnaires administered by the SWRCB. The [Pressure Management Questionnaire](#) has been updated for the 2026 reporting period. This system-level questionnaire asks for information on pressure control devices and high leakage zones. DDW has also posted a [summary](#) of the questions to help water suppliers prepare their responses. The deadline for submitting the updated Pressure Management questionnaires is **July 1, 2026**.

Onsite Treatment and Reuse of Nonpotable Water Regulations (Jesica Cleaver)

California Water Code Section 13558 requires the SWRCB to adopt regulations for risk-based water quality standards for the onsite treatment and reuse of nonpotable water for nonpotable end uses in multifamily residential, commercial, and mixed-use buildings. In March 2025, the SWRCB released a [Notice of Proposed Rulemaking](#) for the Onsite Treatment and Reuse of Nonpotable Water Regulations. Water Authority staff worked with WaterReuse California to develop a [joint comment letter](#) with ACWA and California Association of Sanitation Agencies. The SWRCB has released a [revised proposed regulation](#) that incorporates many of the recommendations made in the comment letter. Comments on the revised text are due by **noon on August 19, 2025**.

2025 Safe Drinking Water Plan Update (Jesica Cleaver)

The SWRCB is updating the [Safe Drinking Water Plan](#) (Plan) in accordance with Section 116355 of the Health and Safety Code, which requires the SWRCB to submit an updated Plan to the Legislature every five years. The Plan



evaluates the overall quality of the state’s drinking water and details actions the SWRCB is taking to address known and potential problems. It also provides recommendations to improve drinking water quality, including investing in technology and data, addressing funding gaps, and enhancing emergency preparedness and response. The SWRCB held a [workshop](#) to present the draft Plan on July 15, 2025. Written comments are due by **noon on August 29, 2025**.

Staff Contacts

Jesica Cleaver
JCleaver@sdewa.org

Mina Ziaei
MZiaei@sdewa.org

Elizabeth Lovsted
ELovsted@sdewa.org

YUIMA MUNICIPAL WATER DISTRICT
2025-26 Capital Projects
As of July 2025

	Approved 2025-26 Budget	Approved Budget Carry Forward	Current Year Expenditures 2024-25	Prior Year Expenditures Forward	Total Project Expenditures
GENERAL DISTRICT 10-600-60					
McNally Tank 2 Interior Repair	\$42,373				\$ -
T-Y Booster 2 Repair	\$12,500		\$ 6,205		\$ 6,205
Creek Crossing Repairs	\$550,000				\$ -
McNally Analyzer	\$17,127				\$ -
					\$ -
Total General District Capital Projects - 2025-26		\$ -	\$ 6,205	\$ -	\$ 6,205
IMPROVEMENT DISTRICT A 20-600-60					
Perricone Mixer	\$ 22,000				\$ -
Station 8 Booster SCADA	\$ 20,000				\$ -
Station 4 Pump #1	\$ 11,192		\$ 5,596		\$ 5,596
Station 6 Pump #2	\$ 10,163		\$ 3,169		\$ 3,169
Tank 1 Interior Repair	\$ 21,645				\$ -
Station 4 Pump #2	\$ -		\$ 4,331		\$ 4,331
Total IDA Capital Projects - 2025-26		\$ -	\$ 13,096	\$ -	\$ 13,096
Total General District & IDA Capital Projects 2025-26	\$ -	\$ -	\$ 19,301	\$ -	\$ 19,301

YUIMA MUNICIPAL WATER DISTRICT

Operations Report

July 2025

SDCWA CONNECTION

Yuima General District purchased 485.7-acre feet of water from SDCWA. Yuima General District also produced 67.5-acre feet from the T-Y Well. Yuima General District sold 560.0-acre feet of water in the month of July.

During the month of July, Improvement District A purchased 386.0-acre feet of water from the General District and produced 179.9-acre feet of water from the Strub and Fan Wells. IDA's total sales for July were 546.0-acre feet.

WELLS – YUIMA

WELL	Production	GPM	STATUS
T-Y Well 1	67.5 af	538	Active

TAP METERS

There are 3 tap meters that monitor the water delivered to IDA from Yuima. It has been several years since these meters have been tested for recording accuracy. The District will be conducting flow tests on these meters soon.

WELLS - IDA

River Wells

WELL	GPM	STATUS
12	156	In Service
19A	233	Out-of-Service (Motor)
20A	242	In Service
25	169	In Service
22*	175	In Service *used intermittently – High Nitrates

Fan Wells

WELL	GPM	STATUS
7A		Non-Potable Water Use – Lease Agreement
10		Non-Potable Water Use – Lease Agreement
14*	224	In Service *used intermittently – High Nitrates
17*	1152	In Service *used intermittently – High Nitrates
18		Non-Potable Water Use – Lease Agreement
29	121	In Service *used intermittently – High Nitrates

Horizontal Wells**

WELL	GPM	STATUS
41	TBD	Non-Potable Water Use – Lease Agreement

42	TBD	Non-Potable Water Use – Lease Agreement
44	TBD	Non-Potable Water Use – Lease Agreement
46	TBD	Non-Potable Water Use – Lease Agreement
47	TBD	Non-Potable Water Use – Lease Agreement
48	TBD	Non-Potable Water Use – Lease Agreement
49	TBD	Non-Potable Water Use – Lease Agreement
50	TBD	Non-Potable Water Use – Lease Agreement

*Wells 14, 17, 22 & 29, which are normally high in nitrates are used intermittently. When used they are blended (~3:1) with imported water to achieve water quality compliance.

**Horizontal wells produced 10.7-acre feet of water.

BOOSTER STATIONS

STATION	PUMPS	STATUS
T-Y	1, 2	Pump 2 Out of service (Pump Fail) **Repairs to be scheduled ASAP
PERRICONE	1,2,3,4	Pump 4 Out of Service (Motor), Pump 2 Mechanical Seal Spray
FOREBAY	1,2,3,4	Pump 4 Out of service (Motor). Tank 1 Level Transducer.
EASTSIDE	1,2,3	Generator out of Service
1	1,2,3,4	OK. All in service
4	1,2,3	Pump 1 Out of service (VFD) Bypass is disconnected
6	1,2,3	Pump 2 Mechanical seal**Repairs to be scheduled ASAP
7	1,2,3	OK. All in service
8	1,2,3,4	OK. All in service

RESERVOIRS AND TANKS

- Dunlap tank is a bolt together, galvanized tank with a life expectancy of 25 years. The tank is currently 22 years old and has a high level of corrosion on the interior due to the high levels of iron and manganese that come from the horizontal well water. The District used the tank to blend the horizontal well water until May of 2019 when the SWRCB directed YMWD to stop that practice and use the well water for agricultural purposes only. ***The inspection of Dunlap tank in July 2024 revealed that the tank does, in fact, need to be replaced. Staff may begin looking for and applying for grants to fund this project.***
- Eastside Tank was inspected and cleaned in April 2023. The exterior of the tank was found to be in good condition with a few minor repairs. The interior of the tank, however, was found to be in extremely poor condition and it was recommended to be recoated within the next three years.

- Tank 1 was inspected and cleaned in April of 2022; the exterior of the tank was found to be in good condition. The interior of the tank has significant corrosion on the shell above the water line and therefore it is recommended that the tank should be inspected every two years until the tank interior is recoated. This tank will be inspected and cleaned in fiscal year 25-26, likely early in calendar year 2026.
- Tank 8 was inspected and cleaned in April of 2023.
- Perricone Tank was inspected in April 2023. The interior and exterior of the tank were recoated in 2016. The exterior of the tank was found to be in very good condition. The interior of the tank was found to be in good condition overall. The tank is due for inspection in 2026. There are a few minor areas of corrosion that can be fixed to mitigate any serious damage.
- Zone 4 Tank was cleaned and inspected in January 2022. There was some sediment. The interior coating looked good, and the tank cleaned up nicely.
- McNally Tank 1 was inspected and cleaned in April of 2022. The roof has metal loss that needs to be addressed. Due to the metal loss on the roof, it is recommended the interior of the tank be recoated within the next 24 months.
- McNally Tank 2 was inspected and cleaned in April 2023 and is in similar condition to McNally Tank 1. This tank will be inspected and cleaned in fiscal year 25-26, likely early in calendar year 2026.
- Forebay Tank was inspected in April of 2022. The overall condition of the exterior and interior ranges from good to excellent except for the overflow lines which have moderate corrosion and early stages of metal loss. The inspection company recommends addressing the corrosion on the overflow lines.
- All Nitrate analyzers have had their semi-annual maintenance performed in March 2025. Next eligible Nitrate analyzer maintenance date would be September 15th, 2025.

WATER QUALITY

- The Yuima and IDA distribution systems, as well as all special raw water groundwater well bacteriological tests, are taken on schedule and the District remains in compliance with all water quality standards.

DISTRICT OPERATIONS PERSONNEL

Noel Ruiz was promoted to Assistant Operations Manager.

Utility Worker I, Rosbelth Valenzuela, will test for the State Water Resources Control Board Treatment Operator Grade II certification in September of 2025. Rosbelth was also promoted to Water Systems Technician I.

OTHER PROJECTS AND PROGRAMS

Mainline Repairs

Years of heavy rainfall have left two vital sections of Yuima's mainline exposed: our 20-inch pipeline beneath the San Luis River and a 14-inch line crossing Pauma Creek. These exposures are not merely cosmetic; they represent a significant, urgent threat to the District's capacity to provide water, as both pipelines are fundamental to our water distribution network. Due to their critical role in our system's operation, the necessary repair and mitigation efforts have been designated an emergency. We expect to resolve this by summer 2025.

Pump Maintenance

In preparation for the warmer weather and its increased demands, essential pump maintenance (oil and filter changes) for the 2024/25 fiscal year were completed in May.

CWA Emergency Storage Project (ESP) Valley Center MWD / Yuima MWD Inter-tie

The ESP project is moving forward, and construction is ongoing. A new electric utility pole was installed at McNally recently.

SAFETY PROGRAMS AND TRAINING

Field staff participate in weekly tailgate safety meetings and continue to complete necessary training online as well as with other Districts and with various additional industry resources. Chris Tapia was awarded a grant that covered the entire \$450 cost of a two-day training course aimed at preparing for the State Water Resourced Control Board Treatment Operator Grade 3 exam. Other staff members who are testing soon might take advantage of the grant opportunity too.

WATER METERS AND SERVICES

Meter Replacements, Downsizing and Removals

District staff continue to analyze and replace older meters in the District to help reduce slippage. Older propeller/mechanical meters tend to become less accurate over time, especially with the high usage encountered. All new meters installed are ultrasonic, they have no mechanical parts to wear down. These new meters provide long lasting accuracy and are AMR compatible. Meaning they can be incorporated into an AMR (drive-by) meter reading program in the future. The District has purchased 58 never used meters that were manufactured in 2017 from the Valley of Enchantment Water District in Crestline, CA. Valley of Enchantment has not and will not use the meter brand (Kamstrup) that we use because Kamstrup does

not integrate with their existing AMR (Drive-By) system. YMWD negotiated to get each meter for ~\$77/meter when retail price for a new one is \$300-\$350.

SDCWA MAINTENANCE SHUTDOWNS

Yuima has been subjected to two 10-day shutdowns from the SDCWA in the 2024-25 fiscal year. The shutdowns occurred in December 2024 and February 2025. The February shutdown ran from Sunday February 23rd to Wednesday March 5th. The District received great cooperation from our customers who minimized usage while our imported water connection is unavailable.

STATE WATER RESOURCES CONTROL BOARD

Yuima General District's revised operating permit has been issued.

IDA's revised operating permit has not been issued but all conditions for reissuance have been met and IDA remains a T2 facility. IDA is due for a Sanitary Survey in 2025 and SWRCB staff felt they would hold off on final permit issuance until that survey is conducted. YMWD staff do not anticipate any issues but are conducting an in-house inspection of the District to address any concerns that might arise during the sanitary survey.

Notification of Hexavalent Chromium maximum contaminant level (10 ug/L) adoption and initial monitoring requirements. Each community and non-transient-non-community water system must initiate monitoring within six months of October 1, 2024. Initial monitoring consists of one hexavalent chromium sample from all active groundwater and surface water sources. The samples must be analyzed by a certified lab. Finance & Administrative Services Manager, Lynette Brewer, incorporated these samples into our work schedule well ahead of the SWRCB's due date.

The State Water Board adopted the Cross-Connection Control Policy Handbook (CCCPH) which took effect on July 1, 2024. The CCCPH will replace the existing cross-connection control and backflow prevention regulations currently in title 17. While the CCCPH has the same authority as a standard regulation, it is intended to provide more technical details and explanatory language than a standard regulation. Implementation of the CCCPH will require development of a Cross-Connection Control Plan, which will be due by July 1, 2025. The District submitted a CCCPH submission for both Yuima and IDA on time. The State has not given a timeline for review and subsequent acceptance or denial of said Plan.

Staff will work closely with SWRCB to always resolve any issues or concerns.

Yuima Municipal Water District - Production/Consumption Report						
YUIMA GENERAL DISTRICT			FISCAL		CALENDAR	
Produced and Purchased Water	Jul-25	Jun-25	2025-26	2024-25	2025	2024
11-1590 IDA	0.0	0.0	0.0	17.9	0.0	17.9
10-1009 SDCWA	485.7	380.1	485.7	4366.5	1669.1	4139.8
10-2101 TY WELL 1	67.5	66.3	67.5	651.0	321.0	622.1
Total Produced and Purchased	553.2	446.4	553.2	5035.4	1990.1	4779.8
Consumption						
CUSTOMERS GENERAL DISTRICT	174.0	134.0	174.0	1747.4	635.7	1867.5
10-2100 TAP 1	111.2	120.1	111.2	1187.6	501.8	1034.7
10-1590 TAP 2	179.8	98.8	179.8	1288.9	507.7	1125.0
10-1200 TAP 3	95.0	102.4	95.0	901.9	434.4	792.2
Total Consumption - Yuima	560.0	455.3	560.0	5125.8	2079.6	4819.4
Storage Level Changes	3.1	-2.9	3.1	-5.1	4.0	9.8
Slippage - Acre Feet	-3.7	-11.8	-3.7	-95.5	-85.5	-29.8
Slippage %	-0.7	-2.6	-0.7	-1.9	-4.3	-0.6
IMPROVEMENT DISTRICT "A"						
Produced Strub Zone Wells						
20-2012 RIVER WELL 12	17.0	23.6	17.0	263.8	87.3	309.2
20-2091 RIVER WELL 19A	30.1	42.6	30.1	460.7	224.5	412.0
20-2020 RIVER WELL 20A	35.7	41.9	35.7	428.7	214.8	386.2
20-2025 RIVER WELL 25	35.3	43.8	35.3	100.9	136.2	29.3
20-2022 FAN WELL 22	16.1	22.7	16.1	174.6	60.1	190.2
Total Produced Strub Zone Wells	134.2	174.6	134.2	1428.7	722.9	1326.9
Produced Fan Wells						
20-2014 WELL 14	0.0	0.0	0.0	53.2	0.5	56.9
20-2017 WELL 17	0.0	0.0	0.0	1.3	0.0	9.8
20-2029 WELL 29	0.0	0.0	0.0	1.9	0.0	9.5
20-20410-500 HORIZONTAL WELLS	10.7	11.7	10.7	134.0	82.3	140.5
Code K Usage: WELL USE AGREEMENTS ("K")	35.0	44.5	35.0	437.9	203.6	366.7
Total Produced Fan Wells	45.7	56.2	45.7	628.3	286.4	583.4
Total Produced Strub and Fan Wells	179.9	230.8	179.9	2057.0	1009.3	1910.3
Purchased Water						
10-2100 TAP 1	111.2	120.1	111.2	1187.6	501.8	1034.7
90 minus 20-2008 TAP 2	179.8	98.8	179.8	1288.9	507.7	1125.0
10-1200 TAP 3	95.0	102.4	95.0	901.9	434.4	792.2
Total Purchased Water	386.0	321.3	386.0	3378.4	1443.9	2951.9
Total Produced and Purchased	565.9	552.1	565.9	5435.4	2453.2	4862.2
Consumption						
CUSTOMERS IDA	546.0	526.0	546.0	5088.9	2325.0	4489.7
Interdepartmental to Y	0.0	0.0	0.0	17.9	0.0	17.9
Total Consumption - IDA	546.0	526.0	546.0	5106.8	2325.0	4507.6
Storage Level Changes	5.3	-2.5	5.3	-6.6	6.4	-4.2
Slippage - Acre Feet	25.2	23.6	25.2	322.0	134.6	350.4
Slippage %	4.5	4.3	4.5	5.9	5.5	7.2
Combined General District and IDA						
PRODUCED YUIMA	553.2	446.4	553.2	5035.4	1990.1	4779.8
PRODUCED IDA	179.9	230.8	179.9	2057.0	1009.3	1910.3
Total Produced and Purchased	733.1	677.2	733.1	7092.4	2999.4	6690.1
Consumption	720.0	660.0	720.0	6854.2	2960.7	6375.1
Storage Level Changes	8.4	-5.4	8.4	-11.7	10.4	5.6
Slippage - Acre Feet	21.5	11.8	21.5	226.5	49.1	320.6
Slippage %	2.9	1.7	2.9	3.2	1.6	4.8

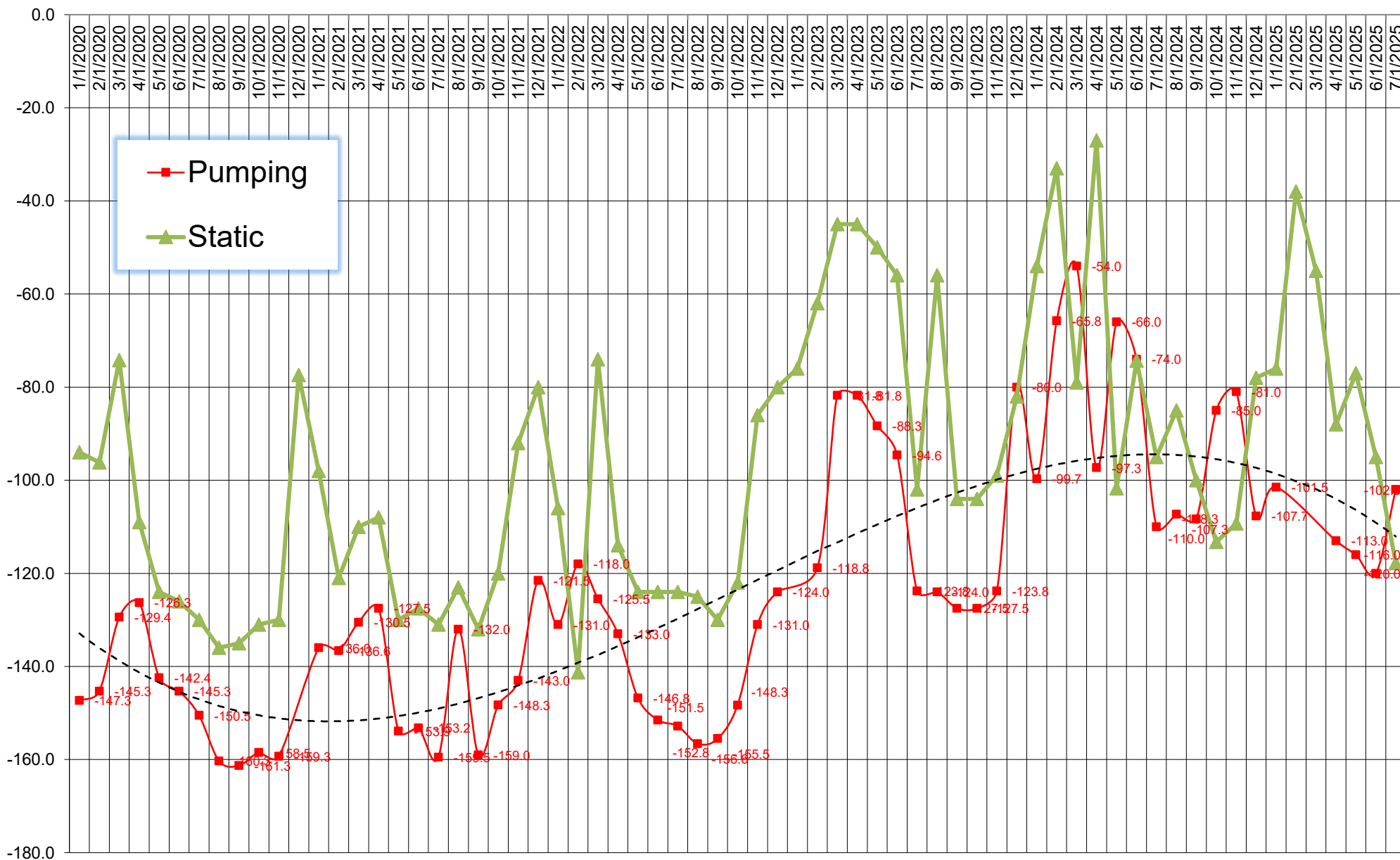
Notes:

YUIMA MUNICIPAL WATER DISTRICT

Well Level Report

[illegible]

Yuima Municipal Water District
River Well Static (21A) and Pumping Levels
For Yuima Wells No. 12, 19A, 20A and 25
(Increasing Inverse = improving water levels)
Pumping and Static Levels (feet below ground level)
(Updated July 2025) 2020-Current



Yuima Municipal Water District
 Monthly Production of District Owned Wells
 Updated July 2025



YUIMA MUNICIPAL WATER DISTRICT

REPORT OF DISTRICT WATER PURCHASED AND PRODUCED

	Month Comparative One (1) Year Ago			Fiscal Year to Date Comparatives		
	Jul-25	Jul-24	%CHANGE	2025-26	2024-25	%CHANGE
LOCAL SUPPLY	247.4	296.8	-16.6%	247.4	296.8	-16.6%
AUTHORITY	485.7	809.6	-40.0%	485.7	809.6	-40.0%
TOTAL PRODUCED & PURCHASED	733.1	1106.4	-33.7%	733.1	1106.4	-33.7%
CONSUMPTION	720.0	1049.0	-31.4%	720.0	1049.0	-31.4%
% LOCAL	33.7%	26.8%	6.9%	33.7%	26.8%	6.9%
%AUTHORITY	66.3%	73.2%	-6.9%	66.3%	73.2%	-6.9%

FISCAL YEAR ENDING JUNE 30 COMPARATIVES

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
LOCAL SUPPLY	2725.9	2263.6	1682.0	2295.2	2571.6	2311.7	1688.5	2107.5	2058.1	2334.3	2726.6	3145.7	4199.9	4353.8	3356.5	2858.8	3729.7
AUTHORITY SUPPLY	4366.5	3505.5	3768.3	5151.2	5610.9	4684.7	4819.6	4780.9	4470.6	3621.1	4468.4	4596.1	2149.3	1183.6	1617.7	2521.8	2347.0
TOTAL PRODUCED & PURCHASED	7092.4	5769.1	5450.3	7446.4	8182.5	6996.4	6508.1	6888.4	6528.7	5955.4	7195.0	7744.8	6349.2	5537.4	4974.2	5380.6	6076.7
CONSUMPTION	6854.2	5500.2	5235.0	7176.2	7879.3	6727.3	6351.1	6629.8	6379	5887.8	7175.6	7591.1	6310.3	5486.9	4959.0	5310.8	5909.0
% LOCAL	38.4%	39.2%	30.9%	30.8%	31.4%	33.0%	25.9%	30.6%	31.5%	39.2%	37.9%	40.6%	66.1%	78.6%	67.5%	53.1%	61.4%
% AUTHORITY	61.6%	60.8%	69.1%	69.2%	68.6%	67.0%	74.1%	69.4%	68.5%	60.8%	62.1%	59.4%	33.9%	21.4%	32.5%	46.9%	38.6%

YUIMA MUNICIPAL WATER DISTRICT

WATER PRODUCED & PURCHASED

2025-26

[illegible]

**YUIMA MUNICIPAL WATER DISTRICT
DELINQUENT ACCOUNTS LISTING
7/31/2025**

YUIMA			
<u>ACCOUNT NUMBER</u>	<u>PAST DUE AMOUNT</u>	<u>ACTION</u>	
01-0650-04	6,767.21	Lien Filed	
01-0688-06	103.53	Notice	
01-0690-08	304.00	Notice	
01-0951-05	381.94	Notice	
01-1044-01	133.70	Notice	
01-1046-04	66.13	Notice	
01-1050-07	69.90	Notice	
01-1055-02	73.19	Notice	
01-1059-03	77.81	Notice	
01-1060-03	103.54	Notice	
01-1351-07	177.65	Notice	
01-1421-06	120.03	Notice	
01-1663-01	256.48	Notice	
01-2001-05	181.80	Notice	
	\$ 8,816.91		

IDA			
<u>ACCOUNT NUMBER</u>	<u>PAST DUE AMOUNT</u>	<u>ACTION</u>	
02-0845-03	251.90	Notice	
02-0906-03	352.12	Notice	
02-1797-08	282.73	Notice	
02-2236-02	2,129.39	Notice	
02-2530-01	199.81	Notice	
02-2847-01	139.48	Notice	
02-2871-01	252.98	Notice	
02-2984-09	3,274.56	Arrangement	
02-3354-03	243.04	Notice	
02-3460-07	173.75	Notice	
02-3957-04	15,312.79	Notice	
02-4005-02	215.68	Notice	
02-4175-01	622.34	Notice	
02-5330-09	317.11	Notice	
02-7435-00	382.81	Notice	
02-7948-04	378.52	Notice	
02-8445-02	84.74	Notice	
	\$ 24,613.75		

LIENS FILED / TRANSFERRED TO TAX ROLL

for liens filed and transfer to tax roll:
July agenda
auditor and controller by Aug 10th