JOSHUA BASIN WATER DISTRICT

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AGENDA

SPECIAL WATER & GROWTH COMMITTEE MEETING

TUESDAY, NOVEMBER 10, 2026 AT 9:00 AM

MEETINGS ARE HELD IN PERSON AT 61750 CHOLLITA RD., JOSHUA TREE, CA 92252

REMOTE ACCESS IS AVAILABLE FOR THE CONVENIENCE OF THE PUBLIC

CLICK TO JOIN VIRTUALLY: ZOOM LINK

CALL TO JOIN BY PHONE: (669) 444-9171

MEETING ID: 826 7787 2269

PASSCODE: 61750

1. **CALL TO ORDER / PLEDGE OF ALLEGIANCE**

2. **ROLL CALL**

3. **APPROVAL OF THE AGENDA**

4. **CONSENT CALENDAR**

Consent calendar items are expected to be routine and non-controversial, to be acted upon at one time without discussion. If a committee member would like an item to be handled separately, it will be removed from the Consent Calendar for separate action.

A. DRAFT WATER & GROWTH COMMITTEE SPECIAL MEETING 09.17.26 MINUTES

5. **DISCUSSION ITEMS**

A. SAN BERNARDINO COUNTY SEPTIC-TO-SEWER INITIATIVE AND JBWD WASTEWATER STRATEGY

Discussion of the outcome of San Bernardino County's Septic-to-Sewer Initiative, its implications for JBWD, and potential future consideration of the District's Wastewater Strategy.

RECOMMENDED ACTION: RECEIVE INFORMATION AND DISCUSS

PRESENTED BY: GM PRO TEM ROMAN

B. LOVEMORE RANCH DEVELOPMENT – COUNTY HEARING AND DISTRICT STATUS UPDATE

Discussion of the recent San Bernardino County hearing concerning the proposed Lovemore Ranch development and a brief status update of the District's plan check review process.

RECOMMENDED ACTION: RECEIVE INFORMATION AND DISCUSS

PRESENTED BY: GM PRO TEM ROMAN

61750 Chollita Rd., Joshua Tree, CA 92252 | 760-366-8438 | www.jbwd.com | email: customerservice@jbwd.com

C. WATER CONSUMPTION POLICY – PROPOSED REVISIONS AND DEVELOPMENT PROCESS

Discussion of proposed revisions to the District's High Demand Water Use Policy, Committee suggestions, and possible Committee direction on the anticipated process.

RECOMMENDED ACTION: RECEIVE INFORMATION AND DISCUSS

PRESENTED BY: GM PRO TEM ROMAN

5. **FUTURE AGENDA TOPICS**

6. **ADJOURNMENT**

FUTURE AGENDA ITEMS REQUESTED BY THE COMMITTEE

1. Continue High-Demand Water User Policy Discussion

Discuss the development of a potential policy addressing high-demand water uses. This topic may include policy concepts, possible thresholds, water supply impacts, infrastructure capacity, and draft comments or recommendations for future Board consideration.

STATUS: Ongoing.

2. San Bernardino County Public Works Presentation – Septic-to-Sewer Project

Consider future discussion with San Bernardino County Public Works regarding the septic-to-sewer initiative, including potential coordination with the District, impacts on the District's wastewater planning efforts, and opportunities for future collaboration.

STATUS: The County has discontinued its septic-to-sewer initiative at this time. Although no further action is currently anticipated, the District may revisit discussions with the County should circumstances or priorities change. This item will remain on the list for potential future consideration.

3. County Rep Glen Harris Attendance – San Bernardino County Coordination

Request Glen Harris attend a future meeting to assist with broader San Bernardino County collaboration efforts, including coordination with Land Use Services, Public Works/Special Districts, septic-to-sewer planning, and related regional infrastructure or development issues. Consider whether quarterly attendance would be helpful for ongoing coordination.

STATUS: In Queue

4. San Bernardino County Land Use Services Presentation

Request a presentation from San Bernardino County Land Use Services regarding current and anticipated land use activity, development review processes, coordination with the District, and opportunities to improve communication on projects that may affect water demand, infrastructure planning, or District operations.

STATUS: In Queue

5. Landscape Policy

STATUS: In Queue

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JOSHUA BASIN WATER DISTRICT
MINUTES OF THE
SPECIAL WATER & GROWTH COMMITTEE MEETING
Thursday, September 17, 2026
61750 Chollita Road, Joshua Tree, CA 92252

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE – President Doolittle called the meeting to order at 9:00 a.m.

2. ROLL CALL – President Doolittle and Vice President Fick

   STAFF PRESENT – General Manager Pro Tem, Anne Roman, Executive Assistant, Lisa Thompson

   CONSULTANTS PRESENT – Legal Counsel, Jeff Hoskinson

   CITIZENS ADVISORY COUNCIL MEMBER(S) PRESENT – Jeff Walters

3. APPROVAL OF AGENDA
   1ST – Fick
   2nd – Doolittle

4. PUBLIC COMMENT – None

5. CONSENT CALENDAR –
   DRAFT WATER & GROWTH COMMITTEE MINUTES 08.12.26

   President Doolittle pulled the 08.12.26 minutes from the Consent Calenda to remove the phrase "establishing objective thresholds for enhanced review" from the second paragraph.

   1st - Fick
   2nd -Doolittle
   Motion carried to approve the consent calendar 08.12.26 minutes as amended.

6. CONTINUE DISCUSSION OF A HIGH-DEMAND WATER USE POLICY -

   The Committee discussed the proposed High-Demand Water Use Policy, including the policy framework, the need for Board input, and the technical analysis involved. President Doolittle expressed a preference for presenting the policy to the Board at a high level rather than providing an overly detailed presentation. The General Manager Pro Tem provided a committee briefing memo regarding incorporating the policy into the Rules and Regulations (R&R). The Committee agreed to bring the draft policy to the Board for consideration as the next step. Legal Counsel will prepare a memorandum regarding the proposed policy.

7. FUTURE AGENDA TOPICS –
   The committee discussed potential future agenda topics including:
   - Continue high water demand use policy.
   - Invite the San Bernardino County Land Use Services (potentially Danny Campos), to a future committee meeting to discuss development activity.
   - Request that County representative Iris to attend a future meeting on a quarterly basis to discuss opportunities for improved communication and coordination with the county.
   - Develop landscaping policy addressing water intensive landscaping.

8. ADJOURNMENT – President Doolittle adjourned the meeting at 10:08 a.m.
   1st - Fick
   2nd - Doolittle

NEXT MEETING – Water & Growth Committee, October 14, 2026, at 9:00 a.m.

Respectfully Submitted,

_____
Anne Roman, General Manager Pro Tem

Dawn ROWE
THIRD DISTRICT SUPERVISOR

October 9, 2026

Dear Ms. Roman:

Thank you for the Joshua Basin Water District Board of Directors' consideration of San Bernardino County's request for a resolution supporting or opposing the County's Joshua Tree Septic-to-Sewer Initiative. I appreciate the considerable time and attention the Board and District staff have devoted to reviewing the County's proposal, asking questions, evaluating the issues, and considering the various options available to the District.

I also want to express my sincere appreciation for the professional manner in which President Doolittle led the Board's discussions on this matter. She made a sincere effort to ensure that each Director had the opportunity to consider the information presented, ask questions, and discuss the range of possible options.

The County's request to the District was intentionally straightforward. Before committing additional public resources to a County-led planning effort, the County asked the Board to adopt a resolution stating whether the District supported or opposed the County proceeding with Phase 1 of the Joshua Tree Septic-to-Sewer Initiative.

That request was not intended to predetermine the outcome of Phase 1. The County did not ask the District to approve construction of a wastewater system, commit District funding, agree to own or operate a future system, relinquish any existing authority, or endorse a project that has not yet been developed. Those are precisely the types of questions that the technical, environmental, financial, governance, infrastructure, funding, and community analysis contemplated by Phase 1 was intended to help answer.

Rather, the purpose of the County's request was to determine whether sufficient institutional support existed to justify continued investment of County staff time, resources, and public funding in a County-led initiative.

The JBWD Board has now devoted two meetings to consideration of the County's request. During that process, the Board considered resolutions both supporting and opposing continued County planning, as well as alternative language developed by the District. At its October 7 meeting, the Board ultimately elected not to adopt a resolution either supporting or opposing the County's request.

The County respects the Board's decision. While the Board did not adopt either of the resolutions requested by the County, the discussion and action taken at the October 7 meeting provided the County with the clarity we were seeking regarding the District's position and the level of institutional support for a County-led initiative.

Based on that record, the County has determined that it is appropriate to move in a different direction. Accordingly, the County will bring its current Joshua Tree Septic-to-Sewer Initiative to a close and will not proceed with the contemplated Phase 1 planning and feasibility process.

This decision should not be interpreted as a determination that wastewater infrastructure is unnecessary or inappropriate for Joshua Tree, nor does it close the door on future collaboration between our agencies. Rather, the County believes that if Joshua Basin Water District determines in the future that development of a wastewater system is desired, the District is well positioned to pursue such an effort under its own authority and direction. Because there is not majority support from the current Board for the County to lead this initiative, the current allocations of County and federal funding will be repurposed to other County projects.

Should the District choose to pursue a wastewater project in the future, the County would welcome the opportunity to be a supportive partner. We would be prepared to assist with intergovernmental coordination and advocate alongside the District for state, federal, and future grant funding opportunities that could benefit the Joshua Tree community.

The County appreciates the District's thoughtful consideration of this matter and the dialogue that has taken place throughout this process. We remain committed to maintaining a constructive relationship with Joshua Basin Water District and look forward to opportunities to work together on matters of mutual importance to the Joshua Tree community.

Sincerely,

Dawn Rowe

Dawn Rowe
Third District Supervisor
San Bernardino County

JOSHUA BASIN WATER DISTRICT
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AGENDA ITEM NO:	5C
MEETING DATE:	11.10.26

Staff Report

PRESENTED BY:	Anne Roman, General Manager Pro Tem and Director of Finance
TOPIC:	**"High Demand Water Use Policy"**
RECOMMENDATION:	Receive information and discuss.

SUMMARY:

The Water & Growth Committee has asked Staff to work on adapting a "High Demand Water Use" policy from a Borrego Springs model. However, Borrego Springs is subject to several different criteria than JBWD. For example, Borrego is part of an adjudicated basin with an aquafer in overdraft.

After reviewing our proposed, adapted policy, new legal counsel has recommended that we consider broadening the scope and incorporating the policy into the existing Plan Check process contained in the District's Rules & Regulations.

A revised discussion document is attached.

ANALYSIS:

After reviewing our proposed, adapted policy, new legal counsel has recommended that we consider broadening the scope and incorporating the policy into the existing Plan Check process contained in the District's Rules & Regulations. A revised discussion document is attached.

A supplemental policy may be considered but perhaps consider an expanded description. One suggestion from Staff is: "Water Consumption & Impact Assessment Policy".

Outline for Committee discussion:

<u>Goals of District's Development Review Process</u>

1. Centralize review of proposed projects and determinations
    a. Development Review Policy
        i. Tiered Levels of Review for Development
            1. Currently 10 or more residential units go to the Board. Proposing Board level review for certain commercial, industrial, and agricultural ruses and projects if less than 10 units, if staff determines that the project's features require additional review.
    b. Clarity in District application process and requirements
        i. Development Request Form - deposit and reimbursement agreement required
        ii. Initial Requirements Memorandum - non-binding preliminary evaluation of project, identify required initial studies

iii. Conditional Will Serve Letter - duration to be determined by District.
iv. Water Service Agreement- full cost recovery

2. Transparency and early engagement regarding proposed project's impacts on water and groundwater quality and sustainability issues
    a. Designate District Representative for County development application and CEQA notices
3. Ensure provision of water service to proposed projects complies with Water Code Section 31024 and all applicable state laws and District policies
    a. Protect public health, safety, and welfare of beneficial users
4. Develop conditions of approval or other regulations to protect water quality and groundwater quality and sustainability for all beneficial users of the District
    a. Enforceable contract to ensure COAs or regulations are satisfied.
    b. New development funds the construction of any infrastructure needed to mitigate impacts.
5. Full cost recovery

RECOMMENDED ACTION: Receive information and discuss.

FISCAL IMPACT: N/A

JBWD Development Review Policy Discussion

Drafting Status

This combined draft incorporates the substantive water-planning principles from the discussion policy into the customer- and applicant-facing Rules and Regulations. It uses Level 1, Level 2, and Level 3 review categories rather than fixing numerical thresholds before billing, engineering, and legal review. This document is for Board discussion purposes only.

Key Concepts

- Early coordination between land-use planning and water-resource planning.
- Review of new development, redevelopment, expansion, intensification, changes in use, larger meters, and any impact to District service capacity.
- Protection of public health, safety, and welfare of water resources and continuity of service for existing and future customers, reliability, prevention of contamination, drought and emergency resilience, operational redundancy, and previously committed service.
- Clarification regarding District review process including preliminary correspondence, conditional will-serve letters, and water service agreements proximity to facilities, and existing connections as evidence of reserved supply or capacity.
- Reasonable and enforceable conditions of approval or other regulations to protect water quality and groundwater quality and sustainability for all beneficial users of the District.
- Review based upon on demand and water quality and sustainability impacts .

Proposed Conceptual Framework for

Development Review Process

A Purpose Scope and Land Use Boundary

The purpose of this Article is to identify and responsibly address proposed new water demands that may affect the District's water supplies, groundwater-management and recharge activities, infrastructure, operations, costs, affordability, drought resilience, emergency reliability, or ability to provide reliable service to existing and future customers.

The proposed tiered level of development review includes an enhanced technical review used to determine whether and under what conditions the District can provide a proposed level of water service. The review is limited to matters within the District's authority concerning water service, water resources, facilities, operations, and related costs.

Land-use approval by San Bernardino County or another agency does not constitute District approval of water service or determine the amount, timing, conditions, or availability of District water service. Nothing in this Article constitutes approval or disapproval of a land use, development, business, or activity within another agency's jurisdiction.

Location within District boundaries, proximity to District facilities, or the existence of a current connection does not, by itself, reserve water supply or system capacity or establish an unconditional right to be served by the District.

B Applicability and New or Intensified Demand

This Article applies to a proposed new water service, expansion of existing service, or material change in water use that meets the applicable review criteria. New or intensified demand may include:

1. New development requesting District water service;

2. Redevelopment or expansion of an existing development;
3. A change in use, occupancy, character, or intensity that may materially increase water demand;
4. A request for a larger meter or materially increased service capacity;
5. A proposed use with materially greater annual, average-day, maximum-day, peak-hour, or seasonal demand than the existing or previously approved use; or
6. Any other proposed service that may materially affect water supply, recharge requirements, production, treatment, storage, pumping, transmission, distribution, energy use, drought resilience, emergency reliability, capital facilities, system operations, affordability, or long-term reliability.

C Review Levels and Objective Criteria

The Board shall establish objective demand and impact criteria for the following review levels by resolution after consideration of District billing data, engineering analysis, administrative workload, and legal review. The criteria may include annual acre-feet, average or peak demand, meter capacity, percentage increase over existing or approved demand, required District investment, or other objective engineering measures.

Level	Review	General Application
1	Routine screening	Application is reasonably determined to fall below Level 2 criteria and presents no material supply, facility, operational, or financial impact.
2	Staff High-Demand Water Plan Check	Demand meets Level 2 criteria, peak demand may materially affect the system, substantial facilities may be required, or other material impacts may occur.
3	Board approval	Demand meets Level 3 criteria, substantial District-funded investment may be required, District-wide supply or reliability may be affected, or Board approval is otherwise required.

A project may be assigned to a higher review level by [designate staff person] based upon on a determination that the proposed project may create a water-supply, infrastructure, operational, financial, drought, emergency, or reliability impact, regardless of its projected annual demand.

D Initial Screening

The District shall initially screen applications using information provided by the Applicant, District records, proposed meter size, existing or previously approved demand, reasonably anticipated demand, and other readily available information. Standard residential service may be presumed to remain at Level 1 unless available information reasonably indicates otherwise.

If anticipated demand or impact may meet Level 2 or Level 3 criteria, the Applicant shall provide sufficient information to establish the reasonably necessary to evaluate the service request including, but not limited to, anticipated annual, average, maximum-day, peak-hour, and seasonal demands and the potential effects of the proposed service. The scope of review shall be proportionate to the anticipated demand and potential impacts.

E Information and Technical Studies

The District may require information reasonably necessary to evaluate the proposed service, including:

- Existing, previously approved, and proposed annual water demand; average-day, maximum-day, peak-hour, and seasonal demand patterns;

- Proposed meter size, fire-flow requirements, project phasing, timing of demand, and anticipated changes in occupancy or use;
- Significant water-using processes or activities and proposed water-efficiency, conservation, recycling, reuse, alternative-supply, or demand-management measures;
- Information concerning on-site non-potable, recycled, reclaimed, captured, or alternative water supplies where applicable; and
- Other information reasonably related to the effect of the proposed service upon District water supplies, recharge activities, facilities, operations, costs, or reliability.

The District may require engineering, hydraulic, water-supply, hydrogeologic, financial, or other technical analyses reasonably necessary to evaluate the proposed service. The Applicant shall be responsible for District costs associated with such review in accordance with applicable District fees, deposits, rates, charges, and agreements.

F Evaluation Criteria

In evaluating a Level 2 or Level 3 request, the District shall consider, as applicable:

- Reasonably available groundwater, imported water, and other supplies; basin conditions; long-term groundwater reliability; and recharge objectives and capacity;
- Existing customer demand, projected ordinary growth, previously committed service, and the cumulative effects of reasonably foreseeable demands;
- The amount, timing, duration, variability, and location of the proposed demand;
- Well production, treatment, pumping, storage, transmission, pressure, distribution, fire-flow, emergency, and operational-redundancy requirements;
- Energy use, drought resilience, emergency reliability, long-term capital requirements, and affordability for existing customers;
- Facilities or improvements required to accommodate the demand and incremental capital, operating, treatment, supply, recharge, energy, and other attributable costs;
- Applicable regulatory requirements and adopted District water-resource, capital-improvement, master-planning, rate, and similar documents; and
- Other technically supportable factors reasonably related to the District’s provision of water service.

G Determination and Conditions of Service

Following review, the District shall determine whether the proposed service is feasible and identify the conditions, facilities, improvements, agreements, timing, capacity, operating parameters, or other requirements reasonably necessary to provide the proposed service while maintaining reliable service to existing customers and previously committed demands.

Subject to applicable law and these Rules and Regulations, conditions may include:

1. Construction or funding of facilities reasonably necessary to provide the proposed service;
2. Phasing of service or demand to coordinate with available supply and system capacity;
3. Compliance with maximum-demand, meter-capacity, or other operating parameters reasonably necessary for system operation;
4. Payment of applicable capacity, connection, plan-check, engineering, supply, recharge, and other lawfully established rates, fees, charges, deposits, or advances;
5. Execution of a development, service, reimbursement, or other agreement;
6. Reasonable water-efficiency, demand-management, reuse, or alternative-supply measures when feasible, legally permissible, and related to identifiable project impacts; and

7. Other lawful and proportionate measures necessary to address identifiable impacts upon District supplies, facilities, operations, costs, reliability, or existing customers.

Approval shall not guarantee a particular quantity, pressure, or uninterrupted supply except as expressly provided by written agreement or applicable District Rules and Regulations.

H Existing Customer Protection and Cost Responsibility

New or intensified demand shall not cause existing customers to bear unreasonable or disproportionate costs attributable to extraordinary new demand. Applicants shall be responsible for reasonable and proportionate costs attributable to their proposed demand through lawfully established rates, fees, charges, deposits, advances, improvements, or agreements.

Recurring imported-water and recharge purchases are operating water-supply costs and shall ordinarily be recovered through applicable rates or other lawful cost-of-service mechanisms. Any deposit or advance for such costs shall be subject to appropriate accounting, credit, reconciliation, and refund provisions and shall not result in duplicate recovery.

I Water Availability Will Serve and Service Commitments

A District water-availability determination, conditional or final will-serve letter, or other service commitment may identify conditions that must be satisfied before permanent service is provided. Unless expressly stated in a final written commitment, preliminary correspondence, conceptual review, availability discussions, location within District boundaries, proximity to District facilities, or an existing connection shall not reserve water supply or system capacity.

County or other governmental approval of a project does not constitute District approval of water service. The District's service determination is separate and shall be made under applicable law, these Rules and Regulations, available supply, system capacity, and adopted District requirements.

J Level 3 Board Approval

Level 3 review shall require Board approval before issuance of a final water-service commitment or water service agreement. Board consideration shall be limited to matters within the District's water-service authority and shall not constitute approval or disapproval of the underlying land use.

The Board shall consider the technical record, staff recommendation, applicable review criteria, required findings, proposed conditions, and any reasonable alternatives within the District's authority.

K Changes in Proposed or Actual Demand

An Applicant shall promptly notify the District of a material change in demand, use, occupancy, phasing, facilities, or other information upon which the District's determination was based. The District may require supplemental review when a change may materially affect supply, recharge requirements, system capacity, facilities, operations, costs, or reliability.

District approval of an initial connection or level of service does not constitute an irrevocable commitment to provide materially greater demand resulting from a later expansion, intensification, redevelopment, or change in use.

L Existing Service and Article 1.37

An existing customer shall not automatically become subject to a High-Demand Water Plan Check solely because historical consumption crosses a review-level criterion. Article 1.37 shall serve as the initial review mechanism for a proposed change in the size, character, or intensity of service or an unexpected, material, and sustained increase in actual consumption.

Where a proposed change is reasonably anticipated to meet Level 2 or Level 3 criteria, the proposed change shall be reviewed under this Article. The District may require information reasonably necessary

to determine whether increased demand requires a change in the meter or service facility, additional facilities, supplemental review, or other action authorized by these Rules and Regulations.

M Uniform Application and Legal Limitations

This Article shall be applied according to objective demand, supply, infrastructure, reliability, operational, and cost considerations. It shall not be applied based solely upon the identity of an Applicant or the business, industry, customer class, or lawful land-use label associated with the proposed service. Uses presenting comparable demand and system impacts shall be evaluated under comparable standards.

Nothing in this Article authorizes the District to deny, condition, or restrict service in a manner inconsistent with applicable law. If a Board policy or administrative procedure conflicts with these Rules and Regulations, these Rules and Regulations shall control.

N Administrative Procedures

The General Manager may establish administrative forms, demand-calculation methods, modeling standards, submittal requirements, staff workflows, and other technical procedures consistent with this Article. Administrative procedures shall not independently establish a fee, penalty, service limitation, or basis for denial not otherwise authorized by law or these Rules and Regulations.

Supplemental Board Policy

High Demand Water Service Planning

Policy Status and Relationship to the Rules

This policy supplements Article 3.3.1 of the District's Rules and Regulations. It states the Board's water-resource planning objectives and provides direction for consistent implementation of the High-Demand Water Plan Check. Article 3.3.1 and other applicable provisions of the Rules and Regulations establish the requirements that apply to applicants and customers and shall control if a conflict arises.

This policy does not independently establish a fee, penalty, service limitation, moratorium, entitlement, or basis for denying water service. Any such action must be authorized by applicable law and the District's Rules and Regulations, rates, fees, charges, or duly approved agreements.

Purpose

The District will plan for new and intensified water demand in a manner that protects reliable and affordable service, supports responsible long-term groundwater management, recognizes the District's supplemental recharge activities, and avoids shifting unreasonable or disproportionate costs to existing customers.

The District's review concerns water service and system impacts. It does not replace or duplicate San Bernardino County's authority over land use.

Policy Objectives

- Coordinate water-resource planning with information available through the land-use and development process while preserving the District's independent authority over water service.
- Identify potentially significant demand early enough to evaluate water supply, recharge needs, facilities, operating conditions, timing, costs, and reasonable alternatives.
- Protect existing customers, previously committed service, affordability, drought resilience, emergency reliability, and operational redundancy.

- Apply review standards consistently based on demand and system impact rather than customer identity, customer class, business type, or land-use label.
- Assign extraordinary and attributable costs to the proposed demand through lawful and proportionate rates, fees, charges, deposits, advances, improvements, or agreements without duplicate recovery.
- Encourage feasible efficiency, conservation, reuse, alternative-supply, phasing, and demand-management measures when they are lawful and reasonably related to identifiable project impacts.

Guiding Principles

Protection of Public Health, Safety and Welfare and Long Term Groundwater Management

The existence of groundwater in storage does not eliminate the need to evaluate sustainable annual pumping, groundwater levels, water quality, recharge objectives, imported-water availability and cost, recharge capacity, energy requirements, and long-term reliability. The District may consider these factors when evaluating the effect of proposed demand under Article 3.3.1.

Existing Customer Protection

New or intensified demand should not impair reliable service to existing customers or require existing customers to bear unreasonable or disproportionate costs attributable to extraordinary new demand. Cost responsibility must comply with applicable constitutional, statutory, and District requirements.

Demand and Impact Neutrality

Comparable demands and system impacts should receive comparable review. A project's business type, customer class, or lawful land-use label does not, by itself, determine the review level or service decision.

Separate Water Service Determination

County approval, location within District boundaries, proximity to District facilities, preliminary correspondence, or an existing connection does not by itself reserve supply or capacity or establish an unconditional right to materially greater service. The District will make its own water-service determination under applicable law and the Rules and Regulations.

Proportionate Review

The amount of information, technical analysis, and mitigation required should be proportionate to reasonably anticipated demand and potential impacts. Routine projects should remain eligible for streamlined Level 1 screening, while projects with greater or less certain impacts may receive Level 2 or Level 3 review.

Implementation

1. The Board will establish objective Level 1, Level 2, and Level 3 criteria by resolution after appropriate billing, engineering, financial, and legal review.
2. The General Manager may establish forms, demand-estimation methods, study requirements, workflows, and other administrative procedures consistent with Article 3.3.1.
3. Level 3 requests require Board approval before issuance of a final water-service commitment.
4. Recurring imported-water and recharge purchases ordinarily will be addressed through applicable rates or other lawful cost-of-service mechanisms. Any project-specific deposit or advance for those costs must include appropriate accounting, credit, reconciliation, refund, and protection against duplicate recovery.

5. Staff will periodically review the policy, review-level criteria, and administrative procedures as supply conditions, recharge programs, infrastructure, costs, regulations, and customer demand change.
6. Material changes in a proposed or approved project may require supplemental review under Article 3.3.1.

No Expansion of Authority

This policy shall be interpreted consistently with the California Constitution, applicable statutes and regulations, the District's governing authorities, and the District's Rules and Regulations. It does not expand the District's authority or authorize a condition, charge, restriction, or denial that would otherwise be unlawful.