



**BEAUMONT CHERRY VALLEY WATER DISTRICT
AGENDA
REGULAR MEETING OF THE BOARD OF DIRECTORS
Wednesday, December 16, 2009 at 7:00 PM
560 Magnolia Avenue, Beaumont, CA 92223**

CALL TO ORDER, PRESIDENT BALL

PLEDGE OF ALLEGIANCE, DIRECTOR ROSS

INVOCATION, VICE PRESIDENT PARKS

ROLL CALL, BLANCA MARIN

PUBLIC INPUT

PUBLIC COMMENT: Anyone wishing to address the Board of Directors on any matter not on the agenda of this meeting may do so now. Anyone wishing to speak on an item on the agenda may do so at the time the Board considers that item. All persons wishing to speak must fill out a "Request to Speak" form and give it to the Secretary at the beginning of the meeting. The forms are available on the table at the back of the room. There is a three (3) minute limit on public comments. Sharing or passing time to another speaker is not permitted. Please do not repeat what was said by a previous speaker except to note agreement with that speaker. Thank you for your cooperation.

ACTION ITEMS

**1. ANNUAL ORGANIZATION MEETING OF THE BOARD OF DIRECTORS
PURSUANT TO PART II, SECTION FIVE OF THE POLICIES AND
PROCEDURES MANUAL**

A. Nomination and Election of the President

MAGEE	M	S	A	N
PARKS	M	S	A	N
ROSS	M	S	A	N
WOLL	M	S	A	N
BALL	M	S	A	N

B. Nomination and Election of the Vice President

MAGEE	M	S	A	N
PARKS	M	S	A	N
ROSS	M	S	A	N
WOLL	M	S	A	N
BALL	M	S	A	N

C. Appointment of the Secretary

MAGEE	M	S	A	N
PARKS	M	S	A	N
ROSS	M	S	A	N
WOLL	M	S	A	N
BALL	M	S	A	N

D. Appointment of the Treasurer

MAGEE	M	S	A	N
PARKS	M	S	A	N
ROSS	M	S	A	N
WOLL	M	S	A	N
BALL	M	S	A	N

E. Appointment of the Executive Assistant as the Recording Secretary

MAGEE	M	S	A	N
PARKS	M	S	A	N
ROSS	M	S	A	N
WOLL	M	S	A	N
BALL	M	S	A	N

2. ADOPTION OF THE AGENDA

MAGEE	M	S	A	N
PARKS	M	S	A	N
ROSS	M	S	A	N
WOLL	M	S	A	N
BALL	M	S	A	N

3. RESOLUTION 2009-10, A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEAUMONT CHERRY VALLEY WATER DISTRICT CHANGING (OR RATIFYING) THE DAY OF THE MONTH FOR REGULAR MONTHLY MEETINGS**

MAGEE	M	S	A	N
PARKS	M	S	A	N
ROSS	M	S	A	N
WOLL	M	S	A	N
BALL	M	S	A	N

4. FINANCIAL REPORTS

a. Bills for Consideration**

Board Action

November 2009

The Board will take action on the Bills for Consideration taking into account the recommendations of the Finance and Audit Committee.

MAGEE	M	S	A	N
PARKS	M	S	A	N
ROSS	M	S	A	N
WOLL	M	S	A	N
BALL	M	S	A	N

b. Invoices for Payment Approval**

Board Action

The Board will take action on the Bills for Consideration taking into account the recommendations of the Finance and Audit Committee.

MAGEE	M	S	A	N
PARKS	M	S	A	N
ROSS	M	S	A	N
WOLL	M	S	A	N
BALL	M	S	A	N

c. Month End Financial Statements

November 2009**

Board Action

The Board will take action to "accept and file" the Month End Financial Statements presented by staff.

MAGEE	M	S	A	N
PARKS	M	S	A	N

ROSS	M	S	A	N
WOLL	M	S	A	N
BALL	M	S	A	N

5. APPROVAL OF THE MINUTES

a. Minutes of the Regular Meeting of November 18, 2009**

ROSS	M	S	A	N
PARKS	M	S	A	N
WOLL	M	S	A	N
BALL	M	S	A	N
MAGEE	M	S	A	N

b. Minutes of the Special Meeting of December 3, 2009**

ROSS	M	S	A	N
PARKS	M	S	A	N
WOLL	M	S	A	N
BALL	M	S	A	N
MAGEE	M	S	A	N

6. APPROVAL OF RESOLUTION 2009-11, A RESOLUTION OF THE BEAUMONT CHERRY VALLEY WATER DISTRICT APPROVING AND ADOPTING THE ESTABLISHMENT OF A CHARTER MEMBERSHIP OF THE COLLABORATIVE AGENCY COMMITTEE**

MAGEE	M	S	A	N
PARKS	M	S	A	N
ROSS	M	S	A	N
WOLL	M	S	A	N
BALL	M	S	A	N

7. REQUEST FROM CHERRY VALLEY WATER COMPANY REGARDING FACILITY FEES VARIANCE**

MAGEE	M	S	A	N
PARKS	M	S	A	N
ROSS	M	S	A	N
WOLL	M	S	A	N
BALL	M	S	A	N

8. APPROVAL OF EXTENSION OF CURRENT MEMORANDUM OF UNDERSTANDING BETWEEN THE BEAUMONT CHERRY VALLEY WATER DISTRICT AND THE EMPLOYEE ASSOCIATION**

ROSS	M	S	A	N
PARKS	M	S	A	N
WOLL	M	S	A	N
BALL	M	S	A	N
MAGEE	M	S	A	N

9. ACCEPTANCE OF RESIGNATION OF ANDREW SCHLANGE FROM THE SAN TIMOTEO WATERSHED MANAGEMENT AUTHORITY AND THE BEAUMONT BASIN WATERMASTER COMMITTEES**

ROSS	M	S	A	N
PARKS	M	S	A	N
WOLL	M	S	A	N
BALL	M	S	A	N
MAGEE	M	S	A	N

10. REPORTS FOR DISCUSSION AND POSSIBLE ACTION

(a) Ad hoc Committees

(b) General Manager

- Recycled Water Project
- 2010 Fishing Derby
- SGPWA Capacity Fee**
- District Closure on December 24, 2009

(c) Directors

- Dr. Blair Ball
- Stella Parks
- Ken Ross
- Ryan Woll
- Niki Magee

(d) Legal Counsel

11. ANNOUNCEMENTS

- **The District will be closed on December 25, 2009 for Christmas Holiday**
- **The District will be closed on January 1, 2010 for New Year's Holiday**
- **Regular Board Meeting will be held on January 13, 2010**

ACTION LIST

12. CLOSED SESSION CONFERENCE WITH LEGAL COUNSEL-

Closed Session will be held to confer with legal counsel on TWO matters of potential litigation pursuant to subdivision (c) of Government Code section 54956.9-TWO MATTERS-Potential Litigation

13. OPEN SESSION- REPORT ON CLOSED SESSION

14. ADJOURNMENT

MAGEE	M	S	A	N
PARKS	M	S	A	N
ROSS	M	S	A	N
WOLL	M	S	A	N
BALL	M	S	A	N

** Information included in the agenda packet

Assistance for the Disabled: If you are disabled in any way and need accommodation to participate in the meeting, please call Blanca Marin Executive Assistant, at (951) 845-9581 Ext. 23 for assistance so the necessary arrangements can be made.

The agenda material for this meeting is available to the public at the District's Administrative Office which is located at 560 Magnolia Avenue, Beaumont, CA 92223. If any additional material related to an open session agenda item is distributed to all or a majority of the board of directors after this agenda is posted, such material will be made available for immediate inspection at the same location.

**RESOLUTION 2009-10
RESOLUTION OF THE BOARD OF DIRECTORS
OF THE BEAUMONT CHERRY VALLEY WATER DISTRICT
CHANGING (OR RATIFYING) THE DAY OF THE MONTH FOR REGULAR MONTHLY
MEETINGS
OF THE BOARD OF DIRECTORS**

WHEREAS, Water Code Section 21378 provides that the Board may, by resolution entered upon the Minutes, fix any day of the month for its regular monthly meetings. Section 21378 also provides that a change in the schedule of regular meetings shall not be effective until the resolution proposing it has been published once a week for two successive weeks in a newspaper published in the county; and

WHEREAS, the Board wishes to change the day of the month for regular meetings of the Board of Directors in order to accommodate the availability of the District Legal Counsel/Special Assistant to the Board

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE BEAUMONT CHERRY VALLEY WATER DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

1. Notice is hereby given that on _____, at _____ p.m., the Board will consider adoption of this Resolution. This Notice and Resolution is being published once a week for two successive weeks pursuant to Water Code Section 21378.
2. The day of the month for regular monthly meeting of the Board of Directors is hereby changed from the second Tuesday of every month to the **second Wednesday** of every month.
3. The change of the day set forth in Section 1 of this Resolution shall be effective as of the date of this Resolution and the next regular monthly meeting of the Board shall be held on the second Wednesday of the month.
4. The meeting of the Board of Directors will be held at the District offices located at 560 Magnolia Avenue, Beaumont, CA. The mailing address of the District is PO Box 2037, Beaumont, CA 92223

ADOPTED this 16th day of December of 2009 by the following vote:

Ayes:
Nays:
Absent:
Abstain:

Attest:

Dr. Blair Ball, President of the
Board of Directors of the
Beaumont Cherry Valley Water District

Ryan Woll, Secretary to the
Board of Directors of the
Beaumont Cherry Valley Water District

BEAUMONT-CHERRY VALLEY WATER DISTRICT
Check Register-Summary-Bank



AP5090

Page : 1

Date : Dec 01, 2009

Time : 7:27 am

Vendor : A&A FENCE To ZETLMAIER
Cheque Dt. : 01-Nov-2009 To 30-Nov-2009
Bank : 7 - ACCOUNTS PAYABLE

Seq : Cheque No. **Status :** All
Medium : M=Manual C=Computer E=EFT-PA

Check #	Check Date	Vendor	Vendor Name	Status	Batch	Medium	Amount
39880	05-Nov-2009	ACTIONTRUE	ACTION TRUE VALUE HARDWARE	Issued	402	C	33.76
39881	05-Nov-2009	ALSCO	ALSCO	Issued	402	C	65.00
39882	05-Nov-2009	ARCO	ARCO GASPRO PLUS	Issued	402	C	5,300.11
39883	05-Nov-2009	ARTUROFLOR	FLORES, ARTURO	Issued	402	C	130.00
39884	05-Nov-2009	COFRIVTREA	COUNTY OF RIVERSIDE TREASURER	Issued	402	C	574.08
39885	05-Nov-2009	CVNURSERY	CHERRY VALLEY NURSERY	Issued	402	C	4.08
39886	05-Nov-2009	DAVID RICH	DAVID RICHARDS ELECTRIC IN	Issued	402	C	344.00
39887	05-Nov-2009	EDISON	SOUTHERN CALIFORNIA EDISON	Issued	402	C	125,059.39
39888	05-Nov-2009	GABRIELEQU	GABRIEL EQUIPMENT	Issued	402	C	212.58
39889	05-Nov-2009	GASCO	THE GAS COMPANY	Issued	402	C	10.19
39890	05-Nov-2009	HOMEDEPOT	HOME DEPOT CREDIT SERVICES	Issued	402	C	208.27
39891	05-Nov-2009	INLANDWATE	INLAND WATER WORKS	Issued	402	C	2,467.11
39892	05-Nov-2009	MAGEENIKI	MAGEE, NIKI	Issued	402	C	200.00
39893	05-Nov-2009	PITNEYBOWE	PITNEY BOWES INC	Issued	402	C	2,000.00
39894	05-Nov-2009	PRESTIGEMO	PRESTIGE MOBILE DETAIL	Issued	402	C	352.00
39895	05-Nov-2009	PROGRESSIV	PROGRESSIVE BUSINESS PUBLICATIONS	Issued	402	C	43.55
39896	05-Nov-2009	RAINFORREN	RAIN FOR RENT	Issued	402	C	20.00
39897	05-Nov-2009	RIOSTONE	RIO STONE BUILDING MATERIALS	Issued	402	C	329.50
39898	05-Nov-2009	STMP000764	J. W. DANANGELO CO.	Issued	402	C	640.00
39899	05-Nov-2009	STMP000765	VCI CONSTRUCTION	Issued	402	C	711.47
39900	05-Nov-2009	STMP000766	WEST, JEFF	Issued	402	C	400.33
39901	05-Nov-2009	STMP000767	DECOUD, MERLIN J.	Issued	402	C	79.86
39902	05-Nov-2009	USABLUEBOC	USA BLUE BOOK	Issued	402	C	408.68
39903	05-Nov-2009	VERIZON	VERIZON	Issued	402	C	183.50
39904	05-Nov-2009	VERIZONBUS	VERIZON BUSINESS FIOS	Issued	402	C	119.99
39905	12-Nov-2009	B ACE HOME	BEAUMONT DO IT BEST HOME CENTER	Issued	405	C	60.43
39906	12-Nov-2009	DEPHEALTH	CA. DEPT OF PUBLIC HEALTH	Issued	405	C	105.00
39907	12-Nov-2009	FEDEX	FEDEX	Issued	405	C	30.85
39908	12-Nov-2009	GOLDENWES	GOLDEN WEST OIL INC	Issued	405	C	12,400.00
39909	12-Nov-2009	INLANDWATE	INLAND WATER WORKS	Issued	405	C	14,536.21
39910	12-Nov-2009	MATICH	MATICH CORP	Issued	405	C	2,093.53
39911	12-Nov-2009	MIKEMORENC	MORENO, MIKE	Issued	405	C	35.00
39912	12-Nov-2009	PRESTIGEMO	PRESTIGE MOBILE DETAIL	Issued	405	C	80.00
39913	12-Nov-2009	RIOSTONE	RIO STONE BUILDING MATERIALS	Issued	405	C	506.75
39914	12-Nov-2009	ROSSK000	ROSS, KEN	Issued	405	C	400.00
39915	12-Nov-2009	SOUTHMESA	SOUTH MESA WATER COMPANY	Issued	405	C	50,000.00
39916	12-Nov-2009	STAPLES	STAPLES BUSINESS ADVANTAGE	Issued	405	C	352.76
39917	12-Nov-2009	STELLAPARK	PARKS, STELLA	Issued	405	C	600.00
39918	12-Nov-2009	USABLUEBOC	USA BLUE BOOK	Issued	405	C	441.81
39919	12-Nov-2009	VERIZON	VERIZON	Issued	405	C	50.85
39920	12-Nov-2009	VERIZON	VERIZON	Issued	405	C	583.92
39921	12-Nov-2009	WASTE MANA	RIVERSIDE COUNTY WASTE MANAGEMENT	Issued	405	C	8.00
39922	13-Nov-2009	UNIONPACIF	UNION PACIFIC RAILROAD	Issued	409	C	1,055.00
39923	19-Nov-2009	ACTIONTRUE	ACTION TRUE VALUE HARDWARE	Issued	413	C	1,345.54
39924	19-Nov-2009	AIRPROSERV	AIR PRO SERVICES	Issued	413	C	318.00
39925	19-Nov-2009	ALSCO	ALSCO	Issued	413	C	65.00
39926	19-Nov-2009	ASPEN	ASPEN PUBLISHERS INC	Issued	413	C	136.23
39927	19-Nov-2009	B ACE HOME	BEAUMONT DO IT BEST HOME CENTER	Issued	413	C	238.36
39928	19-Nov-2009	B76	BEAUMONT 76	Issued	413	C	69.38
39929	19-Nov-2009	BASICCHEMI	BASIC CHEMICAL SOLUTIONS LLC	Issued	413	C	3,766.89
39930	19-Nov-2009	BIGTEXTRAI	BIG TEX TRAILERS	Issued	413	C	40.24
39931	19-Nov-2009	BTIRE	BEAUMONT TIRE	Issued	413	C	751.24
39932	19-Nov-2009	BUNIQUEFLO	BEAUMONT UNIQUE FLOWERS	Issued	413	C	174.00
39933	19-Nov-2009	C&BCRUSHIN	C&B CRUSHING INC	Issued	413	C	440.00
39934	19-Nov-2009	CR&RINCORP	CR&R INC	Issued	413	C	225.15
39935	19-Nov-2009	DAVINCI	DA VINCI PRINTING & BLUEPRINTS	Issued	413	C	28.00

BEAUMONT-CHERRY VALLEY WATER DISTRICT
Check Register-Summary-Bank



AP5090

Page : 2

Date : Dec 01, 2009

Time : 7:27 am

Vendor : A&A FENCE To ZETLMAIER
 Cheque Dt. : 01-Nov-2009 To 30-Nov-2009
 Bank : 7 - ACCOUNTS PAYABLE

Seq : Cheque No. Status : All
 Medium : M=Manual C=Computer E=EFT-PA

Check #	Check Date	Vendor	Vendor Name	Status	Batch	Medium	Amount
39936	19-Nov-2009	ESBABCOCK	ES BABCOCK	Issued	413	C	612.00
39937	19-Nov-2009	FREEMANOFF	FREEMAN OFFICE PRODUCTS	Issued	413	C	99.48
39938	19-Nov-2009	HIGHLANDSP	HIGHLAND SPRINGS EXPRESS LUBE	Issued	413	C	351.84
39939	19-Nov-2009	IDEARCMEDI	IDEARC MEDIA CORP.	Issued	413	C	51.50
39940	19-Nov-2009	INLANDWATE	INLAND WATER WORKS	Issued	413	C	680.08
39941	19-Nov-2009	MCCROMETEI	MCCROMETER	Issued	413	C	35.00
39942	19-Nov-2009	MIKEMCGEOF	MIKE MCGEORGE GOPHER CONTROL	Issued	413	C	575.00
39943	19-Nov-2009	NAPAAUTOPA	NAPA AUTO PARTS	Issued	413	C	346.90
39944	19-Nov-2009	PACIFICALA	PACIFIC ALARM	Issued	413	C	202.00
39945	19-Nov-2009	PRESTIGEMO	PRESTIGE MOBILE DETAIL	Issued	413	C	352.00
39946	19-Nov-2009	QUALITYPLU	QUALITY PLUMBING	Issued	413	C	85.00
39947	19-Nov-2009	RAINFORREN	RAIN FOR RENT	Issued	413	C	1,465.47
39948	19-Nov-2009	RIOSTONE	RIO STONE BUILDING MATERIALS	Issued	413	C	659.00
39949	19-Nov-2009	SOCALPUMP	SOCAL PUMP & WELL	Issued	413	C	27,623.10
39950	19-Nov-2009	SOUTHCOAST	South Coast AQMD	Issued	413	C	402.21
39951	19-Nov-2009	STAPLES	STAPLES BUSINESS ADVANTAGE	Issued	413	C	1,961.77
39952	19-Nov-2009	STELLAPARK	PARKS, STELLA	Issued	413	C	400.00
39953	19-Nov-2009	STMP000768	HDK INVESTMENTS	Issued	413	C	468.26
39954	19-Nov-2009	STMP000769	CENTURY 21 SHOWCASE-JAMES KING	Issued	413	C	30.43
39955	19-Nov-2009	TIMEWARNER	TIME WARNER CABLE	Issued	413	C	237.31
39956	19-Nov-2009	TOMLARA	TOM LARA	Issued	413	C	4,070.00
39957	19-Nov-2009	UNDERGROU	UNDERGROUND SERVICE ALERT	Issued	413	C	151.50
39958	19-Nov-2009	VERIZON	VERIZON	Issued	413	C	549.31
39959	19-Nov-2009	WASTEMANAC	WASTE MANAGEMENT	Issued	413	C	237.36
39960	19-Nov-2009	WASTEMANAC	WASTE MANAGEMENT	Issued	413	C	118.95
39961	19-Nov-2009	WELLSFARGC	WELLS FARGO REMITTANCE CENTER	Issued	413	C	32.46
39962	19-Nov-2009	WOLLR000	WOLL, RYAN	Issued	413	C	200.00
39963	19-Nov-2009	XEROX	XEROX CORPORATION	Issued	413	C	1,508.63
39964	19-Nov-2009	DALEY&HEFT	DALEY & HEFT LLP	Issued	415	C	15,076.10
39965	19-Nov-2009	GEOSCIENCE	GEOSCIENCE	Issued	415	C	2,328.00
39966	19-Nov-2009	PARSONS	PARSONS WATER & INFRASTRUCTURE INC.	Issued	415	C	84,385.50
39967	19-Nov-2009	REDWINE	REDWINE AND SHERRILL	Issued	415	C	7,761.10
39968	19-Nov-2009	REIDHELLYE	REID & HELLYER	Issued	415	C	110.00
39969	19-Nov-2009	SIEBERTBOT	SIEBERT BOTKIN HICKEY & ASSOCIATES LLI	Issued	415	C	3,300.00
39970	19-Nov-2009	WILLDAN	WILLDAN FINANCIAL SERVICE	Issued	415	C	4,480.00
39971	25-Nov-2009	B ACE HOME	BEAUMONT DO IT BEST HOME CENTER	Issued	419	C	76.67
39972	25-Nov-2009	CSDA	CALIFORNIA SPECIAL DISTRICTS ASSOCIAT	Issued	419	C	4,088.00
39973	25-Nov-2009	DEPHEALTH	CA. DEPT OF PUBLIC HEALTH	Issued	419	C	70.00
39974	25-Nov-2009	EDISON	SOUTHERN CALIFORNIA EDISON	Issued	419	C	16,684.83
39975	25-Nov-2009	ESBABCOCK	ES BABCOCK	Issued	419	C	315.00
39976	25-Nov-2009	FEDEX	FEDEX	Issued	419	C	19.30
39977	25-Nov-2009	FREEMANOFF	FREEMAN OFFICE PRODUCTS	Issued	419	C	502.40
39978	25-Nov-2009	HIGHLANDSP	HIGHLAND SPRINGS EXPRESS LUBE	Issued	419	C	129.98
39979	25-Nov-2009	INLANDWATE	INLAND WATER WORKS	Issued	419	C	492.73
39980	25-Nov-2009	JAMESBEAN	BEAN, JAMES	Issued	419	C	130.00
39981	25-Nov-2009	LUTHERSTRU	LUTHERS TRUCK & EQUIPMENT	Issued	419	C	920.59
39982	25-Nov-2009	MACROCOMM	MACRO COMMUNICATIONS	Issued	419	C	150.00
39983	25-Nov-2009	METROCALL	USA MOBILITY WIRELESS INC.	Issued	419	C	24.60
39984	25-Nov-2009	NAPAAUTOPA	NAPA AUTO PARTS	Issued	419	C	5.43
39985	25-Nov-2009	PATSPOTS	PAT'S POTS	Issued	419	C	310.00
39986	25-Nov-2009	PITNEYBOW	EASYPERMIT POSTAGE	Issued	419	C	600.88
39987	25-Nov-2009	PRESTIGEMO	PRESTIGE MOBILE DETAIL	Issued	419	C	96.00
39988	25-Nov-2009	ROSSK000	ROSS, KEN	Issued	419	C	600.00
39989	25-Nov-2009	SGPWA	SAN GORGONIO PASS WATER AGENCY	Issued	419	C	93,198.00
39990	25-Nov-2009	STAPLES	STAPLES BUSINESS ADVANTAGE	Issued	419	C	317.56
39991	25-Nov-2009	TERMINIX	TERMINIX	Issued	419	C	49.00

BEAUMONT-CHERRY VALLEY WATER DISTRICT
Check Register-Summary-Bank



AP5090 **Page : 3**
Date : Dec 01, 2009 **Time :** 7:27 am

Vendor : A&A FENCE To ZETLMAIER
Cheque Dt. : 01-Nov-2009 To 30-Nov-2009
Bank : 7 - ACCOUNTS PAYABLE

Seq : Cheque No. **Status :** All
Medium : M=Manual C=Computer E=EFT-PA

Check #	Check Date	Vendor	Vendor Name	Status	Batch	Medium	Amount
39992	25-Nov-2009	VERIZON	VERIZON	Issued	419	C	620.29
39993	25-Nov-2009	VERIZON	VERIZON	Issued	419	C	190.19
39994	25-Nov-2009	VERIZONWIR	VERIZON WIRELESS	Issued	419	C	425.33
Total Computer Paid :		511,799.63	Total EFT PAP :	0.00	Total Paid :		511,799.63
Total Manually Paid :		0.00	Total EFT File :	0.00			

115 Total No. Of Cheque(s) ...

Memorandum


Date: December 16, 2009
From: Anthony Lara, Interim General Manager
To: Board of Directors
Subject: Invoices Pending Payment

Below please see the list of the professional services invoices which are pending payment. Total amount pending approval is \$113, 375.26

Name	Invoice #	Amount
Geoscience	15061-43	\$1,858.00
Parsons	9110189	\$102, 422.43
Redwine & Sherrill	1109001	\$9,094.83
		<u>\$113,375.26</u>

Recommendation: That the Board approves payment of the above invoices totaling \$113, 375.26

MEMORANDUM

TO: FINANCE & AUDIT COMMITTEE
FROM: JULIE J. SALINAS, BUSINESS MANAGER 
SUBJECT: MONTH END FINANCIAL REPORT
DATE: 12/1/2009
CC: ANTHONY L. LARA, ASST. G.M.

Summary (as requested by Director Ross):

Revenue	Current Month	Year to Date
Operating Revenue		
Water Sales	480,059	5,915,077
Penalties	12,695	173,720
Pass Thru Charges	111,303	1,959,848
Other	28,136	488,891
District Housing	472	6,381
	632,666	8,543,917
Expenses		
Labor & Benefits		
501 - Labor	112,332	1,440,493
502 - Bereavement/Seminar/July Duty	645	3,808
503 - Sick Leave	6,457	143,562
504 - Vacation	3,768	67,705
505 - Holidays	6,712	59,412
243 - Retirement - CalPERS	33,212	413,052
237 - Health Insurance	27,656	307,246
507 - Life Insurance	838	8,446
508 - Uniforms, Employee Benefits	130	4,458
	191,749	2,448,181
Utilities		
515 - Electric	141,744	1,298,852
580 - Telephone	2,985	34,872
581 - Sanitation	816	8,116
	145,545	1,341,840

**BEAUMONT CHERRY VALLEY WATER DISTRICT
MONTH END FINANCIAL REPORT**



**GL5410
Date: Dec 01, 2009**

For Period Ending 30-Nov-2009

General Funds		Current Month	Year to Date	Adopted Budget	Budget Remaining	Percent to Budget
Revenue						
OPERATING REVENUE						
1-4-4010-401	Domestic Water Sales	475,308	5,745,261	6,325,918	580,657	91%
1-4-4010-402	Irrigation Water Sales	4,752	28,172	30,000	1,828	94%
1-4-4010-403	Construction Water Sales	0	141,644	109,000	(32,644)	130%
1-4-4010-404	Installation Charges	5,695	233,956	280,251	46,295	83%
1-4-4010-407	Reimb. Cust. Damages/Upgrades	80	29,475	34,752	5,278	85%
1-4-4010-408	Backflow Devices	1,038	19,544	17,522	(2,022)	112%
1-4-4010-409	Reimbursement - Insurance	0	16,238	0	(16,238)	
1-4-4010-410	Returned Check Fees	80	3,180	6,000	2,820	53%
1-4-4010-411	Miscellaneous Income	3,169	37,394	10,000	(27,394)	374%
1-4-4010-412	Rental Income	100	1,100	1,200	100	92%
1-4-4010-414	Recharge Income (City of Banning)	17,975	136,293	85,000	(51,293)	160%
1-4-4010-441	Turn Ons	1,680	29,240	47,500	18,260	62%
1-4-4010-442	Third Notice Charge	4,320	67,380	81,000	13,620	83%
1-4-4010-443	Penalties	6,695	77,100	85,000	7,900	91%
1-4-4010-444	SGPWA Importation Charge	80	768,490	749,029	(19,461)	103%
1-4-4010-445	SCE Power Charge	111,223	1,191,358	1,101,514	(89,844)	108%
1-4-4010-446	Bonita Vista Repayment - Interest	0	11,711	34,000	22,289	34%
	Total OPERATING REVENUE	632,194	8,537,536	8,997,686	460,150	95%
DISTRICT HOUSING REVENUE						
1-4-4011-412	Rent - 12303 Oak Glen Road	200	1,400	0	(1,400)	
1-4-4012-412	Rent - 13695 Oak Glen Road	200	1,000	0	(1,000)	
1-4-4013-412	Rent - 13697 Oak Glen Road	0	800	0	(800)	
1-4-4014-412	Rent - 9781 Avenida Miravilla	200	800	0	(800)	
1-4-4015-515	Electric/Propane - 12303 Oak Glen Road	0	1,099	0	(1,099)	
1-4-4016-515	Electric/Propane - 13695 Oak Glen Road	0	373	0	(373)	
1-4-4017-515	Electric/Propane - 13697 Oak Glen Road	(237)	514	0	(514)	
1-4-4018-515	Electric/Propane - 9781 Avenida Miravilla	109	395	0	(395)	
	Total DISTRICT HOUSING REVENUE	472	6,381	0	(6,381)	-
	Total Revenue	632,666	8,543,917	8,997,686	453,769	0.95

**BEAUMONT CHERRY VALLEY WATER DISTRICT
MONTH END FINANCIAL REPORT**



**GL5410
Date: Dec 01, 2009**

For Period Ending 30-Nov-2009

General Funds		Current Month	Year to Date	Adopted Budget	Budget Remaining	Percent to Budget
Expense						
SOURCE OF SUPPLY & WATER TREATMENT						
1-5-5200-237	Health Insurance	3,929	43,643	55,000	11,357	79%
1-5-5200-243	Retirement/CalPERS	4,844	57,967	65,000	7,033	89%
1-5-5200-501	Labor	18,037	242,170	240,000	(2,170)	101%
1-5-5200-502	Bereavement/Seminar/Jury Duty	453	1,927	1,000	(927)	193%
1-5-5200-503	Sick Leave	0	18,509	24,000	5,491	77%
1-5-5200-504	Vacation	966	4,283	12,750	8,467	34%
1-5-5200-505	Holidays	824	6,923	8,500	1,577	81%
1-5-5200-507	Life Insurance	118	1,431	1,600	169	89%
1-5-5200-508	Uniforms, Employee Benefits	130	852	1,270	418	67%
1-5-5200-511	Treatment & Chemicals	7,949	93,803	135,000	41,197	69%
1-5-5200-512	Lab Testing	1,732	32,660	95,000	62,340	34%
1-5-5200-513	Maintenance Equipment (pumping)	32,654	148,151	125,000	(23,151)	119%
1-5-5200-514	Utilities - Gas	10	99	50	(49)	198%
1-5-5200-515	Utilities - Electric	139,894	1,269,793	1,530,000	260,207	83%
1-5-5200-517	Telemetry Maintenance	0	4,373	6,000	1,627	73%
1-5-5200-518	Seminar & Travel Expenses	10	120	500	380	24%
1-5-5200-519	Education Expenses	235	915	1,000	85	92%
1-5-5200-520	Worker's Comp Insurance	1,672	12,593	22,000	9,407	57%
1-5-5200-620	State Project Water Purchased	93,198	657,004	480,000	(177,004)	137%
1-5-5200-621	Groundwater Purchase (SMWC)	50,000	492,000	550,000	58,000	89%
	Total SOURCE OF SUPPLY & WATE	356,656	3,089,216	3,353,670	264,454	92%
TRANSMISSION & DISTRIBUTION						
1-5-5300-237	Health Insurance	9,936	97,684	130,000	32,316	75%
1-5-5300-243	Retirement/CalPERS	10,075	102,490	140,000	37,510	73%
1-5-5300-501	Labor	33,712	315,804	435,000	119,196	73%
1-5-5300-502	Bereavement/Seminar/Jury Duty	192	855	6,500	5,645	13%
1-5-5300-503	Sick Leave	784	19,878	18,000	(1,878)	110%
1-5-5300-504	Vacation	758	16,319	24,000	7,681	68%
1-5-5300-505	Holidays	2,012	15,947	20,000	4,053	80%
1-5-5300-507	Life Insurance	263	2,662	3,400	738	78%
1-5-5300-508	Uniforms, Employee Benefits	0	2,937	4,430	1,493	66%
1-5-5300-518	Seminar & Travel Expenses	10	10	1,000	990	1%

**BEAUMONT CHERRY VALLEY WATER DISTRICT
MONTH END FINANCIAL REPORT**



**GL5410
Date: Dec 01, 2009**

For Period Ending 30-Nov-2009

General Funds		Current Month	Year to Date	Adopted Budget	Budget Remaining	Percent to Budget
1-5-5300-519	Education Expenses	0	383	2,000	1,618	19%
1-5-5300-520	Worker's Comp Insurance	3,251	20,905	38,000	17,095	55%
1-5-5300-530	Maint Pipeline/Fire Hydrant	8,147	53,815	82,500	28,685	65%
1-5-5300-531	Line Locates	152	2,754	2,000	(754)	138%
1-5-5300-534	Maint Meters & Services	2,667	36,622	95,000	58,378	39%
1-5-5300-535	Backflow Devices	0	278	750	472	37%
1-5-5300-536	Maintenance Reservoirs/Tanks	0	1,240	10,000	8,760	12%
1-5-5300-537	Maintenance Pressure Regulators	0	10,794	18,000	7,206	60%
1-5-5300-538	Inspections	1,994	33,340	40,000	6,660	83%
Total TRANSMISSION & DISTRIBUT		73,953	734,714	1,070,580	335,866	69%

CUSTOMER SERVICE & METER READING

1-5-5400-237	Health Insurance	2,362	28,394	42,000	13,606	68%
1-5-5400-243	Retirement/CalPERS	2,145	26,875	40,000	13,125	67%
1-5-5400-501	Labor	7,155	87,275	95,000	7,725	92%
1-5-5400-502	Bereavement/Seminar/Jury Duty	0	1,026	500	(526)	205%
1-5-5400-503	Sick Leave	172	3,633	2,000	(1,633)	182%
1-5-5400-504	Vacation	0	4,257	5,850	1,593	73%
1-5-5400-505	Holidays	532	4,780	5,500	720	87%
1-5-5400-507	Life Insurance	54	690	900	210	77%
1-5-5400-508	Uniforms, Employee Benefits	0	668	890	222	75%
1-5-5400-519	Education Expenses	70	285	1,000	715	29%
1-5-5400-520	Worker's Comp Insurance	651	4,898	8,000	3,102	61%
Total CUSTOMER SERVICE & METE		13,139	162,781	201,640	38,859	81%

ADMINISTRATION

1-5-5500-237	Health Insurance	11,260	134,166	148,500	14,334	90%
1-5-5500-243	Retirement/CalPERS	15,686	216,337	275,000	58,663	79%
1-5-5500-501	Labor	49,021	730,468	830,000	99,532	88%
1-5-5500-502	Bereavement/Seminar/Jury Duty	0	0	2,500	2,500	0%
1-5-5500-503	Sick Leave	5,501	101,542	100,000	(1,542)	102%
1-5-5500-504	Vacation	2,045	42,845	38,000	(4,845)	113%
1-5-5500-505	Holidays	3,108	29,689	40,000	10,311	74%
1-5-5500-507	Life Insurance	390	5,047	4,800	(247)	105%
1-5-5500-518	Seminar & Travel Expenses	0	623	6,000	5,377	10%

**BEAUMONT CHERRY VALLEY WATER DISTRICT
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**GL5410
Date: Dec 01, 2009**

For Period Ending 30-Nov-2009

General Funds		Current Month	Year to Date	Adopted Budget	Budget Remaining	Percent to Budget
1-5-5500-519	Education Expenses	0	0	1,000	1,000	0%
1-5-5500-520	Worker's Comp Insurance	1,757	12,623	25,000	12,377	50%
1-5-5500-522	Unemployment Insurance	0	4,989	0	(4,989)	
1-5-5500-547	Employer Share for Retired (CalPERS)	474	3,792	0	(3,792)	
1-5-5500-548	Administrative Costs (CalPERS)	137	1,527	0	(1,527)	
1-5-5500-549	Bank Charges/Transaction Fees	0	25,477	14,600	(10,877)	175%
1-5-5500-553	Temporary Labor	0	3,638	17,500	13,862	21%
1-5-5500-555	Office Supplies	4,039	43,826	55,000	11,174	80%
1-5-5500-556	Office Equipment/Service Agreement	1,779	57,014	60,000	2,986	95%
1-5-5500-557	Office Maintenance	1,112	12,844	20,000	7,156	64%
1-5-5500-558	Membership Dues	4,088	20,539	15,000	(5,539)	137%
1-5-5500-559	Armored Car	0	3,148	5,000	1,852	63%
1-5-5500-560	Office Equip Maint & Repairs	0	1,799	3,200	1,401	56%
1-5-5500-561	Postage	2,620	31,852	40,000	8,148	80%
1-5-5500-562	Subscriptions	52	566	2,850	2,284	20%
1-5-5500-563	Miscellaneous Operating Supplies	876	12,681	15,000	2,319	85%
1-5-5500-564	Miscellaneous Tools/Equipment	817	7,421	15,000	7,579	49%
1-5-5500-567	Employee Medical/First Aid	0	289	600	311	48%
1-5-5500-568	Random Drug Testing	0	25	500	475	5%
1-5-5500-570	Property/Auto/Liability Insurance	0	55,235	80,090	24,855	69%
1-5-5500-572	State Mandates & Tarriffs	402	23,376	30,000	6,624	78%
1-5-5500-573	Miscellaneous Expenses	206	2,491	1,000	(1,491)	249%
1-5-5500-574	Public Education	0	8,265	10,000	1,735	83%
1-5-5500-577	Property Taxes (out of district parcels)	0	12,022	6,410	(5,612)	188%
1-5-5500-578	IT Support/Software Support	0	50,847	65,000	14,153	78%
1-5-5500-630	Accounts Receivable	0	1,456	1,000	(456)	146%
Total ADMINISTRATION		105,370	1,658,457	1,928,550	270,093	86%
BOARD OF DIRECTORS						
1-5-5510-550	Board of Director Fees	2,400	33,400	60,000	26,600	56%
1-5-5510-551	Seminar & Travel Expenses	0	1,331	3,500	2,169	38%
1-5-5510-552	Election Expenses	0	202	22,575	22,373	1%
Total BOARD OF DIRECTORS		2,400	34,933	86,075	51,142	41%
MAINTENANCE & GENERAL PLANT						

**BEAUMONT CHERRY VALLEY WATER DISTRICT
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**GL5410
Date: Dec 01, 2009**

For Period Ending 30-Nov-2009

General Funds		Current Month	Year to Date	Adopted Budget	Budget Remaining	Percent to Budget
1-5-5610-514	560 Magnolia Ave - Gas	0	0	150	150	0%
1-5-5610-515	560 Magnolia Ave - Electric	1,218	18,751	22,000	3,249	85%
1-5-5610-580	560 Magnolia Ave - Telephone	2,934	34,363	55,000	20,637	62%
1-5-5610-581	560 Magnolia Ave - Sanitation	171	2,126	2,400	274	89%
1-5-5610-582	560 Magnolia Ave - Maintenance	221	2,488	3,500	1,012	71%
1-5-5615-501	12303 Oak Glen Rd - Labor	0	342	1,000	658	34%
1-5-5615-515	12303 Oak Glen Rd - Electric	0	2,067	1,500	(567)	138%
1-5-5615-582	12303 Oak Glen Rd - Maintenance	419	1,087	3,000	1,913	36%
1-5-5615-583	12303 Oak Glen Rd - Propane	0	123	1,500	1,377	8%
1-5-5620-501	13695 Oak Glen Rd - Labor	0	0	1,000	1,000	0%
1-5-5620-515	13695 Oak Glen Rd - Electric	0	404	1,000	596	40%
1-5-5620-582	13695 Oak Glen Rd - Maintenance	159	2,904	3,000	96	97%
1-5-5620-583	13695 Oak Glen Rd - Propane	0	27	1,500	1,473	2%
1-5-5625-501	13697 Oak Glen Rd - Labor	0	0	1,000	1,000	0%
1-5-5625-515	13697 Oak Glen Rd - Electric	0	1,513	1,500	(13)	101%
1-5-5625-582	13697 Oak Glen Rd - Maintenance	159	3,342	3,000	(342)	111%
1-5-5625-583	13697 Oak Glen Rd - Propane	0	1,262	1,500	238	84%
1-5-5630-501	9781 Avenida Miravilla - Labor	0	0	1,000	1,000	0%
1-5-5630-515	9781 Avenida Miravilla - Electric	109	831	300	(531)	277%
1-5-5630-582	9781 Avenida Miravilla - Maintenance	487	6,142	8,000	1,858	77%
1-5-5630-583	9781 Avenida Miravilla - Propane	0	662	0	(662)	
1-5-5635-515	815 E. 12th Street - Electric	524	5,495	9,000	3,505	61%
1-5-5635-580	815 E. 12th Street - Telephone	51	509	480	(29)	106%
1-5-5635-581	815 E. 12th Street - Maintenance	237	2,409	3,000	591	80%
1-5-5635-582	815 E. 12th Street - Sanitation	419	3,514	4,000	486	88%
1-5-5640-581	11083 Cherry Ave - Sanitation	225	2,475	3,000	525	83%
1-5-5700-589	Auto/Fuel	5,571	59,434	120,000	60,566	50%
1-5-5700-590	Safety Equipment	0	22	3,000	2,978	1%
1-5-5700-591	Communication Maintenance	0	0	1,000	1,000	0%
1-5-5700-592	Repair/Maint of General Equip	433	901	3,000	2,099	30%
1-5-5700-593	Repair Vehicles and Tools	460	25,833	30,000	4,167	86%
1-5-5700-594	Large Equip Maintenance	0	28,586	35,000	6,414	82%
1-5-5700-595	Equip Preventative Maintenance	0	0	1,000	1,000	0%
1-5-5700-596	Auto/Equipment Operation	3,105	37,916	20,000	(17,916)	190%
1-5-5700-597	Maint General Plant (Buildings)	112	4,584	10,000	5,416	46%
1-5-5700-598	Landscape Maintenance	4,070	40,868	72,000	31,132	57%

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**GL5410
Date: Dec 01, 2009**

For Period Ending 30-Nov-2009

General Funds		Current Month	Year to Date	Adopted Budget	Budget Remaining	Percent to Budget
1-5-5700-601	Recharge Fac, Canyon & Pond Maint	1,323	24,293	18,000	(6,293)	135%
	Total MAINTENANCE & GENERAL PL	22,408	315,272	445,330	130,058	71%
ENGINEERING (IN-HOUSE)						
1-5-5800-237	Health Insurance	169	3,360	5,200	1,840	65%
1-5-5800-243	Retirement/CalPERS	462	9,384	17,000	7,616	55%
1-5-5800-501	Labor	4,407	64,776	120,000	55,224	54%
1-5-5800-502	Bereavement/Seminar/Jury Duty	0	0	500	500	0%
1-5-5800-503	Sick Leave	0	0	2,000	2,000	0%
1-5-5800-504	Vacation	0	0	3,200	3,200	0%
1-5-5800-505	Holidays	236	2,073	2,600	527	80%
1-5-5800-507	Life Insurance	13	264	312	48	85%
1-5-5800-518	Seminar & Travel Expenses	0	0	500	500	0%
1-5-5800-519	Education Expenses	0	421	5,000	4,579	8%
1-5-5800-520	Worker's Comp Insurance	200	1,532	4,000	2,468	38%
	Total ENGINEERING (IN-HOUSE)	5,487	81,810	160,312	78,502	51%
PROFESSIONAL SERVICES						
1-5-5810-611	General - Legal	22,947	174,916	125,000	(49,916)	140%
1-5-5810-612	Dev Reimb - Legal	0	0	1,000	1,000	0%
1-5-5810-614	Audit	0	18,819	19,000	181	99%
1-5-5810-616	Accounting (non audit)	3,300	10,756	1,000	(9,756)	1076%
1-5-5820-611	General - Engineering	3,413	111,255	120,000	8,745	93%
1-5-5820-612	Dev Reimb - Engineering	538	4,352	40,000	35,648	11%
1-5-5820-614	STWMA Project Committee #1	0	185,264	0	(185,264)	
1-5-5820-615	Engineering - Permitting (Rec Water)	0	855	50,000	49,145	2%
	Total PROFESSIONAL SERVICES	30,198	506,217	356,000	(150,217)	142%
	Total Revenue	632,666	8,543,917	8,997,686	453,769	95%
	Total Expenses	609,612	6,583,400	7,602,157	1,018,757	87%
	SURPLUS/(DEFICIT)	23,054	1,960,517	1,395,529	(564,988)	

**BEAUMONT CHERRY VALLEY WATER DISTRICT
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**GL5410
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Restricted Funds	Current Month	Year to Date	Adopted Budget	Budget Remaining	Percent to Budget
Revenue					
NON-OPERATING REVENUE					
1-4-4020-421	Front Footage Fees	-	31,640		
1-4-4020-422	FF- Wells	-	33,373		
1-4-4020-423	FF- Water Rights	-	213,212		
1-4-4020-424	FF- Water Treatment Plant	-	15,905		
1-4-4020-425	FF- Local Water Resources	-	88,806		
1-4-4020-426	FF- Recycled Water Facilities	-	24,069		
1-4-4020-427	FF- Transmission	-	27,041		
1-4-4020-428	FF- Storage	-	34,606		
1-4-4020-429	FF- Booster	-	2,402		
1-4-4020-430	FF- Pressure Reducing Station	-	1,227		
1-4-4020-431	FF- Miscallenous Projects	-	1,071		
1-4-4020-432	FF- Financing Costs	-	5,261		
1-4-4020-435	Interest Income	31	28,057		
	Total NON-OPERATING REVENUE	31	506,671		
Expense					
CONSTRUCTION IN PROGRESS					
2-1-0001	New Service Installation	633	64,054	-	(64,054)
2-1-0006	Water Master Plan Update	-	7,249	35,000	27,751
2-1-0304	Recycled Water System	1,256	6,133	-	(6,133)
2-1-0605	Sunny Cal Egg Ranch Well Rehab	-	10,032	-	(10,032)
2-1-0700	SRF Loan - Recycled Water System	-	3,594	-	(3,594)
2-1-0710	CV Pollution Control Project	-	-	100,000	100,000
2-1-0809	2800 Zone Recycled Water Tank (PH 1)	7,348	48,064	2,200,000	2,151,936
2-1-0810	24" Recycled Main - Brookside (PH 2)	14,279	44,288	750,000	705,712
2-1-0811	1MG Reservoir/Booster Station (PH 3)	16,160	47,045	1,300,000	1,252,955
2-1-0812	24" Recycled Main - Westerly Loop (PH 4B)	17,416	85,012	5,000,000	4,914,988
2-1-0813	Rec Main Ring Ranch/OVP (PH 5)	16,260	97,505	1,700,000	1,602,495
2-1-0815	Edgar 8" Replacement Pipeline	-	135,251	150,000	14,749
2-1-0816	SWP - Permanent Connection	362,449	387,545	400,000	12,455
2-1-0818	24" Recycled Main - Westerly Loop (PH 4A)	18,523	20,283		
2-1-0901	2007 John Deere Backhoe 310SG	-	46,763	50,000	3,238
2-1-0902	1 Ton Truck w/ 3/4 Ton Dump Bed	-	35,154	50,000	14,846
2-1-0904	Loan Amortization Software	-	-	3,500	3,500
2-1-0905	UWMP Update (2010)	-	-	30,000	30,000
2-1-0906	GIS/GPS Software Purchase	-	41,942	65,000	23,058
2-1-0907	OVP 24" & 10" Main Relocation	6,200	7,078	-	(7,078)
2-1-0909	New SQL Server 2009	-	1,044	-	(1,044)
	Total CONSTRUCTION IN PROGRESS	460,524	1,088,037	11,833,500	10,745,463
					9%

BEAUMONT CHERRY VALLEY WATER DISTRICT
NOV 2009 - FUND BALANCE*



	Beginning Balance Oct-09	Additions	Expenses	Transfers	Ending Balance Nov-09
GENERAL	5,538,934.28	632,696.71	610,245.01	(86,004.44)	5,475,381.53
DEPRECIATION	(2,805,565.23)		6,200.00	50,000.00	(2,761,765.23)
OPERATING RESERVE	1,905,878.26			24,002.96	1,929,881.22
EMERGENCY RESERVE	733,666.24			12,001.48	745,667.72
FRONT FOOTAGE	1,569,017.52				1,569,017.52
FACILITIES FEES POTABLE					
WELLS & WELL UPGRD	6,286,758.01				6,286,758.01
TRANSMISSIONS MAINS	(2,999,577.44)				(2,999,577.44)
STORAGE	(4,396,274.76)				(4,396,274.76)
BOOSTER STATIONS	1,408,643.28				1,408,643.28
TREATMENT PLANTS	9,911,921.93				9,911,921.93
MISC. ENGIN	525,505.99				525,505.99
PRESSURE REDUCING STA.	(267,199.26)				(267,199.26)
MISC. PROJECTS	(1,327,767.14)				(1,327,767.14)
FINANCING COSTS	1,421,308.96				1,421,308.96
FACILITY FEES RECYCLED	(3,941,589.08)		430,182.72		(4,371,771.80)
REC STORAGE	(81,919.77)		23,508.00		(105,427.77)
WATER RIGHTS (SWP)	6,391,787.00				6,391,787.00
LOCAL WATER RESOURCE	(8,301,990.41)				(8,301,990.41)
DEVELOPER REIMBURSEMENT	(243,304.54)				(243,304.54)
City of Banning -	9,290.22				9,290.22
*Total	11,337,524.06	632,696.71	1,070,135.73	-	10,900,085.04

***Completion of Construction in Progress including carry over from prior year**

***Actual Cash Balance does not reflect inventory purchased for capital improvement jobs in progress.**

*****The difference in the deposit balance and the facility balance represents construction in progress*****

Bank Balances (in memo only)

Wells Fargo - Commercial	13,089.93
Bank of Hemet - General Fund	222,955.63
Bank of Hemet - AP	120,737.43
Bank of Hemet - Payroll	112,270.62
Bank of Hemet - LAMMA	855,030.97
LAIF	3,090,691.07
	<u>4,414,775.65</u>

**RECORD OF THE MINUTES OF THE
REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE
BEAUMONT CHERRY VALLEY WATER DISTRICT
November 18, 2009**

CALL TO ORDER, PRESIDENT BALL

President Ball called the meeting to order at 7:00 p.m., 560 Magnolia Avenue, Beaumont, California.

PLEDGE OF ALLEGIANCE, VICE PRESIDENT PARKS

Vice President Parks led the pledge.

INVOCATION, DIRECTOR WOLL

Director Woll recited the invocation.

ROLL CALL, BLANCA MARIN

Those responding to roll call were President Ball, Vice President Parks, and Directors Magee, Ross and Woll. Also present at this meeting were Interim General Manager Anthony Lara, General Counsel Gil Granito and Executive Assistant Blanca Marin.

PUBLIC INPUT

President Ball invited Nancy Gall to address the Board on an item not on the agenda. Ms. Gall requested information on an invoice sent to the City of Beaumont for a two month water service in the amount of \$100,000. She also invited Interim General Manager and the Board to join the Beaumont Cherry Valley Parks Department Committee which meets on Thursday at 5:00 p.m., She indicated that the School District and Mickey Valdivia from BCVRPD are members of this Committee.

President Ball appointed Director Magee to become part of the Committee.

President Ball questioned Ms. Gall as to whether or not she had received a copy of a Draft Recycled Water Agreement which was hand delivered to the City of Beaumont and addressed to all members of the Council. She replied that she had not received or seen it. She further indicated that there is a sub committee which is formed by two or three members of the City Council.

ACTION ITEMS

1. ADOPTION OF THE AGENDA

Vice President Parks moved to adopt the agenda as presented. Director Ross seconded. The motion passed unanimously.

2. FINANCIAL REPORTS

- a. Bills for Consideration**

Board Action
October 2009

The Board will take action on the Bills for Consideration taking into account the recommendations of the Finance and Audit Committee.

Director Ross moved to approve the October 2009 Bills. Director Magee seconded. The motion passed unanimously.

b. Invoices for Payment Approval**

Board Action

The Board will take action on the Bills for Consideration taking into account the recommendations of the Finance and Audit Committee.

Vice President Parks moved to approve the Invoices Pending. Director Woll seconded. The motion passed unanimously.

c. Month End Financial Statements
October 2009**

Board Action

The Board will take action to "accept and file" the Month End Financial Statements presented by staff.

Vice President Parks moved to accept and file the Month End Financial Statements. Directors Ross seconded. The motion passed unanimously.

3. APPROVAL OF THE MINUTES

a. Minutes of the Regular Meeting of October 14, 2009**

President Ball requested that the word "not" be inserted in the last paragraph, last page of the minutes under general counsel's report of the Closed Session to read "in his official capacity and not as an individual"

Director Woll moved to approve the minutes of October 14, 2009 as amended. Director Magee seconded. The motion passed unanimously.

4. REQUEST FROM ANDREW SCHLANGE, GENERAL MANAGER OF STWMA REQUESTING TO CLOSE THE PROJECT COMMITTEE NO1 AND TO REFUND FUNDS AFTER RECONCILIATION OF BOOKS TO MEMBER AGENCIES**

Interim General Manager Anthony Lara indicated that the purpose of the letter in the agenda is to obtain signatures to close the Project Committee without having to have another meeting. He recommended that the Board approve payment of all invoices and budget transfers except the last budget transfer number PC1-112. He further requested that a breakdown and back up information be provided on transfer number PC1-112 before approval and the representatives from the District that serve on the Committee review and approve the final disbursement of the money.

Director Woll moved to approve invoices with the understanding that the Board members serving in the Committee review and approve the disbursement of the money according to transfer number PC1-112. Director Ross seconded. The motion passed unanimously.

5. REQUEST FROM CHERRY VALLEY WATER COMPANY REGARDING FACILITY FEES VARIANCE**

Interim General Manager Anthony Lara reported that the Cherry Valley Water Company had found a funding source. He recommended that the Board consider waiving two of the line amounts which are part of the facility fees as these two lines are for recycled water fees. He also recommended that the Board consider crediting the Company in case any assets are transferred to the District.

Vice President Parks moved to accept the Interim General Manager's recommendation. The motion died for lack of a second motion.

President Ball invited Doyle Murray to address the Board on this item. Mr. Murray respectfully requested the Beaumont Cherry Valley Water District waive the facility fees. He indicated that former General Manager, Charles Butcher, in a presentation to Cherry Valley Water Company Share Holders indicated that no other fees were going to be charged, similarly to Bonita Vista. He indicated that the Company spent \$10,000 dedicating the roads as requested in the annexation. He stated that the Company has been communicating with BCVWD in a fairly manner on several issues. He indicated that the Company has found its own financing except for the facility fees.

President Ball moved for this item to be tabled until the Board obtains a better understanding of the value of the assets before commitment is made. Director Woll seconded. The motion passed unanimously.

6. APPROVAL OF AMENDING SECTION 5- PART 4 OF THE DISTRICT'S POLICIES AND PROCEDURES MANUAL (COPYING PUBLIC RECORDS) RESOLUTION 2009-09**

President Ball invited Frances Flanders to address the Board on this item. Ms. Flanders requested that the Public Records Policy be amended as in section E, iv, it states "upon prepayment of fees covering direct costs of duplication, or a statutory fee, if applicable, as specified in section 6253" because Staff or requester do not know what the cost will be until copies are made.

After review the Board agreed to amend the agreement by deleting "Executive Assistant" from the first paragraph of section E and also deleting "upon prepayment of fees covering direct costs of duplication, or as a statutory fee, if applicable, as specified in section 6253".

Director Woll moved to approve as amended. Vice President Parks seconded. The motion passed unanimously.

7. REPORTS FOR DISCUSSION AND POSSIBLE ACTION

(a) Ad hoc Committees

No reports were given.

(b) General Manager

- Well 23 Repair- Mr. Lara indicated that Well 23 failed back in July of this year. The District will be receiving about \$40,000 in rebates from the Southern California Edison which will offset the cost of the repair.
- Recycled Water Project- Mr. Lara indicated that Phase 4b, 16 Inch Transmission Main Extension in Ring Ranch Road went out to bid and was awarded to the lowest apparent bidder, Karl Scanlan Construction. The Engineer's estimate was \$866,000 and the lowest bid was \$430,000. District Engineer has made another cash cost analysis as related to the low bids received for the projects. The cost has been reduced to \$475,000 per year to be paid by the District annually.

President Ball invited Luwana Ryan to address the Board on this item. Ms. Ryan indicated that she just wanted to make Staff aware that the Recycled Water Agreement was once again not on the City's agenda.

- Correspondence from California Regional Water Quality Control Board Regarding Septic Systems in the Beaumont/Cherry Valley Area (Information Only)**

President Ball invited John Covington to address the Board on this item. Mr. Covington addressed a letter which was sent to the Regional Board. He provided brief background information. He indicated it seems that the Regional Board has not changed his position in regards to the Blue Ribbon Committee Report. He briefly spoke in the regards of the current prohibition in Cherry Valley. He provided handouts to the Board related to the letter included in the agenda. He expressed his opinion to the letter sent to the Regional Board related to the Blue Ribbon Committee Report indicating. Lastly, he thanked current management of the Beaumont Cherry Valley Water District for providing the necessary reports which were valuable to the final report.

President Ball invited Luwana Ryan to address the Board on this item. She expressed her objection in regards to the letter included in the agenda as the letter did not come to the District. She also expressed her disagreement to the misrepresentation of the facts. She recommended that the Board respond to the letter. She indicated that Regional Water Quality Control often uses Wildermuth Environmental to do most of their reports. She expressed her opinion about the Blue Ribbon Committee Report. She indicated that she would be responding as an individual to the letter from Ms. Beswick.

President Ball invited Mr. Covington to answer some questions from the Board. When asked about why the Blue Ribbon Committee did not do a presentation at the City of Beaumont Mr. Covington indicated that City of Beaumont basically gave the Committee not enough notice to be prepared for a presentation and since then, the City of Beaumont had not had any other requests for presentations.

Interim General Manager Anthony Lara indicated that he did not know where information for the Wildermuth Report came from as the District did not provide any kind of information. He further indicated that he believes that the spikes on the wells were more likely caused by the rain not houses in the Cherry Valley Area.

President Ball indicated that Staff has requested that the Regional Board put BCVWD on their mailing list and yet on the attached letter the District was not even sent a copy of the letter.

- State Water Project Permanent Connection

Mr. Lara reported a payment in the amount of \$400,000 has been made to the San Geronio Pass Water Agency for the Permanent Connection.

Mr. Lara requested that the next Regular Board Meeting be scheduled for the third Wednesday of the month of December instead of the usual second Wednesday of the month as holidays will prevent Staff to provide the needed reports timely.

The next Finance and Audit Committee was scheduled for Thursday, December the 10th and the next Regular Board Meeting was scheduled for Wednesday, December the 16th.

(c) Directors

- Dr. Blair Ball-None
- Stella Parks- Attended SGPWA meetings on November 10 and 16.
- Ken Ross- Attended a seminar regarding the Davis Bacon Act which was sponsored by the Regional Quality Control Board.
- Ryan Woll-None
- Niki Magee-None

(d) Legal Counsel

8. ANNOUNCEMENTS

- **Regular Board Meeting will be held on December 9, 2009**

ACTION LIST

Staff to meet with CVWD to determine credits for transfer of assets.

9. CLOSED SESSION CONFERENCE WITH LEGAL COUNSEL-

- A. Closed Session will be held to confer with legal counsel on TWO matters of potential litigation pursuant to subdivision (c) of Government Code section 54956.9-TWO MATTERS-Potential Litigation**
- B. A Closed Session will be held to confer with legal counsel on one matter of potential litigation pursuant to subdivision (b) of Government Code Section 54956.9 –ONE MATTER – Potential Litigation**
- C. A Closed Session will be held pursuant to Government Code Section 54957.6 to confer with the District's designated representatives/negotiators, which consist of Personnel Committee Members (Directors Parks & Ross) and Anthony Lara, Concerning the District's ongoing labor negotiations with the Employees' Association. The purpose of this Closed Session matter is to review the District's position and to instruct the District's designated representatives.**
- D. A Closed Session will be held to confer with legal counsel on one matter of pending litigation pursuant to subdivision (a) of Government Code Section 54956.9. Daniel Slawson and Arlene Slawson vs Blair Ball, President in its official capacity and not as an individual; Beaumont Cherry Valley Water District, a public agency, Case No RIC 533149.**

10. OPEN SESSION- REPORT ON CLOSED SESSION

President Ball reconvened to Open Session at approximately 10:10 p.m.

General Counsel, Gil Granito, reported that approximately 8:38 p.m. the Board went into Closed Session to discuss the following items as reflected on tonight's Agenda.

The first matter discussed in Closed Session concerned the matters reflected as Items 9A of tonight's Agenda. During this phase of the Closed Session, Mr. Granito and Mr. Lara led a discussion on two matters of potential litigation pursuant to subdivision (c) of Government Code Section 54956.9. No further reportable action was taken.

The second matter discussed in Closed Session concerned the matter reflected in Item 9B of tonight's Agenda. During this segment of the Closed Session, Mr. Lara and Mr. Granito led a discussion on one matter of potential litigation pursuant to subdivision (b) of Government Code Section 54956.9. No further reportable action was taken.

Item 9C of tonight's Agenda was not discussed.

Mr. Granito concluded his Open Session report by stating that the last item discussed in Closed Session concerned Item 9D of tonight's Agenda. During this segment of the Closed Session, Mr. Granito led a discussion pursuant to subdivision (a) of Government Code Section 54956.9 on a matter of pending litigation and cited the matter as David Slawson and Arlene Slawson v. Beaumont Cherry Valley Water District, Case No. RIC533149 - Superior Court - County of Riverside. No further reportable action was taken.

11. ADJOURNMENT

President Ball adjourned the meeting at 10:15 p.m.

Dr. Blair Ball, President of the
Board of Directors of the
Beaumont Cherry Valley Water District

Attest:

Ryan Woll, Secretary to the
Board of Directors of the
Beaumont Cherry Valley Water District

**RECORD OF THE MINUTES OF THE
SPECIAL BOARD MEETING OF THE
BOARD OF DIRECTORS OF THE
BEAUMONT CHERRY VALLEY WATER DISTRICT
December 03, 2009 at 7:00 PM**

CALL TO ORDER, PRESIDENT BALL

President Ball called the meeting to order at 7:p.m., 560 Magnolia Avenue, Beaumont, California.

PLEDGE OF ALLEGIANCE, DIRECTOR WOLL

Director Woll led the pledge.

INVOCATION, DIRECTOR ROSS

Director Ross recited the invocation.

ROLL CALL, BLANCA MARIN

Those responding to roll call were President Ball, Vice President Parks and Directors Magee, Ross and Woll.

PUBLIC INPUT

President Ball invited David Thomas to address the Board on an item not on the agenda. Mr. Thomas complained to the Board about a balance on his account. He indicated that his water service was scheduled to be shut off today due to delinquent balance on his account. He complained to the Board that there was an old balance on his account of \$335 which he did not want to pay and therefore was requesting a variance. He indicated that due to his economic situation he could not pay the full amount or make his payments on time.

Interim General Manager Anthony Lara explained to Mr. Thomas that District Staff had already issued special payment arrangements on his account and the payments had not been made on time.

Mr. Lara will meet with Mr. Thomas on December 4, 009 at 10:00 a.m. to further discuss this issue.

ACTION ITEMS

1. ADOPTION OF THE AGENDA

President Parks moved to adopt the agenda as presented. Director Ross seconded. The motion passed unanimously.

2. CLOSED SESSION CONFERENCE WITH LEGAL COUNSEL-

President Ball adjourned the meeting to Closed Session at 7:16 p.m.

A closed session will be held to confer with legal counsel on one matter of potential litigation pursuant to subdivision (c) of Government Code Section 54956.9 - One Matter - Potential Litigation.

3. OPEN SESSION- REPORT ON CLOSED SESSION

President Ball reconvened to Open Session at approximately 10:13PM.

General Counsel Gil Granito reported that at approximately 7:16PM, the Board went into Closed Session to discuss the matter noted in Item 2 of tonight's agenda. The Closed Session ended at approximately 10:11PM.

Mr. Granito stated that during the Closed Session, he led a discussion on one matter of potential litigation pursuant to subdivision (c) of Government Code Section 54956.9 and no further reportable action was taken.

4. ADJOURNMENT

President Ball adjourned the meeting at 10:13 p.m.

Dr. Blair Ball, President of the
Board of Directors of the
Beaumont Cherry Valley Water District

Attest:

Ryan Woll, Secretary to the
Board of Directors of the
Beaumont Cherry Valley Water District

RESOLUTION 2009-11

**A RESOLUTION OF THE BEAUMONT CHERRY VALLEY WATER DISTRICT
APPROVING AND ADOPTING THE
ESTABLISHMENT OF A CHARTER MEMBERSHIP OF THE
COLLABORATIVE AGENCY COMMITTEE**

WHEREAS, The Beaumont Cherry Valley Water District (District) will be a charter member of the Collaborative Agency Committee. (Hereinafter referred to as CAC) Primary membership will be found with the City of Beaumont, Beaumont Unified School District and the Beaumont-Cherry Valley Recreation & Park District.

WHEREAS, other public agencies and relevant guests will be invited from time to time to present issues related to the business of the group. The role of staff is to provide technical input when called upon.

WHEREAS, the CAC meets to discuss and share information that pertains to the overall welfare of our constituents. The CAC then reports back to their respective agencies and action can then follow. Formal action by the agencies will follow the normal protocol of their governing bodies. No formal decisions can be rendered by this group.

WHEREAS, each agency will appoint two elected members to serve on the CAC. The CAC will rotate the location of the meetings in a natural and fair manner.

NOW, THEREFORE, the Beaumont Cherry Valley Water District Board of Directors does hereby resolve as follows: That the District will become a charter member of the Collaborative Agency Committee.

PASSED AND ADOPTED at a Meeting of the Beaumont Cherry Valley Water District Board of Directors held this 16th day of December, 2009 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Attest:

Dr. Blair Ball, President of the
Board of Directors of the
Beaumont Cherry Valley Water District

Ryan Woll, Secretary to the
Board of Directors of the
Beaumont Cherry Valley Water District

MEMORANDUM

From: Anthony Lara, Interim General Manager
To: Board of Directors
Date: December 16, 2009
Subject: Variance Request from Cherry Valley Water Company

At the regular board meeting of November 18, 2009, a request from Cherry Valley Water Company (CVWC) for a variance of facility fees was tabled. Staff was directed to provide more information related to the fees and any credits the Board could take into consideration. Attached is a second request dated November 30, 2009 that mentions several items for the Board to consider.

The District agrees that the homes requesting annexation and a waiver of fees are not "new" homes, however, prior to 2006 they were not connected to the District's water system which since that time has had an additional demand placed on it. This additional demand has been met, without an investment by CVWC for the facilities necessary to provide that service. Also mentioned in the request is that had the annexation been resolved sometime in the past, no fees would have been charged. The District has no records of prior Board action to that effect.

The District currently has a pumping capacity of over 30 million gallons per day and a storage capacity of over 20 million gallons. This includes capacity in six different pressure zones, five of which are interconnected and can provide service to this area. This capacity provides reliability through redundancy that CVWC does not currently have, not only related to water supply for domestic uses but fire protection.

The funding of the distribution system by the CVWC customers is a wise investment as it adds to the reliability and fire fighting capability of their system. The facility fees in place are collected to pay for the facilities mentioned above, the Transmission item listed in the fee mentioned in the most recent request is not a charge for the distribution system that provides water to the property, but the conveyance facilities that connect to that system and therefore should not be waived.

The facilities that CVWC currently holds and which would be transferred to the District would require an investment by the District in order for them to be of any value. The well could be rehabilitated and used as a supply however, that supply would only go to offset the amount being served to CVWC and would not create any new yield. The reservoir would have to be placed out of service at a cost that is unknown at this time. The estimated cost to inspect, rehab and outfit the CVWC well to a production capacity of 200 gallons per minute is approximately \$100,000. This amount does not include the cost of pipelines necessary to convey that water to storage.

Recommendation:

That the Board denies the variance request

Cherry Valley Water Company

A California Non-Profit Corporation

INCORPORATED APRIL 13, 1960
P.O. BOX 3166
BEAUMONT, CA 92223
(714) 845-5655

November 30, 2009

To: BCVWD Board of Directors, Mr. Tony Lara

Re: Facilities fee waiver request

On behalf of the Cherry Valley Water Company shareholders, we appreciate your very reasonable offer to waive fees for the water treatment plant and recycled water facility, as those are services we could not use.

In addressing our request to waive the balance of the facilities fees, please consider the following: the Board, through Mr. Lara, points out correctly there is no fee waiver for developers of new buildings within the water district. Our homes, of course, are not new. Our area was originally developed during World War II by the federal government and, like much of your service area, was subdivided for home construction many decades ago. We have been attempting to annex to BCVWD unsuccessfully for many years and had it been accomplished earlier, there would have been no such a fee.

Equally significant are the hard assets the Cherry Valley Water District has to trade to BCVWD that no developer can offer. The Cherry Valley Water District owns the rights to its well and attendant water supply, as well as a substantial reservoir capable of storing water for emergency, monitoring or other uses. For BCVWD these assets are a solid value, both now and in the future, especially in light of overall declining water availability. No developer can offer such assets in return for a fee waiver; hence, granting our request can set no precedent to which a future developer could point in support of a similar request.

Mr. Lara also notes the purpose of the fees is to ensure existing customers do not pay the costs for providing service to new customers. Home owners in our district are financing, through an outside source, the total cost of building a new water delivery system to which BCVWD will hookup with its existing connections. Thus, for example, the line item cost for "Transmission (=16")" listed on the facilities fee breakdown will not be necessary. Furthermore, the other fees will be more than offset in the long term by BCVWD's uses of our well-water rights and reservoir, the ownership of which we will transfer to the District.

Finally, Mr. Lara noted that comparative per-EDU water was higher in our area. With a one acre minimum, of course, owners have, in the past, irrigated landscaping and gardens. But large lawns and other high-water-consuming plants are rapidly becoming a thing of the past for all of us.

Many of our homeowners are living on a fixed income; and just the cost to build the new water-delivery system will add a substantial annual amount for decades to come to our already-high property expenses.

As you consider our facilities fee waiver request, we know the Board will weigh all of these factors in reaching a decision that is fair for all concerned.

EXTENSION AGREEMENT

This Extension Agreement is entered into effective December 16, 2009 by and between Beaumont Cherry Valley Water District, hereinafter referred to as the "District", and the Beaumont Cherry Valley Water District Employees Association, hereinafter referred to as the "Association".

RECITALS

Whereas, the District and the Association entered into a Memorandum of Understanding (hereafter "MOU") which sets forth a termination date of December 31, 2008. A copy of the MOU is attached to this Extension Agreement marked Exhibit "A"; and

Whereas, prior to the expiration date of December 31, 2008 the parties mutually agreed to extend the termination date to December 31, 2009;

NOW, THEREFORE, the parties agree to the following:

The MOU shall remain in full force and effect until June 30, 2010 except that employees covered under the MOU shall not be entitled to cost of living increases during this additional six month extension period (January 1, 2010 to June 30, 2010).

BEAUMONT CHERRY VALLEY WATER DISTRICT:

By: _____
Dr. Blair Ball, President

Anthony Lara, Interim General Manager

BEAUMONT CHERRY VALLEY WATER DISTRICT EMPLOYEE ASSOCIATION:

By: EMPLOYEE REPRESENTATIVES:

MEMORANDUM OF UNDERSTANDING
BETWEEN
BEAUMONT CHERRY VALLEY WATER DISTRICT
AND
BEAUMONT CHERRY VALLEY WATER DISTRICT
EMPLOYEE ASSOCIATION

2006 – 2008

ORIGINAL

EXHIBIT "A"

ARTICLE	SUBJECT	PAGE #
1	Recognition	3
2	Management Rights	3
3	Employee Rights	4
4	Non Discrimination	4
5	Normal Work Day	4
6	Normal Work Week	4
7	Overtime	5
8	Call Out Time	5
9	Equitable Distribution of Call Out	5
10	Pay Period	5
11	Probationary Period	5
12	Temporary Employees	6
13	Promotions	6
14	Performing Work Out of Classification	6
15	Lay-off and Recall	7
16	Grievance procedure	7
17	Progressive Discipline	8
18	Step Increases	9
19	Cost of Living Adjustment	9
20	Sick Leave	9
21	Insurance	10
22	Holidays	11
23	Vacations	11
24	Retirement	12
25	Job Related Instruction	13
26	Bereavement Leave	13
27	Total Agreement	13
28	Terms and Agreement	13
29	Savings Clause	13

This memorandum of Understanding (MOU) entered into this ____ day of _____ 2006, is by and between the Beaumont Cherry Valley Water District, hereinafter referred to as the "District", and the Beaumont Cherry Valley Water District Employees Association, Hereinafter referred to as the "Association".

It is understood and agreed by both parties that this Memorandum Of Understanding will be retroactive to January 1, 2006.

Article 1

Recognition

The District hereby recognizes The Association as the sole and exclusive bargaining agent for the following classifications:

- Account Clerk 1
- Account Clerk 2
- Customer Service Representative/Backflow Specialist
- Inventory Control Specialist
- Lead Inspector
- Production Maintenance 1
- Production Maintenance 2
- Production Maintenance 3
- Water Utilityman 1
- Water Utilityman 2
- Water Utilityman 3

Should additional classifications be added during the term of this agreement, the District and the Association shall meet to ascertain if added classifications should be included in the bargaining unit.

Article 2

Management Rights

The Association recognizes that the District and its representatives have the responsibility and authority to manage and direct, on behalf of the public, all of the operations and activities of the District to the full extent authorized by law.

The District is conceded to have the right to make technological improvements, to assign work not expressly covered by the job descriptions, to determine normal working hours, and to schedule accordingly.

Article 3

Employee Rights

Employees shall be free of restraint, intimidations and coercion as a result of the exercise of their rights as guaranteed by this agreement.

Article 4

Non Discrimination

The provisions of this agreement shall apply to all persons covered by this agreement without discrimination on account of sex, race, color, political affiliation, age, national origin or creed, nor, will there be discrimination in respect to hiring and retention.

Article 5

Normal Work Day

Normal work day is defined as eight (8) hours of work plus and unpaid one-half (1/2) hour lunch break followed by fifteen and one-half (15 ½) hours of rest for all employees except clerical classifications.

Clerical employees' normal work day shall consist of eight (8) hours of work and one (1) hour unpaid lunch period followed by fifteen (15) hours of rest.

Article 6

Normal Work Week

The normal work week shall consist of 168 consecutive hours beginning at 12:01 A.M. Sunday and ending the following Saturday at 12:00 Midnight.

Article 7

Overtime

Employees will be compensated at the rate of time and one-half (regular overtime rate) their standard hourly wage rate for all hours worked in excess of eight (8) in a normal work day. Employees working more than twelve (12) consecutive hours shall be compensated at twice their normal rate of pay for all hours worked in excess of twelve (12) consecutive hours. All overtime shall be paid in the pay period in which overtime is worked.

Article 8

Call Out Time

Employees shall be paid a minimum of two (2) hours at the regular overtime rate, when called out to work during their normal off duty hours, other than his/her regular shift

Article 9

Equitable Distribution of Call Out Overtime

There will be equitable distribution of call out overtime.

Article 10

Pay period

The pay period shall commence on Sunday at 12:01 A.M., and continue until 12:00 Midnight the second Saturday following. Payday shall occur on the Thursday following the end of pay period.

Article 11

Probationary Period

Each newly hired employee shall serve an initial six (6) months probationary period. At the end of a newly hired employee's probationary period of six (6) months, the District shall evaluate the employee's performance and determine the employee's future permanent status, or extend employee's probationary period.

Article 12

Temporary Employee

A temporary employee is defined as anyone hired for a period of six (6) months or less.

Should a temporary employee continue his/her employment beyond the six (6) month period, such time will be credited to his/her regular probationary period.

Article 13

Promotions

When the District has an opening in a classification above the entry level, notice shall be posted in the break room, located at the District Headquarters, five (5) days prior to filling the position. Positions shall be filled on the following basis:

1. Health.
2. Ability to perform in the vacant position.
3. Where the District considers 1 and 2 above equal, preference shall be given to personnel having the appropriate certification for the position to be filled.
4. When the District has established all factors equal, seniority shall be the final consideration.

Permanent employees elevated in classification may serve a six (6) month probationary period in their newly acquired position. Permanent status will be dependent on the job performance evaluation which will occur at the end of the probationary period.

District reserves the right to hire outside the present work force in the event management concludes that present personnel do not have the qualifications to fill said position.

Article 14

Performing Work Out of Classification

Employees required to work an eight (8) hour shift in a temporary classification higher than their current classification will be paid a step increase equivalent to five percent (5%) of his/her base pay rate.

Should an employee be required to work temporarily in a classification paying less than his/her established rate, he/she will be paid at their normal rate.

Article 15

Layoff and Recall

Should the District be required to reduce the work force for any reason, the following shall be the lay off procedure:

1. Temporary employees shall be laid off first.
2. Should a further reduction be necessary, full time probationary employees shall be laid off next.

Recall to work shall be in reverse order of layoff.

The District shall notify an employee of their intention to lay him/her off at least ten (10) working days prior to the date the layoff is to take effect.

Article 16

Grievance Procedure

A grievance is any alleged violation, or major difference of opinion, as to the interpretation of application of any negotiated agreement, or any law, rule or regulation governing personnel matters.

An employee is entitled to representation in the preparation and presentation of his grievance at any step in the grievance procedure. The grievant is entitled to be released from work for a reasonable period of time in order to present the grievance.

An employee and any representation will be unimpeded and free from restraint, discrimination, interference, or reprisal in seeking appropriate adjustment of a grievance.

Step 1: Prior to filing a written grievance, an employee will first discuss the matter with his/her immediate supervisor. The immediate supervisor shall respond, either orally or in writing, within three (3) days of the discussion concurring the matters giving rise to the grievance.

Step 2: In the event the problem is not resolved through informal discussion as outlined in Step 1, the grievance shall be reduced to writing, and submitted to the General Manager, within five (5) days of receipt of the immediate supervisor's answer. Upon receipt of a written grievance, the General Manager shall meet with the employee and his representative. The General Manager shall render a written decision no later than three (3) days after the Step 2 meeting.

Article 16 (contd.)

Grievance Procedure

Step 3: Should the grievance not be resolved in step 2, it may then be appealed to the Personnel Committee of the Board of Directors with three (3) days. The Personnel Committee shall meet with the grievant, and his representative, within ten (10) days of submission for review, and render a written decision ten (10) days thereafter, which decision shall be final.

Article 17

Progressive Discipline

Except in emergency situations such as theft, fighting, drunkenness, etc., the District agrees to the following order of discipline:

1. First offenders shall be counseled and given a verbal warning. Verbal warning shall be documented.
2. Should the misconduct continue, a written warning will be issued the employee, along with notification that further misconduct could be grounds for more severe disciplinary action.
3. If, after 1 and 2, the employee still persists in the conduct giving rise to the disciplinary action, the District may take whatever action it deems appropriate, up to and including discharge.

After each twelve (12) months of corrective conduct, resulting from the imposition of 1, 2, or 3 above, the discipline shall be purged from the employee's record, in reverse order in which it was imposed.

All violations shall be documented on employee evaluations

All disciplinary actions, other than verbal warning, shall be subject to the grievance procedure.

Article 18

Step Increases

Employees below Step 5 in his/her classification shall be eligible for step increase based on individual performance evaluation. Evaluations shall be conducted at six (6) month intervals for all employees, based an anniversary date.

Employees that have reached Step 5 in their classification shall receive an annual employee review by their immediate supervisor. Pay increases in excess of Step 5, other than as pursuant to the cost of living increase, shall be at the discretion of the Board of Directors, based on merit.

Each employee at Step 5 shall be evaluated at one (1) year intervals, on or about December 1, each year, and said evaluation shall be reviewed by the Board of Directors when merit increases are recommended by the immediate supervisors, and approved by the General Manager. The Board may adopt salary increases in excess of Step 5, based on individual merit and job performance.

The salary schedules are made a part of this agreement on the appropriate dates, and attached hereto as Exhibit "A" on January 1, 2006, 2007, 2008.

Article 19

Cost of Living Adjustment

Salaries to be adjusted on January 1, 2006, 2007, and 2008.

The District and the Association agree that the Bargaining Unit employees will forego annual Cost of Living Adjustments pursuant to the terms of Article 24, Retirement Plan, until such time as the aggregate total of the annual Cost of Living Adjustments, commencing with the Cost of Living Adjustment for January 1, 2006 reaches 4.8 % or 50% of the cost of the "revised" PERS retirement plan.

Article 20

Sick Leave

Bargaining Unit employees shall accumulate sick leave at the rate of one (1) day per month.

Incentive Plan "A"

An employee not using any sick leave for twelve (12) consecutive months may convert their twelve (12) accrued days to cash at a rate of two (2) accrued days for eight (8) hours pay at their regular hourly rate.

Article 20 (contd.)

Sick Leave

Incentive Plan "B":

Upon retirement or death, and employee, or his/her beneficiary, shall be entitled to receive 50% of all accumulated sick leave not compensated for in "A" above, at the employee's Life Insurance Beneficiary Form.

NOTE: Beneficiary shall be the individual indicated on the employee's Life Insurance Beneficiary Form.

Article 21

Insurance

The District shall provide to Bargaining Unit members health insurance coverage through the Public Employees Retirement System (PERS) for all members of the Bargaining Unit and their dependents. Insurance will cover maternity for employee and spouse only.

State Disability Insurance:

Employees shall pay the cost of the premiums associated with State Disability Insurance.

Life Insurance:

Life Insurance shall be provided at the employee's current regular rate of pay, at the time of death, equal to one year's salary.

Article 22

Holidays

Employees shall be entitled to the following paid holidays:

- January 1 (New Year's Day)
- Martin Luther King jr. Day, Third Monday in January
- Third Monday in February (Presidents' Day)
- Last Monday in May (Memorial Day)
- July 4 (Independence Day)
- First Monday in September (Labor Day)
- November 11 (Veteran's Day)
- Thanksgiving Day
- Friday after Thanksgiving
- December 25 (Christmas)
- Employee Birthday

Employees that do not work the holiday shall be credited with eight (8) hours pay. Such eight (8) hours shall be counted as a day worked for the purposes of the computation of overtime.

An employee required to work the holiday shall be paid one and one-half (1 ½) times his/her rate of pay in addition to holiday pay, to a maximum of eight (8) hours. Any hours worked in excess of eight (8) hours shall be paid at two and one-half (2 ½) times his/her rate of pay.

A holiday that occurs on a Saturday shall be granted the preceding Friday. A holiday that occurs on a Sunday shall be granted the following Monday.

Employees must work the regular business day before and after the holiday to qualify for this benefit, unless excused.

Article 23

Vacations

Employees shall accrue vacations in the following manner:

Years of Service	Vacation Earned
One (1) through four (4) years	10 working days
Five (5) through fourteen (14) years	15 working days
Fifteen (15) years and more	20 working days

Vacation shall be earned from date of hire.

Article 23 (contd.)

Vacations

An employee with less than five (5) years seniority would receive 10 days vacation per year. The first year shall be prorated and accrued at a rate of 5/6 of a day per month commencing with the first full month of employment, and awarded after January 1 of the following year. Vacations shall be scheduled prior to March 15 and approved by April 1, or scheduled and approved 30 days in advance of desired time.

The District agrees that an employee may carry over, to the following year, his/her previously approved vacation when the District requires an employee to work said scheduled vacation due to an emergency.

If an employee elects not to schedule his/her vacation, the District agrees to purchase unused vacation at an employee's regular hourly rate of compensation. The purchase shall occur at the first pay period in the month of December.

Article 24

Retirement Plan

District paid retirement plan. Said plan shall be the public Employees Retirement System (PERS) of the State of California. Both parties agree the active beginning date of the PERS retirement plan shall be January 1, 2001, and revised January 1, 2006. The parties further agree that the Bargaining Unit shall forego Cost of Living Adjustments until the accumulation of COLA in the years 2006, 07, and 08 equal 4.8% of the total salary compensation, or 50% of the total cost to the District for the PERS plan.

The PERS plan, effective January 1, 2006, will be the "2.7% @ 55 formula, with all prior years of service recognized".

Included changes shall be as follows:

- **Benefit Description: Section 21354.5**
The PERS plan will be the "2.7% @ 55 formula with all prior years of service recognized".
- **Benefit Description: Section 20042**
One-Year Final Compensation
- **Benefit Description: Section 21624, 21626, & 21628**
Post-Retirement Survivor Allowance

New employees with a date of hire after January 1, 2001 shall pay 7% of their regular salary towards the retirement plan. The District and employees agree the District will pay the entire 7% for all employees hired prior to 2001.

Article 25

Job Related Instruction

The District agrees to reimburse the full cost of any District work related course of instruction or study that Bargaining unit members may attend. Reimbursement will only occur upon successful completion of the course with a passing grade and appropriate certification if applicable.

Pursuant to Article 2 of the MOU the District retains the right to approve any and all courses of study prior to attendance by the Bargaining Unit Employee.

Article 26

Bereavement Leave

Two (2) days off with pay for death of employee's / spouse's parents. Four (4) days off with pay for death of employee's spouse or children.

Article 27

Total Agreement

This Memorandum of Understanding represents the total agreement of the parties. All previous Memoranda of Understanding, personnel policies or practices relating to the scope of representation, as defined in the Meyer-Millias-Brown Act, are declared null and void in their entirety.

Article 28

Term of Agreement


This agreement shall remain in full force and effect from January 1, 2006 until December 31, 2008.

Article 29

Savings Clause


Should any provision of this agreement, or any application thereof, be unlawful by virtue of any federal, State or Local Laws and regulations, such provision of this agreement shall be effective and implemented only to the extent permitted by such laws and regulations. In all other respects, the provisions of this agreement shall continue in full force and effect for the life thereof.

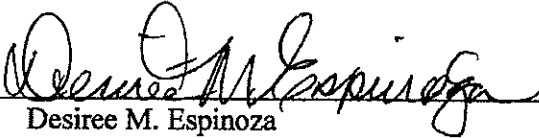
BEAUMONT CHERRY VALLEY WATER DISTRICT

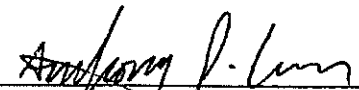
By: 
President of the Board of Directors

By: 
C.J. Butcher, General Manager

EMPLOYEE REPRESENTATIVES

By: 
Emanuel M. Salinas

By: 
Desiree M. Espinoza

By: 
Anthony P. Cove

J. Andrew Schlange
4 Crown Court
Rancho Mirage, Ca. 92270
760-202-1961
E-Mail jasa921@aol.com

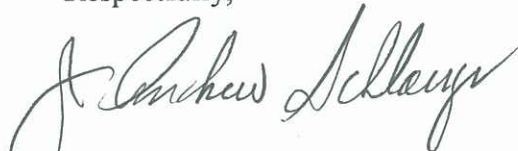
Mr. George Joritsma
Chairman Beaumont Basin Watermaster
and the San Timoteo Watershed Management Authority

Dear George,

This letter is to notify you that I will resign my positions as Chief of Watermaster Services Beaumont Basin Watermaster and Contract Manager of the San Timoteo Watershed Management Authority effective November 30, 2009.

My best to all of you for success in your future endeavors

Respectfully,



J. Andrew Schlange

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**CAPACITY FEE STUDY
SAN GORGONIO PASS WATER AGENCY**

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DECEMBER 1, 2009

Prepared for
SAN GORGONIO PASS WATER AGENCY
1210 Beaumont Avenue
Beaumont, California 92223
(951) 845-2577

Prepared by
DAVID TAUSSIG & ASSOCIATES, INC.
5000 Birch Street, Suite 6000
Newport Beach, California 92660
(949) 955-1500

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I. Introduction

In September, 2008, the San Geronio Pass Water Agency ("SGPWA"), a State Water Project ("SWP") Contractor, authorized David Taussig & Associates, Inc. ("DTA") to prepare a nexus study for proposed capacity fees that the appropriate retail water agencies and/or land use planning agencies would collect from new development on behalf of SGPWA to provide a source of revenue needed to mitigate the regional water related impacts of such new development. This study will meet the requirements of California Government Code Section 66013, and will achieve the following goals related to said Section:

- Ensure that the capacity fee does not exceed the estimated reasonable cost of providing the service for which the fee is imposed; and
- Provide a clear and concise document that will serve as the basis for the proposed fee levels.

A capacity fee is a one time charge imposed by a local agency on new development to recover the fair share costs related to the property being charged for new or acquired capital facilities, land, water rights or entitlements and capacity contracts with other purveyors. SGPWA is authorized, pursuant to Section 27.1 of the San Geronio Pass Water Agency Law ("Section 27.1"), to establish and impose a facility capacity fee. Further discussion of the legal limitations faced by SGPWA in general, and limitations imposed on facility capacity fees in particular can be found in Appendix B.

Pursuant to Section 27.1, SGPWA may impose a facility capacity fee, which is in the nature of a connection fee, for the right to make new retail connection to the water distribution system of any retail water distributor that is located within the boundaries of the SGPWA and that obtains all or any portion of its water supplies from SGPWA. The board of directors of the SGPWA may contract with the counties in which SGPWA is located, or with cities located within the boundaries of SGPWA, for the collection of the facility capacity fee along with building permit fees or other fees related to the improvement of property, or may contract for the collection of the facility capacity fee by the retail water distributors.

This study and the resulting fee structure will focus on the use of the SGPWA capacity fee to fund (1) additional pipeline systems to provide additional water conveyance capacity, (2) purchase of capacity in existing pipeline systems owned by others, (3) additional basin recharge projects for underground water storage, including land purchases associated with such basin facilities, and (4) purchase of new water and/or water rights to meet future water demand.

The capacity fee program will work in conjunction with SGPWA's other sources of revenue to play a part in a coordinated financing plan that provides a balance of rates and charges needed to fund current and future costs of service. For instance, the recently approved commodity rate structure includes an allocation for capital reserve replacements and an allocation to partially fund the purchase of new water rights needed to enhance the reliability of water deliveries for existing development. Thus the commodity rates will work in conjunction with capacity fee revenues to fund the purchase of new water rights over time that are needed to provide an ongoing reliable water source for both new and existing development.

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II. Background

In 1961 SGPWA was formed pursuant to Chapter 101 of the California Water Code Appendix as a result of the approval by the voters of California of the Burns-Porter Act, which authorized the financing and construction of the SWP. SGPWA entered into a contract with DWR in 1962 for Table A Amount¹ capacity in the SWP, which is currently 17,300 acre-ft per year (“AFY”), to bring supplemental water to the SGPWA service area². The SWP system originates at Oroville Reservoir in Northern California and water is delivered through a series of dams, pipelines, rivers, Sacramento Delta canals, sloughs, reservoirs and pumping stations to the SGPWA turnout at Devil Canyon in San Bernardino County. From that point it is delivered by pipeline, pump stations and reservoir to the SGPWA SWP terminus at Cherry Valley, in Northern Riverside County. The Supplemental Water Supply Planning Study (“Water Supply Study”) by Albert A. Webb Associates (“Webb Assoc”)³ describes in detail the existing and proposed conveyance systems from Devil Canyon into the SGPWA service area. Selected Sections of the Water Supply Study are included as Appendix F.

The primary source of local water supply to the SGPWA service area at the present time is natural surface runoff and groundwater basins. The major groundwater basin is the Beaumont Storage Unit (“BSU”), which serves the City of Beaumont through the Beaumont-Cherry Valley Water District (“BCVWD”), the City of Calimesa and the community of Yucaipa through the Yucaipa Valley Water District (“YVWD”), the City of Banning and the South Mesa Mutual Water Company (“SMMWC”). The BSU was determined by the Riverside Superior Court in 2004 to be in overdraft and a watermaster was appointed to manage the BSU through controlled overdraft (temporary surplus) through 2013.⁴

A more detailed discussion regarding the background of this report is set forth in Appendix A “Detailed Background.”

Increased demand from new growth will continue to put pressure on the ability of SGPWA to deliver wholesale water on a reliable basis. Revenue from a SGPWA capacity fee program is essential in guaranteeing that new development pays its fair share of the costs to provide new capacity in delivery pipelines, new recharge basins, related land acquisitions and the purchase of new water rights. These investments are necessary to continue to provide the same level of service and reliability to its retail customers over time. Also, revenues from this capacity fee program will not be used to fund the correction of existing deficiencies in the system, such as replacement of inadequate facilities, and the purchase of additional capacity or water rights needed to replace lost capacity or reliability due to reduced deliveries from SWP or local groundwater basin drawdown.

¹ Table A water is SGPWA’s annual entitled water amounts from DWR pursuant to Contract Between the State of California, Dept. of Water Resources and San Geronio Pass Water Agency, for a Water Supply, dated 16th day of November, 1962, and its subsequent Amendments.

² An acre-ft of water is the volume of water that will approximately cover a football field one foot deep.

³ Supplemental Water Supply Planning Study, Albert A. Webb Associates, October 2009, prepared for SGPWA.

⁴ See also, San Geronio Pass Water Agency Report on Water Conditions (Reporting Period 2006-2007), dated December 2008.

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III. Demographics

As part of this study, David Taussig & Associates, Inc. ("DTA") prepared an analysis of existing development within San Gorgonio Pass Water Agency ("SGPWA"). DTA also used data provided by Webb Assoc for future demographic data. DTA categorized developed residential land uses as Single Family Residential and Multi-Family Residential units. Single Family Residential units include detached and attached residential units, while Multi-Family Residential units include those units with two or more living units on one Assessor's parcel as well as mobile homes. Developed non-residential land uses are categorized as Commercial/Retail or Industrial.

The SGPWA boundary includes the area within the Cities of Banning, Beaumont, and Calimesa, the communities of Cabazon, Cherry Valley, and Poppet Flat, the Morongo Indian Reservation, and other portions of the unincorporated area of the County of Riverside ("County"). A small area of undeveloped land within the service area at the headwaters of the Whitewater River extends into San Bernardino County. Water is provided to retail customers by various retail water purveyors, including the City of Banning, Beaumont Cherry Valley Water District, Cabazon Water District, South Mesa Water Company, Banning Heights Mutual Water Company, High Valleys Water District, Yucaipa Valley Water District and the Morongo Tribal Lands. Please note that, for purposes of this study, any property designated as Morongo Tribal Land has been excluded from our analysis because the Morongo Tribal Lands are a sovereign nation and as such have chosen not to participate in SGPWA system. Property within the Morongo Tribal Lands will not be subject to the capacity fee. Therefore, the demographics analysis as described below reflects the property located within the three cities mentioned above and the unincorporated area less the Morongo Tribal Lands.

1. Existing Residential Units and Non-Residential Square Feet

While studies of this type often use data provided by the California State Department of Finance ("DOF"), we also reviewed information from the Riverside County Assessor's roll, Riverside County Transportation and Land Management Agency ("RCTLMA"), US Census, and various general plans. Based on our review of these sources, we determined that the DOF had the most reliable and complete data. For instance, the RCTLMA and Census data is not broken out by multi-family and single-family residential units, which is an integral part of our analysis. However, while the DOF has data for the entire unincorporated County, data for the portion of the unincorporated County that is within the SGPWA boundary is not available. Therefore, for the unincorporated County, we based our analysis on the Assessor's data due to a lack of information by land use from the other sources mentioned above.

For residential property located within the Cities of Banning, Beaumont, and Calimesa, DTA utilized data on number of units by land use as of January 1, 2009 from the DOF. For residential units located within the unincorporated area, DTA utilized the number of units of developed single-family and multi-family residential property as indicated in the January 1, 2009 Riverside County Assessor's roll.

The summary of the number of existing residential units are presented in Table 1 below.

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**TABLE 1
EXISTING RESIDENTIAL UNITS AS OF JANUARY 1, 2009**

Residential Land Use	City of Banning	City of Beaumont	City of Calimesa	Unincorporated Area	Total Existing Housing Units
Single Family	9,486	10,650	2,009	2,329	24,464
Multi-Family	2,176	1,438	1,376	1,505	6,495
Total	11,642	12,088	3,385	3,834	30,949

In order to determine the existing non-residential building square footage, we reviewed data provided by the Riverside County Assessor, Riverside County Geographic Information System ("GIS"), DOF, RCTLMA, US Census, California Employment Development Department, and various general plans. Based on this review, it was determined that the Assessor's roll had the most complete data by land use.

Therefore, for non-residential property within the SGPWA boundaries, DTA utilized acreage for each land use as indicated in the January 1, 2009 Riverside County Assessor's roll and County GIS data. DTA then estimated the number of existing building square feet by multiplying the number of acres times the estimated floor area ratio. The floor area ratios shown in Table 2 below are based on our estimate of typical ratios for commercial and industrial development and are generally consistent with ratios used for future development in the November 13, 2009 letter report⁵ from Webb Assoc ("November 2009 Report"). A full copy of the November 2009 Report is included as Appendix E.

The number of existing non-residential acres and building square feet are presented in Table 2 below.

**TABLE 2
EXISTING NON-RESIDENTIAL DEVELOPMENT**

Non-Residential Land Use	City of Banning	City of Beaumont	City of Calimesa	Unincorporated Area	Total Acres	Floor Area Ratio	Existing Building Square Feet
Commercial/Retail	530	899	283	1,136	2,848	0.20	24,811,776
Industrial	152	150	24	6	333	0.40	5,802,192
Total	682	1,049	307	1,142	3,181		30,613,968

2. Future Residential and Non-Residential Development

Webb Assoc projected the number of future residential dwelling units and non-residential building square feet that will be subject to the capacity fee by adding the number of projects within the service area that are currently under development to the number of projects in the

⁵ Letter Report to Jeff Davis, General Manager, SGPWA dated November 13, 2009, Subject: Major Project Status within San Gorgonio Pass Water Agency (Connection Fee Study) discussing future demographics within SGPWA service area. This report supersedes the earlier letter report to Jeff Davis dated July 7, 2009.

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planning stage, and then finally adding to that total the number of potential future dwelling units expected from vacant parcels that are currently zoned for development yet have not submitted any conceptual plans. Raw demographic data for future development from projects at the various phases of planning was taken from the November 2009 Report. The report provides future demographic data within the SPGWA service area. The total projected residential units and non-residential square feet is consistent with the assumptions indicated in the Water Supply Study prepared by Webb Assoc and the November 2009 Report.

Table 3 below provides a summary of residential units within the service area. A more detailed tabulation of residential units by incorporated City and unincorporated County areas is included in Appendix C, "Demographic Background – Future Development", Table C-1. A description of the sources of data and the calculations behind the summary numbers are also found in Appendix E.

**TABLE 3
FUTURE RESIDENTIAL UNITS**

Residential Land Use	City of Banning	City of Beaumont	City of Calimesa	Unincorporated Area	Total Future Residential Units
Single Family	12,661	19,358	10,568	7,834	50,421
Multi Family	3,115	500	415	173	4,203
Total Units	15,776	19,858	27,857	8,007	54,624

Table 4 below provides a summary of non-residential square feet within the service area. A more detailed tabulation of non-residential square footage by incorporated City and unincorporated County areas is found in Table C-1 in Appendix C. A description of the sources of data and the calculations behind the summary numbers are also found in Appendix E.

**TABLE 4
FUTURE NON-RESIDENTIAL BUILDING SQUARE FEET**

Non-Residential Land Use	City of Banning	City of Beaumont	City of Calimesa	Unincorporated Area	Total Future Non-Residential Bldg SF
Commercial/Retail	5,285,798	3,880,158	2,189,722	1,135,968	12,491,644
Industrial	3,940,220	5,409,085	769,598	1,451,863	11,570,766
Total Units	9,226,018	9,289,243	2,959,320	2,587,829	24,062,410

The total residential units and non-residential square feet shown in Tables 3 and 4 are used in Section V, "Methodology" to calculate the facility cost per unit and develop the fee structure.

IV. Facilities and Cost

Section 66013 of the Government Code governs the charge of fees by local agencies as a condition of development to pay for new development's fair share of new public facilities required to mitigate the impacts of such development. New public facilities are further defined in Section 66002 as "facilities for the storage, treatment and distribution of non-agricultural water." The capacity fees recommended in this study will generate a source of revenue to help pay for new water transmission pipelines, purchase of additional capacity in existing transmission pipelines owned by others, new groundwater recharge basins, land purchases for the recharge basins, and purchase of additional water rights for future deliveries.

The East Branch Extension Phase II project by DWR will include pipelines, pump station additions and expansions, and a reservoir that will convey the full 17,300 acre-ft/year allocation (48cfs) of SWP water from Devil Canyon to the SGPWA service area. SGPWA is negotiating with San Bernardino Valley Municipal Water District ("SBVMWD") for the purchase of an additional 16 cubic feet per second ("cfs") capacity in the SBVMWD pipeline. This purchase will provide additional capacity rights for SGPWA, increasing its capacity from 48 cfs to 64 cfs. It has been determined by SGPWA that the full additional 16 cfs capacity will be needed to meet the demands of new growth. SGPWA has estimated the cost of this capacity to be \$30,000,000. This study will focus on the funding of the purchase of additional water capacity rights from SBVMWD, or the **EBX II Capacity Expansion** line item in Table 5 below.

The **Beaumont Basin Recharge Facility** is a proposed 54 acre facility that will capture SWP water conveyed by the Mountain View Channel. The captured water will be used to recharge the Beaumont Basin, replenishing water used to both meet the demands of current development and also provide a source of water for new growth. Webb Assoc has estimated the cost of this facility to be approximately \$3,541,000 (see Appendix P of the Water Supply Study). An excerpt of the Water Supply Study covering Appendix P is included in Appendix F of this report. SGPWA has estimated that the land purchase price for this facility will be roughly \$3,000,000.

The **Cabazon Basin Recharge Facility** is a proposed 181 acre facility located at the Robinson Ready Mix gravel pit area. Like the Beaumont Basin Recharge Facility, the Cabazon Basin Recharge Facility will be used to recharge the groundwater basin with SWP water in order to replenish any overdraft from existing development, and also provide a water source for future development. Webb Assoc has estimated that this facility will cost approximately \$14,065,500 (see Appendix P of the Water Supply Study). An excerpt of the Water Supply Study covering Appendix P is included in Appendix F of this report. SGPWA has estimated that the land purchase price for this facility will be roughly \$1,000,000.

The **North Pass Alignment Alternative** is a proposed future pipeline that will deliver additional SWP water to the SGPWA service area. The Water Supply Study provided alignment cost alternatives that considered capital costs, maintenance costs, energy costs, reliability and contingency in making the preferred recommendation. The preferred alternative is the Independent SGPWA North Pass Alignment with 80% reliability and no participation by the Morongo Tribal Lands. The estimated cost for the capital facilities only (does not include annual maintenance and energy costs) with 30% contingency is \$189,000,000. See Appendix F of this report ("Water Supply Study", Table 6-24, Alternative 3A).

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The task of meeting the demands of new growth with scarce water sources is exacerbated by the significant reduction in reliability of imported water deliveries from the SWP due to drought and regulatory cutbacks in allocations. SGPWA will need to purchase new water to ensure that additional water supplies will be available for purchase in the future as the SGPWA service area experiences new development. The Water Supply Study (see Appendix F Executive Summary) states that SGPWA will have a total water demand of 94,000 ac-ft per year at build out. The potential water supply available from local sources is estimated at 55,000 ac-ft per year leaving a residual demand of 39,000 ac-ft per year. After subtracting the full Table A Amount of 17,300 ac-ft per year, the remaining deficit that must be satisfied by new water purchases is approximately 22,000 ac-ft per year. However footnote 2 on page 2 of the Water Supply Study recommends that a reliability factor of 80% be used for future water supplies, resulting in a need for new water of approximately 32,000 ac-ft per year.

SGPWA has estimated the cost of additional water rights at \$5,500 per ac-ft resulting in a total cost of \$176,000,000 to acquire the 32,000 ac-ft of new water rights that are needed to serve new development.

Table 5 below provides a summary of the list of facilities and the respective estimated costs that will be financed, or partially financed, by the revenue from the capacity fee structure recommended in this study. The pipeline facilities and new water purchases are required exclusively to serve the needs of new development. However, the recharge facilities will also provide a benefit to existing development. Therefore, a portion of the costs of the recharge facilities are allocated to existing development, as more fully described in Section V, Methodology.

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**TABLE 5
NEEDS LIST AND ESTIMATE OF COSTS**

Facility Costs	Current Estimate	% Allocation to New Development	Cost to New Development
EBX II Capacity Expansion	\$30,000,000	100.00%	\$30,000,000
Beaumont Basin Recharge Facility	\$3,541,020	61.30%	\$2,170,776
Cabazon Basin Recharge Facility	\$14,065,558	61.30%	\$8,622,705
North Pass Alignment Alternative	\$189,000,000	100.00%	\$189,000,000
Total	\$236,606,576		\$229,793,481
Land Costs	Current Estimate	% Allocation to New Development	Cost to New Development
Beaumont Basin Recharge Facility	\$3,000,000	61.30%	\$1,839,111
Cabazon Basin Recharge Facility	\$1,000,000	61.30%	\$613,037
Total	\$4,000,000		\$2,452,148
Item	Cost	% Allocation to New Development	Cost to New Development
Water Purchases	\$176,000,000	100.00%	\$176,000,000
Total Facility Cost, Land Cost and Water Purchases	\$240,606,576		\$242,245,629

An **Administrative Cost Component** needs to be included in the total cost to be financed in order to cover the costs incurred by SGPWA associated with the administration of the capacity fee program. Administrative costs include staff time associated with fee collection, maintenance of trust funds into which the fees are deposited, preparation annual reports, and negotiation and implementation of agreements among the retail water agencies. A budget of 0.25% of the total facility cost is a reasonable number to spread over the next fifteen years of development, amounting to \$68,468 annually, or \$1,027,024 in total. The revenue to fund these activities will be collected as a component of the capacity fees collected on an annual basis.

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V. Methodology

Facility costs will be allocated, and capacity fees will be based on an Equivalent Dwelling Unit ("EDU") methodology where water demand will serve as the unit of comparison. The water demand for residential dwellings and non-residential square feet will be compared to the demand for a single family residential unit. For facilities that will be needed only to mitigate the impacts of new development, 100% of the facility cost will be allocated to the various land uses for new development. Where facilities, such as the recharge basins, will be needed to mitigate the impacts of new development and also to meet the responsibilities of existing development, such as replenishment of groundwater overdraft, the costs of these facilities will be allocated to both existing and new development based on the total number of EDUs at buildout.

For new development, water demand was determined by using the various water demand factors, in acre feet per year per acre, shown in Table 2-5 "Water Demand Factors," in the Water Supply Study by Webb Assoc. In order to use one uniform demand factor for the single family category, the five factors for the various residential densities in Table 2-1 were weighted by an estimated percentage of total single family units with the service area in order to calculate one composite factor. The water use factors and the relative weights for the single family residential category are shown in Appendix D "Weighted Average Water Demand Factor" for single family units and summarized in Table 6 below.

**TABLE 6
WATER DEMAND AND EDU FACTORS**

Land Use	Water Duty Factors (Ac-ft/acre per year)	Residential Water Demand (gal per day per unit)	Water Demand per 1,000 sf (gal per day per ksf)	EDU Factors	Units	Amount	EDUs
Single Family*	2.75	377		1.00	Units	50,421	50,421
Multi-Family	3.18	203		0.54	Units	4,203	2,261
Commercial/Retail	1.21		124	0.33	Ksf	12,492	4,107
Industrial	1.27		65	0.17	Ksf	11,571	1,996
Total							58,785

Notes:

1. Water duty factors for single family and multi family residential uses are weighted average duty factors. See Appendix D, "Weighted Average Water Demands" for the calculations from which these duty factors are based.
2. In converting water duty factors in Ac-ft/acre/year to water demand in gal/day/unit or ksf the following densities and coverage ratios were used:
 Assumptions:
 Commercial Coverage Ratio = 0.2
 Industrial Coverage Ratio = 0.4
 Single Family density = 6.5
 Multi-Family density = 14
3. The EDU factor for each land use is determined by dividing the water demand for each respective use by the water demand for a single family DU.

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The weighted average water demand factor for a single family dwelling unit as well as the demand factors for Multi-Family, Commercial/Retail and Industrial land uses were then converted to residential water demand per unit in gallons per day per dwelling unit, and non-residential water demand in gallons per day per 1,000 square feet, as shown in the partially shaded columns. EDU factors were calculated for each land use as a ratio of the respective water demands to the water demand for a single family dwelling. The EDU factors were then multiplied by the total residential units and non-residential square feet determined from Section III, "Demographics" to determine the total EDUs assigned to new and existing development.

It is SGPWA's view that all new growth will benefit equally from the proposed facilities since these facilities will be part of the water delivery system that serves the entire district. Further, SGPWA had determined that the new conveyance facilities and new water purchases will be needed 100% to mitigate new growth. However, since it has been determined that the recharge basins benefit both existing and new development, these costs are allocated based on the proportionate use of the facilities as determined based upon the total number of EDUs at buildout. Table 7 below shows the calculations behind the approximately 38.7/61.3 split between existing and new development that was utilized in Table 5 above.

**TABLE 7
EDU CALCULATION
EXISTING**

Land Use	EDU Factor	Dwelling Units/ KSF	EDU	Percent of Total
Single Family	1.00	24,454	24,454	25.50%
Multi-Family	0.54	6,495	3,494	3.64%
Commercial/Retail	0.33	24,812	8,158	8.51%
Industrial	0.17	5,802	1,001	1.04%
Total Existing			37,107	38.70%

FUTURE

Land Use	EDU Factor	Dwelling Units/ KSF	EDU	Percent of Total
Single Family	1.00	50,421	50,421	52.58%
Multi-Family	0.54	4,203	2,261	2.36%
Commercial/Retail	0.337	12,492	4,107	4.28%
Industrial	0.17	11,571	1,996	2.08%
Total Future			58,785	61.30%
Total EDU			95,892	100.00%

As indicated in Table 5 in Section IV, the total facility and water purchase cost allocated to new development is approximately \$408.3 million. This amount (plus the administrative cost

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component) is divided by the total EDUs assigned to new development to arrive at a cost per EDU of \$6,962.37, as shown in Table 8 below. This cost per EDU is equal to the sum of the facility cost per EDU (\$3,951.07), the water purchase cost per EDU (\$2,933.94), and the administrative cost per EDU (\$17.36).

**TABLE 8
UNIT COSTS**

	Needs List Estimate	EDUs	Cost per EDU
Facility Costs	\$232,265,629	58,785	\$ 3,951.07
Water Purchase Costs	\$176,000,000	58,785	\$ 2,993.94
Administrative Costs	\$1,020,664	58,785	\$17.36
Total	\$ 409,286,293		\$ 6,962.37

VI. Fee Structure

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The proposed fee for the respective land uses is determined by multiplying the cost per EDU by the appropriate EDU factor. Table 9 below shows the fee for each land use for facility costs and for water purchase costs separately. The total capacity fee for each land use is shown in bold at the right most columns.

**TABLE 9
FEE SCHEDULE**

	EDU Factor	Facility Fee		Water Purchase Fee		Administration Fee		Total Fee	Units
		Cost per EDU	Fee	Cost per EDU	Fee	Cost per EDU	Fee		
Single Family	1.00	\$3,951.07	\$3,951.07	\$2,993.94	\$2,993.94	\$17.36	\$17.36	\$6,962.37	DU
Multi-Family	0.54	\$3,951.07	\$2,125.46	\$2,993.94	\$1,610.58	\$17.36	\$9.34	\$3,745.38	DU
Commercial/ Retail	0.33	\$3,951.07	\$1,299.04	\$2,993.94	\$984.35	\$17.36	\$5.71	\$2,289.10	ksf
Industrial	0.17	\$3,951.07	\$681.73	\$2,993.94	\$516.58	\$17.36	\$3.00	\$1,201.31	ksf

This capacity fee structure represents a reasonable charge to new development to pay its fair share of the costs to mitigate the impacts of growth to the local water supplies. A comparative study of fees charged by other wholesale agencies was not made since there is no common basis of comparison to provide any meaningful information, as each wholesale agency is unique, with differing customer bases, water sources, funding sources, capital improvement programs, and political environments.

It is strongly recommended that SGPWA review the fee levels at annual or bi-annual intervals to incorporate changes in unit prices, facility requirements, water demands and demographics in order to ensure that fee collections over time will fund the required facilities.

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Appendix A – Detailed Background

In 1960 the voters of the State of California approved the issuance of bonds to finance the construction of the nations largest state built water storage and delivery system. This project, referred to as the State Water Project (“SWP”), relies on 29 water contractors to fund the debt service on SWP facilities financing incurred by the Department of Water Resources (“DWR”), the State agency responsible for the construction, operation and maintenance of the SWP. SGPWA (a SWP Contractor) pays for its fair share of the debt service through ad valorem taxes. The SGPWA Board sets the ad valorem rate each year. Currently the rate is \$0.17 per \$100 of assessed valuation. This tax revenue is referred to in this report as pre-Proposition 13 ad valorem tax revenues.

In 1961 SGPWA was formed for the purpose of delivering wholesale imported SWP water to its customer water retailers for the purpose of groundwater recharge and to supplement the demands of new growth in the area. The SGPWA service area includes the communities of Banning, Beaumont, Calimesa, Cherry Valley, Poppet Flat, Morongo Indian Reservation and Cabazon. SGPWA overlies several local groundwater basins of which the Beaumont Storage Unit (“BSU”) is the major groundwater supply. The BSU provides the potable water source for most of the retail agencies within the SGPWA service area. Because the annual water demands of the growing communities increased over the years, those demands began to exceed the water supplied by local runoff, and now the BSU is currently in a managed overdraft (see “Managed Basin” below). It is now necessary to replenish the basin to not only meet the local water demands but also restore groundwater levels.

In 1962 SGPWA and DWR entered into a contract for capacity in the SWP (“SWP Contract”) whereby SGPWA would have a right to receive 15,000 acre-feet per year of imported water to 2035 and extended periods thereafter (“Table A Amount”). SGPWA would then pay its proportionate share of the SWP debt financing, operations and maintenance costs to DWR on an annual basis. Since 1962 the entitled amount has been amended several times, with the current Table A Amount of 17,300 acre-ft per year. The SWP Contract and debt financing was approved by the California voters in 1960 and, thus, is exempt from the limitations of Proposition 13 limiting the use of ad valorem taxes to pay for the SWP Contract obligations.

Water Supply

The SWP turnout that delivers water to the SGPWA service area is located at Devil Canyon, located in the hills behind California State University, San Bernardino. SGPWA owns capacity rights in the pipelines, pump stations and reservoirs (collectively known as the East Branch Extension) from this point to Garden Air Creek, on the common boundary of San Bernardino and Riverside Counties. Downstream from this point SGPWA owns 100% of capacity rights in all of the water storage and conveyance facilities in the system. Most of the cost for these facilities is financed by DWR bonds, with the debt service for SGPWA’s proportionate share repaid by SGPWA through pre-Proposition 13 ad valorem tax revenues.

Water users and retailers in the SGPWA service area primarily depend upon natural surface runoff and local groundwater basins to meet local water supply demands. The BSU is currently in overdraft, as the water demand of a growing population continues to exceed the natural recharge rate of the BSU. A local joint powers agency consisting of member’s dependant on water from the

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BSU has been supporting the management of the BSU by a watermaster through agreements and legal proceedings (see below). SGPWA has been replenishing the BSU with imported water since 2003. Beaumont-Cherry Valley Water District ("BCVWD") has also been replenishing the BSU with imported water purchased from SGPWA since 2006. It has been determined by SGPWA and the watermaster that there is a need to increase the rate of replenishment of the BSU with imported water in the very near future.

Managed Basin

On February 20, 2003, the San Timoteo Watershed Management Authority, a joint powers public agency ("STWMA"), whose members are the Beaumont-Cherry Valley Water District ("BCVWD"), the City of Beaumont ("Beaumont"), the South Mesa Mutual Water Company ("SMMWC"), and the Yucaipa Valley Water District (YVWD) filed a complaint in the Riverside Superior Court for adjudication of water rights, injunctive relief, and the imposition of a physical solution against the City of Banning ("Banning"), each of the members of STWMA, and various other alleged overlying landowners, pumpers, and appropriators within the boundaries of a certain area defined as the BSU. On February 17, 2004, a judgment pursuant to stipulation, was entered which provided, among other specifics, the BSU had a safe yield of 8,650 acre-feet per year ("AFY"), appointed a watermaster consisting of representatives from Beaumont, Banning, BCVWD, SMMWC, and YVWD, authorized a controlled overdraft (temporary surplus) of 16,000 AFY up to 160,000 AF over a ten-year period, and required each appropriator to provide funds to enable the watermaster to replace water pumped in excess of the safe yield of 8,650 AFY. The ten-year period for the controlled overdraft runs out in 2013.

Lost Reliability

Shortages in rainfall and snowmelt within California and the Colorado River basin, and recent cutbacks in deliveries from the SWP due to environmental court challenges, have made it increasingly difficult for water purveyors to maintain and plan for sustained and reliable water deliveries. SGPWA is continuously looking for opportunities to purchase additional water for storage and BSU replenishment in order to maintain and repair lost reliability of the SWP within its service area. The SGPWA recently adopted a wholesale water rate that included a component to fund the portion of the cost of new water purchases that are necessary for repair of SWP lost water delivery reliability for existing development.

Appendix B – Legal Limitations

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CAPACITY FEE REQUIREMENTS

A. Authority to Impose Capacity Fee.

The San Geronio Pass Water Agency (Agency) is authorized to establish and impose a facility capacity fee, “in the nature of a connection fee, for the right to make new a new retail connection to the water distribution system of any retail water distributor within the agency” that obtains any portion of its water supply from the Agency. (Cal. Water Code App. § 101-27.1(a).)

B. Summary of Process to Develop and Impose Capacity Fee:

1. **Determination of Need**

- a. The Agency Board of Directors shall determine that “existing water importation, production, treatment, transportation, or delivery facilities or other related works are inadequate to meet anticipated demand.” (Cal. Water Code App. § 101-27.1(b).)

2. **Plan for Additional Facilities Includes Authority To:**

- a. Obtain or construct additional facilities, works, property, improvements and supplies of water (Cal. Water Code App. § 101-27.1(b)(1));
- b. Increase its capacity and facilities for obtaining, importing, delivering, producing, and treating the additional quantity of water to retail water distributors (Cal. Water Code App. § 101-27.1 (b)(2)); and
- c. Develop a means of financing or reimbursing the Agency for the costs associated with these enhancements and allocating the cost among lands within the agency in need of new water service and benefited thereby (Cal. Water Code App. § 101-27.1 (b)(3)).

3. **Nexus Study/Data Document**

- a. Based on the Board’s plan for additional facilities, cost to implement the Plan, and the distribution of costs for existing facilities advanced by the Agency, the Agency performs a nexus study and/or data document, which details how the Agency established the “amount of facility capacity fee to be imposed for and upon each new connection to the delivery facilities of the retail water distributors that will supply those lands with water.” Such amount shall be “reasonably related to the benefit to the land, when the volume of water to be delivered to the new retail connection is considered.” (Cal. Water Code App. § 101-27.1 (e).)

4. **Establish the Capacity Fee**

- a. The amount of the capacity fee to be imposed on new water connections shall be fixed and determined in an amount reasonably related to the benefit to the land, when the volume of water to be delivered to the new retail connection is considered,

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and must not exceed the estimated reasonable cost of providing the service. (Cal. Water Code App. § 101-27.1(e); Cal. Gov't Code, § 66013(a));

5. Public Hearing Requirement

- a. Schedule Public Meeting: Prior to imposing a facility capacity fee, the Agency must hold at least one open and public meeting, at which oral or written presentations can be made, as part of a regularly scheduled meeting. (Cal. Gov't Code, § 66016(a).)
- b. Notice: The notice must include the meeting time, location, a general explanation of the matter to be discussed, and a statement that the data ("Nexus Study") indicating the cost or estimated costs required to provide the service for which the capacity fee is levied, and the revenue sources anticipated to provide the service, including general fund revenues is available to the public. The notice must be mailed at least fourteen (14) days prior to the meeting to any interested party who files a written request with the Agency for mailed notice. (Cal. Gov't Code, § 66016(a).) The Agency may establish a reasonable annual charge for sending such notices. (*Ibid.*)
- c. Availability of Nexus Study: The Agency must make the Nexus Study, which includes the data used in calculating the proposed facility capacity fees and the proposed method and basis for allocating the costs among the lands, available to the public at least ten (10) days prior to the meeting. (Cal. Gov't Code, § 66016(a).)
- d. Post Agenda (Brown Act Requirements): At least 72 hours before a regular meeting, the Agency's Board shall post an agenda containing a general description of each item of business to be transacted or discussed at the meeting. (Cal. Gov't Code, § 54954.2.) The 45-day notice requirement applicable to any new or increased general tax or assessment is not applicable to facility capacity fees, which are fees that do not exceed the reasonable cost of providing the services, facilities, or regulatory activity for which the fee is charged. (Cal. Gov't Code, §54954.6(a)(1)(A).)
- e. Findings Following the Public Hearing: If after the public meeting, the Board determines its existing water supplies and facilities for importing, treating, and delivering water cannot meet the anticipated demand, the Board may adopt the facilities plan, and establish the amount of the facility capacity fee needed to finance the cost or reimburse the Agency for advancing the costs of facilities to satisfy existing or anticipated demand. (Cal. Water Code App. § 101-27.1(d).) The action must be by resolution. (Cal. Water Code App. § 101-27.1 (h).)

6. Board Findings and Determinations

- a. The facility capacity fee is authorized and adopted pursuant to the SGPWA Law (Water Code app. § 101-27.1(a)-(i), and consistent with the Mitigation Fee Act. (Cal. Gov't Code, § 66000, et seq.).
- b. The existing water importation, production, treatment, transportation, or delivery facilities or other related works, are inadequate to meet anticipated demand. (Cal. Water Code App. § 101-27.1(b).)

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- c. The extent of the need for the additional property and supplies of water to be supplied to the Agency. (Cal. Water Code App. § 101-27.1(d).)
- d. Adopt the plan or plans for obtaining, or constructing additional facilities, works, property, improvements, and supplies of water, as well as a plan for increasing or enlarging its then existing capacity and facilities, and plans for financing the cost or reimbursing the Agency for advancing the cost of acquiring or constructing those facilities. (Cal. Water Code App. § 101-27.1(b) and (d).)
- e. Establish the facility capacity fee, which shall be imposed to finance the cost or reimburse the agency for advancing the cost of acquiring or constructing the facilities, works, property, improvements, and supplies of water to satisfy existing or anticipated demand. (Cal. Water Code App. § 101-27.1(d).)
- f. Establish the amount of the facility capacity fee to be imposed for and upon each new connection to the delivery facilities of the retail water distributors that will supply those lands with water. Such amount must be reasonably related to the benefit to the land when the volume of water to be delivered to the new retail connection is considered. (Cal. Water Code App. § 101-27.1(e).)

7. Implementation of the Capacity Fee

- a. Effective Date: A capacity fee may take effect immediately.
- b. Use of Capacity Fees: The Board may use the capacity fees imposed and collected and only for purposes authorized by the plans described. (Cal. Water Code App., §101-27.1(g).)
- c. Retail Agreements:
 - i. The Agency is authorized to “contract with the counties in which the agency is located, or with cities located within the agency, for the collection of the facility capacity fee along with building permit fees or other fees related to the improvement of property, or may contract for collection of the facility capacity fee by the retail water distributor.” (Water Code App. 101-27.1(f).)
 - ii. Actions taken by the board to implement and collect the facility capacity fees must be done by resolution. (Water Code App. 101-27.1(h).)
 - iii. In order to collect facility capacity fees for new connections, the Agency must execute agreements with the retail water distributors, cities, and the county to condition service and building permits, or other permits related to the improvement of property, on payment of facility capacity fees to the Agency. (Water Code App. 101-27.1(f).)

8. Time to Challenge

- a. Statute of Limitations: Any judicial action attacking, voiding, reviewing, etc. a resolution imposing a capacity fee must be commenced within 120 days of the effective date of the resolution. (Cal. Water Code App. § 101-27.1(i).)

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Appendix C – Demographic Background – Future Development

All demographic data for future development is based on the letter report to Jeff Davis from Webb Associates dated November 13, 2009.

For the purposes of this study, dwelling units under development that are not subject to a connection fee are units within a project that have already obtained active building permits and have paid connection fees in accordance with the current fee structure, but have not yet been completed and sold. The column headed "Projects Under Development" refer to the total of residential dwelling units within projects that are in an advanced planning stage to the extent that tract numbers are assigned, but have not yet obtained building permits or paid connection fees. It is assumed that these projects will pay connection fees in accordance with the recommended fee structure in this report. The Column headed "Projects in the Planning Stage" refer to the total of residential units included within projects in the preliminary planning stage for which no tract numbers are yet assigned. These projects may be part of specific plans, tentative maps or other similar stages of early planning. The column headed "Vacant Parcels Zoned for Development include estimates of possible residential dwelling units determined by applying assumptions for residential densities to parcel acreages that lie within areas zoned for development, but where no preliminary planning actions have been taken. See table on the following page.

TABLE C-1 DRAFT

Future Development

	Units	Projects Under Development	Projects in the Planning Stage	Sub Total for All Projects	Vacant Parcels Zoned for Development	Total Future Development
City of Beaumont						
Single Family	DU	7,994	8,844	16,838	2,520	19,358
Multi Family	DU			0	500	500
Commercial	SF	0	1,115,158	1,115,158	2,765,000	3,880,158
Industrial	SF	0	1,115,158	1,115,158	4,293,927	5,409,085
totals	DU	7,994	8,844	16,838	3,020	19,858
	SF	0	2,230,316	2,230,316	7,058,927	9,289,243
City of Calimesa						
Single Family	DU	8,050		8,050	2,518	10,568
Multi Family	DU			0	415	415
Commercial	SF	0		0	2,189,722	2,189,722
Industrial	SF	0		0	769,598	769,598
totals	DU	8,050	0	8,050	2,933	10,983
	SF	0	0	0	2,959,320	2,959,320
City of Banning						
Single Family	DU	182	10,085	10,267	2,394	12,661
Multi Family	DU	0	0	0	3,115	3,115
Commercial	SF	0	0	0	5,285,798	5,285,798
Industrial	SF	0	0	0	3,940,220	3,940,220
totals	DU	182	10,085	10,267	5,509	15,776
	SF	0	0	0	9,226,018	9,226,018
County of Riverside						
Single Family	DU			0	7,834	7,834
Multi Family	DU			0	173	173
Commercial	SF			0	1,135,966	1,135,966
Industrial	SF			0	1,451,863	1,451,863
totals	DU	0	0	0	8,007	8,007
	SF	0	0	0	2,587,829	2,587,829

Totals

Single Family	DU	16,226	18,929	35,155	15,266	50,421
Multi Family	DU	0	0	0	4,203	4,203
subtotal	DU	16,226	18,929	35,155	19,469	54,624
Commercial	SF	0	1,115,158	1,115,158	11,376,486	12,491,644
Industrial	SF	0	1,115,158	1,115,158	10,455,608	11,570,766

Appendix D – Weighted Average Water Demands

Designation	Density (DU/acre)	Water Use Factor	Acreage										Total Acres	Total Demand ³ ac-ft/year		
			Riverside County	San Diego County	San Joaquin County	San Luis Obispo County	San Bernardino County	San Diego County	San Bernardino County	San Diego County	San Bernardino County	San Diego County			San Bernardino County	
Single Family																
Agricultural	(1-10)	2.09	596.6	1839.5	8.1	789.6	1163.4	500.6	149.8	1579.2	112.3	56	1423.4	2,974.91		
Rural	(0-1)	2.29	332.3	327.9	347.2								6051.2	13,857.25		
Very Low	(0-2)	2.21											6979.6	15,424.92		
Low	(3-5)	2.46	1122.2		240.5	5323.6	23.8	3047.9	32	668.8	74.6	111.2	5506.8	13,546.73		
Medium	(5-12)	3.76	1473.1		183		380.7	978.2		323		2	8879.8	33,388.05		
Weighted ave water use factor ⁴ =		2.75											28840.8	79,191.85		
Multi Family																
High	(12-29)	5.38	102.6		7.4	141.1	44.3	317.5					612.9	3,297.40		
Mobil Home		1.34						130.5					130.5	174.87		
Urban Village Overlay		1.21				326.8				217.8		17	561.6	679.54		
Weighted ave water use factor ⁴ =		3.18											1305	4,151.81		

Notes:

- (2) Land use designations, densities, and Water Duty Factors were taken from Table 2-5, "Water Demand Factors", in the Water Supply Study by Webb Assoc. See Appendix F of this report for excerpt
- (4) Acres tabulated above by water provider and the city/county subareas were taken from Appendix C of the Water Supply Study by Webb Assoc.
- (5) The total demand for each land use is calculated by multiplying the total acres by the water use factor for each respective land use designation
- (6) The weighted average use factors were calculated by dividing the total demand by the total acres for the summation of single family and multi family categories

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3788 MCCRAY STREET • RIVERSIDE, CA 92506
 PHONE: 951.686.1070 • FAX: 951.788.1256
 WWW.WEBBASSOCIATES.COM

W.O. 2009-0033

November 13, 2009
 (Supersedes July 7, 2009 Letter)

Mr. Jeff Davis, General Manager
 San Gorgonio Pass Water Agency
 1210 Beaumont Avenue
 Beaumont, CA 92223

**Subject: Major Project Status within San Gorgonio Pass Water Agency
 (Connection Fee Study)**

Dear Mr. Davis,

The purpose of this letter report is to provide information on residential, commercial, and industrial projects that are planned or under development and their status with regard to payment of water connection fees to the overlying water purveyor within San Gorgonio Pass Water Agency's service area (Tables 1-4). In addition we have estimated the number of projected dwelling units (DU's) and non-residential developments (Table 5) based upon the approved general plans within SGPWA's service area, (excluding that of the Morongo Band of Mission Indians' Tribal Lands) and outside of the areas that are planned or under development (Table 1-4).

Tables 1 and 2 pertain to the City of Beaumont developments¹ and the status of developer payments of water facilities fees to the Beaumont-Cherry Valley Water District. Table 3 deals with development within the City of Calimesa. Yucaipa Water District and the South Mesa Water Company provide water service to the City of Calimesa. Shown in Table 4 is the status of the various known developments within the City of Banning which has their own water department.

City of Beaumont Projects

The City of Beaumont provided their "Major Project Status as of January 1, 2009" project list (Table 2). Table 2 noted that there were 13,746 dwelling units under development, along with 407.41 acres of commercial and industrial development. Based on Table 2, it was assumed that the commercial and industrial development were either completed or under development hence no future water development fees were anticipated to be collected from the 407.41 acres of commercial/industrial development. Table 2 also lists within the City of Beaumont "Projects Not Under Development" as 8,844 dwelling units and 170.67 acres of commercial and industrial developments (estimated floor area ratio (F.A.R.) @ 0.3 yields a projected 2,230,315 square feet of commercial and industrial area). We

¹ Some of the City of Beaumont projects "Not Under Development" (Tables 1 and 2) are currently within the unincorporated area of the County of Riverside.

anticipate that planned water development fees would be levied upon the 170.17 acres of commercial and industrial area that is "Not Under Development" as classified in Table 2.

The list of developments within the City of Beaumont in Tables 1 and 2 are presented in the same order. As a result, we sequentially numbered each project starting with Project 1 through Project 26. The first project listed in Tables 1 and 2 is "Empire Homes/Seneca Springs".

We worked with the staff of Beaumont-Cherry Valley Water District to determine which developer paid their water facility fees. Shown in Column 7 of Table 1 are BCVWD fees paid. BCVWD data shows that water facility fees were paid for 6,104 EDU's and 1,790 EDU's have not paid (Appendix A). Therefore, of the 22,590 DUs that the City of Beaumont has on their list in Table 2, only 6,104 EDU's have paid BCVWD's water facilities fees per their records (Appendix A).

The one problem we have identified is that the Beaumont-Cherry Valley Water District's records of water facility fee payments appear to be incomplete. From SGPWA's viewpoint, we believe SGPWA should assume that BCVWD only received payments for 6,104 EDU's out of the 22,590 EDU's that are "Under Development" or "Projects Not Under Development" within the City of Beaumont.

On page 6 of Table 1, there are three projects which were not included in the City of Beaumont's "Major Project Status as of January 1, 2009" (Table 2).

City of Calimesa Projects

On Table 3 is a list of projects we identified within the City of Calimesa, which is served by Yucaipa Valley Water District (YVWD). Of the 8,088 EDU's approved or planned, only 38 have paid their water connection fees. We believe this should be reverified with YVWD's management.

City of Banning Projects

The City of Banning (Table 4) has four projects that are under current development. The tract map total is 333 EDU's. The City of Banning requires payment of fees at the time building permits are pulled. It appears that of the 333 units, 151 permits have been paid. In addition, the City of Banning has identified five major projects with a total of 10,085 EDU's.

Development Potential of Lands within SGPWA But Excluding Parcels Already Identified in Tables 1--4

Webb's GIS Department determined the vacant land use within SGPWA by using the County of Riverside GIS layer for January 2009. Further, Webb determined the potential development of the vacant land use based upon the approved land use designation of the overlying governmental entity (County of Riverside, and Cities of Beaumont, Calimesa and Banning). Shown on Appendix B-1 is the projected use of lands within the County of Riverside which excludes parcels (even though they may be in the unincorporated area of the County) within tracts already identified in Tables 1 through 4.

Shown in Appendix B-1, B-2, B3, and B-4 are the projected DU's and non residential development (in square feet) for the County of Riverside and the Cities of Beaumont, Calimesa and Banning respectively.

Table 5 is a summary list of the projected DU's and non-residential developments (in square feet) for the four overlying governmental entities (Appendix B) not listed in Tables 1 through 4.

Table 5
San Gorgonio Pass Water Agency
Potential Development of Vacant Lands Based upon
Approved General Plans and Excluding Parcels Listed in Tables 1—4

Governmental Entity	Projected DU's	Projected Non-Residential Land Use Square Feet
County of Riverside	8,007	2,587,829
City of Beaumont	3,020	7,058,927
City of Calimesa	2,933	2,959,320
City of Banning	5,509	9,226,018
TOTAL	19,469	21,832,094

Summary

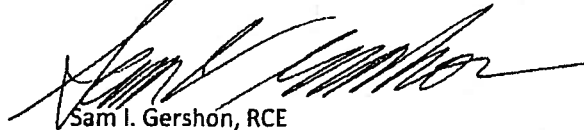
Of the "Projects Under Development" or in the "Planning Stages" (Tables 1 through 4), about 34,820 EDU's and 2,230,315 square feet of non-residential development have not paid a water connection fee to date. Based on the approved General Plans and the available vacant lands within SGPWA as of January 2009, and excluding projects listed in Tables 1 through 4, there is a potential of 19,469 EDU's and 21,832,094 square feet of non-residential development (Table 5).

The above projected EDU's (54,300) and non-residential development (24,060,000 square feet), shown in Tables 1 through 5, excluded development within the Morongo Tribal Lands.

The data included herein is anticipated to be used by David Taussig & Associates to calculate projected water fees on behalf of SGPWA. The projected number of EDU's and non-residential development appear to be on the high side. It may be prudent to moderate these numbers when calculating the proposed SGPWA fees.

Sincerely,

ALBERT A. WEBB ASSOCIATES



Sam I. Gershon, RCE
Senior Vice President

Encl.

Copy: Andrea Roess (andrea@taussig.com)
Steve Runk (srunk@taussig.com)

Table 1
City of Beaumont Projects, January 1, 2009 *
Projects Under Development (from City of Beaumont, Major Project Status as of January 1, 2009 - See Table 2)

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)		
1. Beaumont	Empire Homes/ Seneca Springs	No. DU's = 955	Permits finalized: 826	Original DU's	Remaining DU's	BCVWD Facilities Charge	BCVWD Fees Paid	BCVWD Balance Due	Per BCVWD EDU Charge Paid	Per BCVWD EDU Facility Charge Unpaid	Specific Plan, homes under construction	Notes
	Tract #											
	TR 31519-1	Beazar Homes	106	92	\$ 6,529	\$ 670,874	0	102				
	TR 31519-2	Meritage	129	24	\$ 7,059	\$ 910,611	0	127				
	TR31519	Beazar Homes	106	8	\$ -	\$ -	0	93				
	TR 31520-1	Richmond	100	64	\$ 7,059	\$ 705,900	0	100				
	TR 31520	Capital Pacific	31		\$ 7,059	\$ 218,829	0	31				
	TR 31521-1	K8 Home	82	31	\$ -	\$ -	75					
	TR 31521-2	K8 Home	104	86	\$ 7,059	\$ 734,136	104					
	TR 31521-3	Beazar	80	23	\$ 7,059	\$ 564,720	76					
	TR 31521-4	Capital Pacific	72	55	\$ 8,944	\$ 643,968	72					
	TR 31521-5	Centex	106	0	\$ -	\$ -	106					
	TR 31521	K8 Home	67	67	\$ -	\$ -	61					
	Tract Map Totals		983	450	Total	\$ 4,449,038	Total Paid	\$ 6,094,125				
	Shadow Creek	No. DU's = 241	Permits finalized: 163								Homes under construction	
	Tract #											
	TR30891-1	Ryland	121	49	\$ 7,059	\$ 854,139	121					
	TR30891		120	55	\$ 7,059	\$ 847,080	120					
	Tract Map Totals		241	104	Total	\$ 1,701,219	Total	241				
	Canyon Ridge	No. DU's = 65	Permits finalized: 44								Homes under construction	
	Tract #											
	TR32020	Ryland	65	21	\$ 8,944	\$ 561,360	65					

(30)

* On page 4 of Table 1 there are 5 projects that are within or partially within the County of Riverside unincorporated area. The City of Beaumont (Table 2) apparently intends to annex these properties, that are currently unincorporated, into the City.

¹ Original DU's represents the number of DU's approved for the subject tract per the County records.
² Remaining DU's represents the number of DU's still under the ownership of the developer per County Records.
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Projects Under Development (from City of Beaumont, Major Project Status as of January 1, 2009 - See Table 2)

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
4. Beaumont	Tournament Hills	No. DU's =	1094	Permits finalized: 497						Tract 30748 under construction.
	Tract #	Name	Original DU's	Remaining ¹ DU's	BCVWD Facilities Charge	BCVWD Fees Paid	BCVWD Balance Due	Per BCVWD EDU's Facility Charge Paid	Per BCVWD EDU's Facility Charge Unpaid	Notes
	TR31288-1	Pardee	613	200	\$4,390	\$	2,753,010	\$	229,970	Amendment to Oak Valley Spec. Plan and EIR Addendum
	TR31288-2							122		
	TR31288-3							52		
	TR31288-4							95		
	TR31288-5							121		
	TR31288-6							103		
	TR 30748	Pardee	481	47						Under construction
	TR30748-1							84		
	TR30748-2							156		
	TR30748-3							147		
	TR30748-4							101		
	Tract Map Totals		1094	247					981	

5. Beaumont

Sundance	No. DU's =	4716	Permits finalized: 1367							Project under development.
Tract #	Name	Original DU's	Remaining ¹ DU's	BCVWD Facilities Charge	BCVWD Fees Paid	BCVWD Balance Due	Per BCVWD EDU's Facility Charge Paid	Per BCVWD EDU's Facility Charge Unpaid	Notes	
TR31468-1	Pardee	61	5					57		
TR31468-2	Pardee	126	7					121		
TR31468-3	Pardee	79						79		
TR31468-4	KB	115	94	\$8,788	\$	1,010,672		113		
TR31468-5	Pardee	117	102	\$8,410	\$	983,840		110		
TR31468-6	Pardee	162	151	\$8,392	\$	1,359,488		159		
TR31468-7	Pardee	132	132						132	
TR31468-8	KB	159	95	\$8,774	\$	1,386,320		159		
TR34290	Pardee	23	0	\$8,944	\$	205,712		23		
TR34291	Pardee	110	4	\$8,944	\$	983,840		110		
TR31893-1	Pardee	101	0					101		
TR31893-2	Pardee	130	0					130		
TR34862		58	0							Why so much for 58 condo's
Tract Map Totals		1373	590	Total	\$	2,495,376		1162		132
				Total Paid	\$	8,425,248				
					\$	5,297,981				

¹ Original DU's represents the number of DU's approved for the subject tract per the County records.
² Remaining DU's represents the number of DU's still under the ownership of the developer per County Records.
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Projects Under Development (from City of Beaumont, Major Project Status as of January 4, 2009 - See Table 2)

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)		
City	SubCity	No. DU's =	No permits finalized:	Original ¹ DU's	Remaining ² DU's	BCVWD Facilities Charge	BCVWD Fees Paid	BCVWD Balance Due	Per BCVWD EDU Charge Paid	Per BCVWD EDU Facility Charge Unpaid	Project under development	Notes
6. Beaumont		3566										
	Tract #	Name	Original ¹ DU's	Remaining ² DU's	BCVWD Facilities Charge	BCVWD Fees Paid	BCVWD Balance Due	Per BCVWD EDU Charge Paid	Per BCVWD EDU Facility Charge Unpaid			
	TR31462-1	Standard Pacific	108	0	\$ 4,915	\$ 579,970		108				
	TR31462-2	MBC Home	118	43	\$ 4,915	\$ 427,605		117				
	TR31462-3	JD Pierce	87	0	\$ 4,915	\$ 373,540		87				
	TR31462-4	DK Horton	76	0	\$ 4,915	\$ 470,919		76				
	TR31462-5	Lennar Homes	79	1	\$ 5,961	\$ 388,285		79				
	TR31462-6	Lennar Homes	79	5	\$ 4,915			79				
	TR31462-7		148						148	Maps not recorded		
	TR31462-8		130						130	Maps not recorded		
	TR31462-9	Lennar Homes	87	31	\$ 7,088	\$ 616,656		87				
	TR31462-10	Standard Pacific	92	63	\$ 7,088	\$ 652,096		92				
	TR31462-11	Standard Pacific	83	82	\$ 7,088	\$ 588,304		83				
	TR31462-12	Standard Pacific	137	117	\$ 7,088	\$ 971,056		137				
	TR31462-13	Lennar Homes	63	35	\$ 7,088	\$ 446,544		63				
	TR31462-14	Lennar Homes	74	44	\$ 7,088	\$ 524,512		74				
	TR31462-15	Lennar Homes	133	118	\$ 7,088	\$ 942,704		133				
	Tract Map Totals		1494	539	Total	\$ 6,982,191		1215	278			
	Aspen Creek	No. DU's =	106	Permits finalized: 23	Total Paid	\$ 4,082,775						
7. Beaumont												
	Tract #	Name	Original ¹ DU's	Remaining ² DU's	BCVWD Facilities Charge	BCVWD Fees Paid	BCVWD Balance Due	Per BCVWD EDU Charge Paid	Per BCVWD EDU Facility Charge Unpaid			
	TR31426	Mantanita	106	90	\$ 7,367	\$ 780,904		106		Homes under construction.		
	TR33680	Lantis	24	24					24			
	Tuscany Villas	No. DU's =	40	Apartment units finalized: 40								
8. Beaumont												
	Tract #	Name	Original ¹ DU's	Remaining ² DU's	BCVWD Facilities Charge	BCVWD Fees Paid	BCVWD Balance Due	Per BCVWD EDU Charge Paid	Per BCVWD EDU Facility Charge Unpaid			
	TR34124	MCG Development	40	0	\$ 8,944	\$ 357,760		40		Units for rent now.		

¹ Original DU's represents the number of DU's approved for the subject tract per the County records.
² Remaining DU's represents the number of DU's still under the ownership of the developer per County Records.
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9. Beaumont Projects Under Development (from City of Beaumont, Major Project Status as of January 1, 2009 - See Table 2)

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
Tract #	Tract Name	No. DU's =	Original DU's	Remaining DU's	BCVWD Facilities Charge	BCVWD Fees Paid	BCVWD Balance Due	Per BCVWD EDU's Facility Change	Per BCVWD EDU's Facility Change Unpaid	Notes
TR27971-1	SumCal	984	67	67					67	
TR27971-2	SumCal		57	57					57	
TR27971-3	SumCal		82	82					82	
TR27971-4	SumCal		70	70					70	
TR27971-5	SumCal		126	126					126	
TR27971-6	SumCal		70	70					70	
TR27971-7	SumCal		59	59					59	
TR27971-8	SumCal		82	82					82	
TR27971-9	SumCal		101	101					101	
TR27971-10	SumCal		151	151					151	
TR27971-11	SumCal		58	58					58	
TR27971-12	SumCal		61	61					61	
Total Map Totals		984	984	984					984	

10. Beaumont 4 Seasons No. DU's = 2041 Permits finalized: 803 Homes under construction.

Tract #	Name	Original DU's	Remaining DU's	BCVWD Facilities Charge	BCVWD Fees Paid	BCVWD Balance Due	Per BCVWD EDU's Facility Change	Per BCVWD EDU's Facility Change Unpaid	Notes
TR32260-1	K. Hov	22	22				17		
TR32260-2	K. Hov	121	1				121		
TR32260	K. Hov	298	60				298		
TR33096-1	K. Hov	121	49				114		
TR33096-2	K. Hov	109	0				109		
TR33096-3	K. Hov	252	250				252		
TR33096-4	K. Hov	84	84				84		
TR33096-5	K. Hov	208	208				208		
TR33096-6	K. Hov	46	46				46		
Tract Map Totals		1261	770				995		254
TOTAL DU's		7665	3769				5752		1672
TOTAL Fees Paid					\$ 21,649,134				

(3)

Based on Table 2, the number of DU's under development totaled 13,746 and the number of permits finalized totaled 4,624 as of January 1, 2009. Based on the available data provided by Beaumont-Cherry Valley Water District, they collected \$21,649,134 in water fees for the projects noted. The records are incomplete since a number of tracts based on the City of Beaumont records (Table 2) were authorized, however we do not have information whether developer paid fees for the subject tracts.

¹ Original DU's represents the number of DU's approved for the subject tract per the County records.
² Remaining DU's represents the number of DU's still under the ownership of the developer per County Records.
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Projects Under Development (from City of Beaumont, Major Project Status as of January 1, 2009 - See Table 2)

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
Beaumont - Projects Not Under Development (from City of Beaumont, Major Project Status as of January 1, 2009, Table 2)	Tract #	Name	Original DU's	Remaining DU's	BCVWD Facility Charge	BCVWD Fees Paid	BCVWD Balance Due	Per BCVWD EDU's Facility Charge	Per BCVWD EDU's Facility Charge Unpaid	Notes
11. Beaumont		Kirkwood Ranch	403	403	\$					
12. County	TR 31162		244	244						Not in City, No map submitted
13.		Potrero Creek	700	700						Tract approved
14. Beaumont	TR 32850	Beaumont Properties	95	95	\$				95	Specific Plan/Annexation approved
15. Beaumont		Noble Creek	648	648						Not in City, No map submitted
16. County		Jack Rabbit Trail	2000	2000						Project Approved pending Annexation
17. County		The Preserve	3412	3412						Annexation Approved
18. Beaumont	TR 31843, 32747		411	411						In County, Annexation pending
19. County		Sunny Cal	571	571	\$					
20. Beaumont		American Villas	36	36	\$					
21. Beaumont		8th Street Condo's	16	16	\$					
22. Beaumont		Beaumont Commons (#13)	120	120	\$					Project not under development
23. Beaumont	TR 35342		188	188						

Per City of Beaumont (Table 2), Projects not under Development 8,844 8,844 0 95
 5,752 1,767

Per City of Beaumont Major Project Status 1/1/09

DU's Under Development and Projects Not Under Development Table 2

¹ Original DU's represents the number of DU's approved for the subject tract per the County records.
² Remaining DU's represents the number of DU's still under the ownership of the developer per County Records.
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Projects Under Development (from City of Beaumont, Major Project Status as of January 1, 2009 - See Table 2)
 (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11)

Projects Not Listed on City of Beaumont "Major Project Status as of January 1, 2009" Table 2)

24. Beaumont		Solera		Original ¹ DU's		Remaining ² DU's		BCVWD Facilities Charge		BCVWD Fees Paid		BCVWD Balance Due		Per BCVWD EDU's Facility Charge Paid		Per BCVWD EDU's Facility Charge Unpaid		Notes	
Tract #	Name	281	4	BCVWD Facilities Charge	BCVWD Fees Paid	BCVWD Balance Due	Per BCVWD EDU's Facility Charge Paid	Per BCVWD EDU's Facility Charge Unpaid											
TR 32325	Pulte	69	6			270	62												
TR 32350	Pulte																		

25. Beaumont		Original ¹ DU's		Remaining ² DU's		BCVWD Facilities Charge		BCVWD Fees Paid		BCVWD Balance Due		Per BCVWD EDU's Facility Charge Paid		Per BCVWD EDU's Facility Charge Unpaid		Notes		
Tract #	Name	22 <th>2 <th>BCVWD Facilities Charge</th> <th>BCVWD Fees Paid</th> <th>BCVWD Balance Due</th> <th>Per BCVWD EDU's Facility Charge Paid</th> <th>Per BCVWD EDU's Facility Charge Unpaid</th> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> </th>	2 <th>BCVWD Facilities Charge</th> <th>BCVWD Fees Paid</th> <th>BCVWD Balance Due</th> <th>Per BCVWD EDU's Facility Charge Paid</th> <th>Per BCVWD EDU's Facility Charge Unpaid</th> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td>	BCVWD Facilities Charge	BCVWD Fees Paid	BCVWD Balance Due	Per BCVWD EDU's Facility Charge Paid	Per BCVWD EDU's Facility Charge Unpaid										
TR 32351	Pulte					20												

26. Beaumont		Original ¹ DU's		Remaining ² DU's		BCVWD Facilities Charge		BCVWD Fees Paid		BCVWD Balance Due		Per BCVWD EDU's Facility Charge Paid		Per BCVWD EDU's Facility Charge Unpaid		Notes		
Tract #	Name	5 <th>5 <th>BCVWD Facilities Charge</th> <th>BCVWD Fees Paid</th> <th>BCVWD Balance Due</th> <th>Per BCVWD EDU's Facility Charge Paid</th> <th>Per BCVWD EDU's Facility Charge Unpaid</th> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> </th>	5 <th>BCVWD Facilities Charge</th> <th>BCVWD Fees Paid</th> <th>BCVWD Balance Due</th> <th>Per BCVWD EDU's Facility Charge Paid</th> <th>Per BCVWD EDU's Facility Charge Unpaid</th> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td>	BCVWD Facilities Charge	BCVWD Fees Paid	BCVWD Balance Due	Per BCVWD EDU's Facility Charge Paid	Per BCVWD EDU's Facility Charge Unpaid										
TR 33625	Serreca Springs																	

¹ Original DU's represents the number of DU's approved for the subject tract per the County records.
² Remaining DU's represents the number of DU's still under the ownership of the developer per County Records.
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Projects Under Development (from City of Beaumont, Major Project Status as of January 1, 2009 - See Table 2)

(1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11)

Table 3
City of Callimesa

Tract #	Name	Original ¹ DU's	Remaining ² DU's	Facilities Charge	Fees Paid	Balance Due	Notes
TR26925	JP Ranch	97	59	12,339	\$ 469,882		Pays at Building Permit
TR 30386-1	JP Ranch	68	68	12,339			Map not recorded
TR30386-2	JP Ranch	100	100	12,339			Map not recorded, project dead
TR 30386-3	JP Ranch	132	132	12,339			This project is bankrupt. No Tent. Maps have been filed. New owner will present new Amendment to S.P. with new layouts
TR30387	JP Ranch						
Summer Wind Ranch SP		3841	3,841				
Includes 200,000 sf commercial 2 elementary schools Middle School							
Mesa Verde Estates SP		3850	3,850				Includes 158 DU if school is not built. Project is dead. No Tentative Maps have been filed. New Amendment to SP will need to be submitted with new layouts
Tract Map Totals		8088	8,050				
Commercial Projects							
The Shoppes at Callimesa							
Cherry Valley Plaza							
County Line Village							
J.P. Ranch Town Center							
90,000 s.f. (includes Walgreens, Fresh & Easy Market, Denny's, Subway, Carl's Jr., 124,394 s.f. (includes drug store, three fast food pads, 15,000 sf major pads, restaurant pad, etc) 20,000 s.f. (Consists Of three buildings) 76,300 s.f. (includes drug store, 3 fast food pads, 35,000 major pad, office space)							

(36)

¹ Original DUs represents the number of DUs approved for the subject tract per the County records.
² Remaining DUs represents the number of DUs still under the ownership of the developer per County Records.
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Projects Under Development (from City of Beaumont, Major Project Status as of January 1, 2009 - See Table 2)

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
	Tract #	Name	Original DU's	Remaining DU's	City of Banning Fee/Service Charge	City of Banning Fee Paid	City of Banning Fee/Service Due			Notes
Banning	TR31748	Smith Creek Estates	18	9	\$7,232	\$				Pays at Building Permit
Banning	TR30906	Fiesta Development	176	79	\$7,232	\$				Pays at Building Permit
Banning	TR30793	Fiesta Development	86	43	\$7,232	\$				Pays at Building Permit
Banning	TR30642	Banning	53	51	\$7,232	\$				Pays at Building Permit
		Tract Map Totals	333	182						

City of Banning Future Developments

Loma Linda	944 DU
Black Bench	1,500 DU
Pardee	5,000 DU
(near	2,160 DU
37)	481 DU
	Total
	10,085 DU

Per George Thacker, all these projects are in the EIR stage. No plans have been submitted or fees paid for water. Anticipates years before project proceed.

There has been no growth in the last three years. 4 residential permits issued last year, 2 so far this year.

¹ Original DU's represents the number of DU's approved for the subject tract per the County records.
² Remaining DU's represents the number of DU's still under the ownership of the developer per County Records.
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City of Beaumont

550 E. 6th Street
 Beaumont, CA 92223
 (951) 769-8520
 www.ci.beaumont.ca.us

MAJOR PROJECT STATUS AS OF JANUARY 1, 2009
(Number Next to Project Title Correlates with Current Development Project Map)

<u>PROJECT NAME</u>	<u>LOCATION</u>	<u>TOTAL AC.</u>	<u>RES. AC.</u>	<u>COM./IND. AC.</u>	<u>NO. D.U.</u>	<u>NO. PERMITS FINALED</u>	<u>PROJECT STATUS</u>
Seneca Springs (Tracts 31519, 31520, 31521) (#22)	W/Manzanita and S/ 1st Street	295.1	224.9	13.7	955	826	Specific Plan, Homes Under Construction
(act No. 30891, Shadow Creek (#28) 3 8)	N/San Timoteo Canyon Rd; S/I-10	72.50	68.70	-	241.00	163	Homes Under Construction
Tract No. 32020, Canyon Ridge (#34)	SW and SE corners of Cougar Way and Palm Avenue	16.00	16.00	-	65.00	44	Homes Under Construction
Tract No. 30748, Tournament Hills Tract No. 31288, Tournament Hills 2 (#2)	Southwesterly of Desert Lawn Dr. & Champions Dr. and N/San Timoteo Canyon Road	263.00	239.90	-	1094.00	497	Tract 30748 Under Construction Tract 31288, Amendment to Oak Valley Spec. Plan and EIR Adden. Project Under Development
Sundance (#17)	N/8th St.; W/Highland Springs Ave.	1162.00	905.00	15.00	4716.00	1,367	Project Under Development
Fairway Canyon SCPGA, Tract No. 31462 (#29)	N/ San Timoteo Canyon Rd.; SW/I-10	1555.70	678.00	46.40	3566.00	861	Project Under Development
Tract No. 31426, Aspen Creek (#31)	E/Manzanita Park Rd.; N/First Street	30.87	30.87	-	106.00	23	Homes Under Construction

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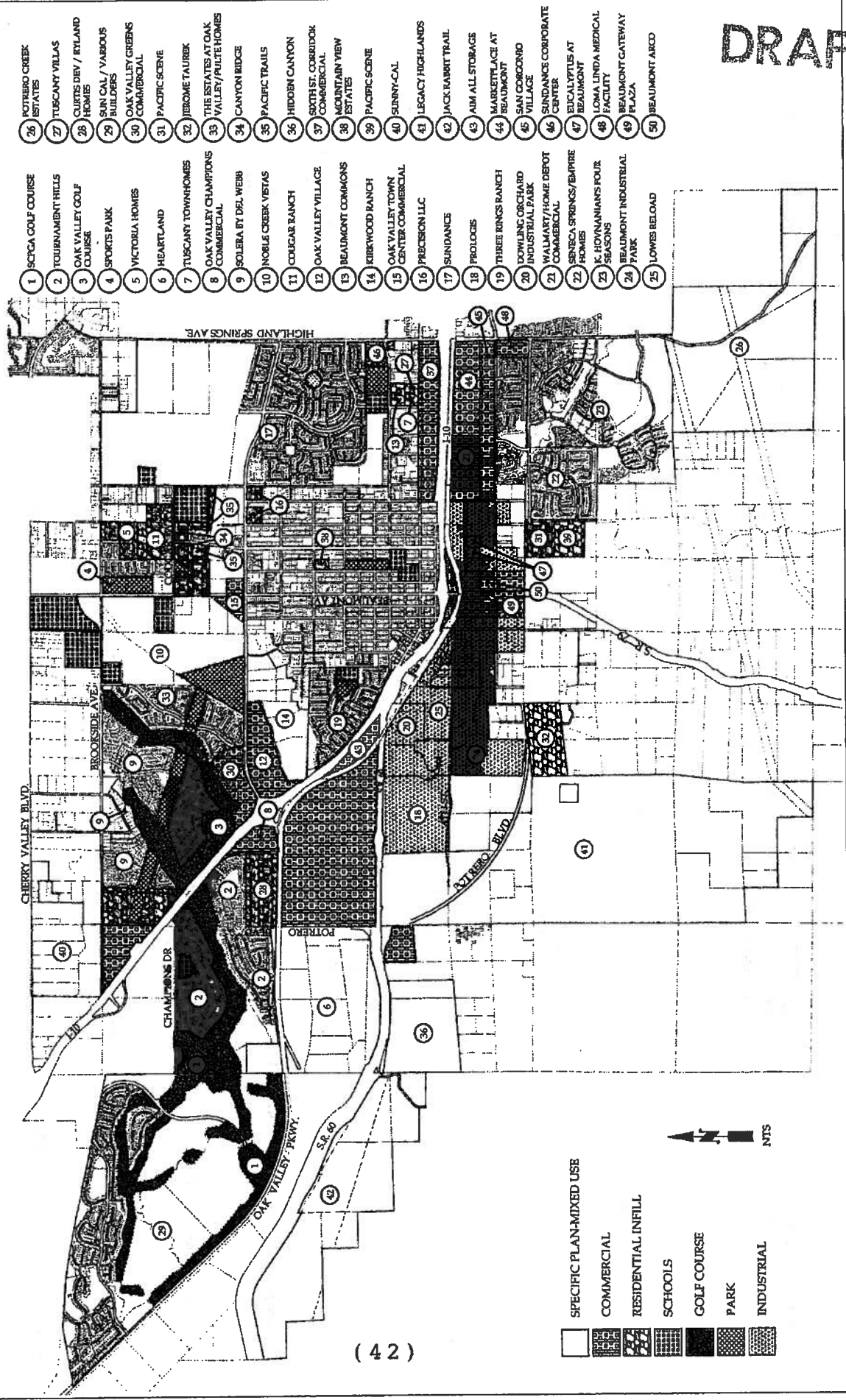
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<u>PROJECT NAME</u>	<u>LOCATION</u>	<u>TOTAL AC.</u>	<u>RES. AC.</u>	<u>COM./IND. AC.</u>	<u>NO. D.U.</u>	<u>NO. PERMITS FINALED</u>	<u>PROJECT STATUS</u>
Tuscany Villas TM 34124 (#27)	703 Allegheny Ave.	2.45	2.45	-	40.00	40	40 Apartment Units, Units for Rent Now
Eucalyptus at Beaumont (#47) (Condos for RV Storage)	SW Corner of 3rd St. and Maple Ave.	4.53		4.53		-	Plot Plan approved (06-PP-10) Under Constuction
Heartland (#6)	N/SR 60; W/Potrero Blvd.	417.20	207.60	61.80	922.00	0	Now Grading
Four Seasons (#23) Tract No. 32260 & 33096	S/I-10; W/Highland Springs Avenue	570.60	423.70	8.80	2041.00	803	Homes Under Construction
Rolling Hills Ranch Industrial / Prologis (#18)	S/SR 60; W/Viele Ave.	155.00	-	155.00	-	-	Now Grading
The Market Place at Beaumont (#44), West Buy, Ross, Bed Bath/Beyond, Walmart, Staples, Bank of America, Walgreens Drive Thru	Northwest corner of Second St. & Highland Spring Ave.	18.50	-	18.50	-	-	Project 90% Built out, Leasing Suites Now
in Gorgonio Village, Kohls (#45)	Between 1st and 2nd Street & Penn. And Commerce Way	22.50	-	22.50	-	-	Phase 1 (Kohls) Completed, Phase 2 coming soon
6th and Xenia Dialysis Center	NEC of 6th St. and Xenia Ave.	0.64	-	0.64	-	-	Project Under Construction
Dowling Orchard Business Park (#20)	NW corner of 4th St. and Nicholas Rd.	26.34	-	26.34	-	-	Project Approved, Phase 1 Under Construction
Loma Linda Satellite Ambulatory Facility, Lililbridge Healthcare Services (#48)	80 Highland Springs	15.69	-	15.69	-	-	Project Under Construction
Holiday Inn Express (#30)	Northwest corner of Oak Valley Parkway & Golf Club Dr.	3.65	-	3.65	-	-	Hotel Completed

<u>PROJECT NAME</u>	<u>LOCATION</u>	<u>TOTAL AC.</u>	<u>RES. AC.</u>	<u>COM./IND. AC.</u>	<u>NO. D.U.</u>	<u>NO. PERMITS FINALED</u>	<u>PROJECT STATUS</u>
Chili's Restaurant, Dollar Tree, Wells Fargo, & Wicks Furniture (Portion of the Home Depot Center) (#21)	Second Street; W/ Highland Springs	-	-	-	-	-	Project Built Out
Oak Valley Plaza (#30)	Northeast corner of Oak Valley Parkway & Golf Club Dr.	14.86	-	14.86	-	-	Phase 1 Built Out, Phase 2 Under Construction
Subtotal for Projects Under Development:		4,647.13	2,797.12	407.41	13,746	4,624	
PROJECTS NOT UNDER DEVELOPMENT:							
Kirkwood Ranch (#14)	N/I-10; S/Oak Valley Parkway	128.00	128.00	-	403.00		Specific Plan (1991) Tentative Tract Map 27357 Approved.
Tract No. 31162, Taurek (#32)	S/Fourth St.; W/Viele Ave.; Outside Beaumont City Limits	130.00	130.00	-	244.00		Tentative Tract Map Submitted; Annexation, Map and EIR Pending Public Specific Plan (1989).
Trero Creek Estates (#26)	S/I-10; W/Highland Springs Ave.	737.10	307.80	-	700.00		
Tract No. 32850 (#39)	E/Manzanita Park Rd.; N/First Street	29.09	29.09	-	95.00		Tract 32850 Approved.
Noble Creek Vistas (#10)	N/14th St.; W/Beaumont Ave.	332.28	222.50	-	648.00		Specific Plan/Annex. Approved.
Jack Rabbit Trail (#42)	S/SR 60; W/Jack Rabbit Trail	542.00	402.00	4.50	2000.00		Specific Plan/ Annexation Pending
The Preserve / Legacy Highlands Specific Plan (#41)	S/SR 60; NW/SR 79	1600.00	730.00	100.00	3412.00		Specific Plan Approved/ Annexation Pending
Hidden Canyon (Tracts Nos. 31843 & 32747) (#36)	Southeast corner of SR 60 and Jack Rabbit Trail	196.50	160.00	-	411.00		Annexation Approved TM and PM approved

<u>PROJECT NAME</u>	<u>LOCATION</u>	<u>TOTAL AC.</u>	<u>RES. AC.</u>	<u>COM./IND. AC.</u>	<u>NO. D.U.</u>	<u>NO. PERMITS FINALED</u>	<u>PROJECT STATUS</u>
Sunny-Cal Specific Plan (#40)	North of Brookside and west of I-10	324.00	216.05	10.08	571.00		Specific Plan Approved/ Annex. Pending
American Villas	693 W. American Ave.	2.30	2.30		36.00		Plot Plan Approved (07-PP-08)
Sundance Corporate Center (#46)	NWC of Highland Springs and 8th	13.60		13.60			Plot Plan Approved (07-PP-12)
American Plaza	NEW of 6th St. and American Ave.	1.83	-	1.83	-		Plot Plan Approved (07-PP-13)
8th Street Condos	1343 E. 8th St.	1.39	1.39		16.00		Plot Plan Approved (07-PP-02)
Beaumont Commons (#13)	Xenia between 6th & 8th Street	4.14	4.14	-	120.00		06-PP-16 Plot Plan Approved, Affordable Housing
(4) 1 e Plaza	Between 6th and 8th on Highland Springs	2.87	-	2.49	-		Plot Plan Filed (07-PP-09) Pending Public Hearing
Tuscany Townhomes TM 35142 (#7)	Xenia and 8th Street	10.90	10.90	-	188.00		06-PP-14 Plot Plan Approved
Oak Valley Village (#12)	Oak Valley Parkway and E/ I-10	38.17	-	38.17	-		Plot Plan Approved (05-PP-04)
Subtotals for Projects Not Under Development:		4,094.17	2,344.17	170.67	8,844		
Estimated Totals - All Projects		8,741.30	5,141.29	578.08	22,590	4,624	

CITY OF BEAUMONT CURRENT AND RECENTLY BUILT DEVELOPMENT PROJECTS



- 1 BIGGA GOLF COURSE
- 2 TOURNAMENT HILLS
- 3 OAK VALLEY GOLF COURSE
- 4 SPORTS PARK
- 5 VICTORIA HOMES
- 6 HEARTLAND
- 7 TUSCANY TOWNHOMES
- 8 OAK VALLEY CHAMPIONS COMMERCIAL
- 9 SOLERA BY DEL WEBB
- 10 NOBLE CREEK VETAS
- 11 COUGAR RANCH
- 12 OAK VALLEY VILLAGE
- 13 BEAUMONT COMMONS
- 14 KIRKWOOD RANCH
- 15 OAK VALLEY TOWN CENTER COMMERCIAL
- 16 PRECISION LLC
- 17 SUNDANCES
- 18 PROLOGIS
- 19 THREE RINGS RANCH
- 20 DOWLING ORCHARD INDUSTRIAL PARK
- 21 WALMART/HOME DEPOT COMMERCIAL
- 22 ESCALO SPRINGS/EMPIRE HOMES
- 23 K. HOVANNIAN'S FOUR SEASONS
- 24 BEAUMONT INDUSTRIAL PARK
- 25 LOWES RELOAD
- 26 POTRERO CREEK ESTATES
- 27 TUSCANY VILLAS
- 28 COURTESY DRIV / RYLAND HOMES
- 29 SUN CAL / VARIOUS BUILDERS
- 30 OAK VALLEY GREENS COMMERCIAL
- 31 PACIFIC SCENE
- 32 JEROME TAUBERK
- 33 THE ESTATES AT OAK VALLEY/PALMTE HOMES
- 34 CANYON RIDGE
- 35 PACIFIC TRAILS
- 36 HIDDEN CANYON
- 37 BOOTHLET CORRIDOR COMMERCIAL
- 38 MOUNTAIN VIEW ESTATES
- 39 PACIFIC SCENE
- 40 SUNNY-CAL
- 41 LEGACY HIGHLANDS
- 42 JACK RABBIT TRAIL
- 43 AIM ALL STORAGE
- 44 MARKETPLACE AT BEAUMONT
- 45 SAN COCONINO VILLAGE
- 46 SUNDANCE CORPORATE CENTER
- 47 EDUCALYPTUS AT BEAUMONT
- 48 LOMA LINDA MEDICAL FACILITY
- 49 BEAUMONT GATEWAY PLAZA
- 50 BEAUMONT ARCO

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Table 3
City of Calimesa

Tract #	Name	Original DU's	Remaining DU's	Facilities Charge	Fees Paid	Balance Due	Notes
TR26925	JP Ranch	97	59	12,339	\$ 468,882		Pays at Building Permit
TR 30386-1	JP Ranch	68	68	12,339			Map not recorded
TR30386-2	JP Ranch	100	100	12,339			Map not recorded, project dead
TR 30386-3	JP Ranch	132	132	12,339			This project is bankrupt. No Tent. Maps have been filed. New owner will present new Amendment to S.P. with new layouts
TR30387	JP Ranch						
Summer Wind Ranch SP		3841	3,841				
Includes 200,000 sf commercial 2 elementary schools Middle School							
Mesa Verde Estates SP		3850	3,850				Includes 158 DU if school is not built. Project is dead. Tentative Maps have been filed. New Amendment will need to be submitted with new layouts
Commercial Projects							
The Shoppes at Calimesa 90,000 s.f. (Includes Walgreens, Fresh & Easy Market, Denny's, Subway, Carl's Jr., Cherry Valley Plaza 124,394 s.f. (Includes drug store, three fast food pads, 15,000 sf major pads, restaurant pad, etc); County Line Village 20,000 s.f. (Consists of three buildings) J P Ranch Town Center 76,300 s.f. (Includes drug store, 3 fast food pads, 35,000 major pad, office space)							
Tract Map Totals				8088		8,050	

¹ Original DU's represents the number of DU's approved for the subject tract per the County records.
² Remaining DU's represents the number of DU's still under the ownership of the developer per County Records.
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Table 4
City of Banning

Tract #	Name	Original DU's	Remaining DU's	City of Banning Facilities Charge	City of Banning Fees Paid	City of Banning Balance Due	Notes
TR31748	Smith Creek Estates	18	9	\$ 7,232	\$ -	\$ -	Pays at Building Permit
TR30906	Fiesta Development	176	79	\$ 7,232	\$ -	\$ -	Pays at Building Permit
TR30799	Fiesta Development	86	43	\$ 7,232	\$ -	\$ -	Pays at Building Permit
TR30642	Banning	53	51	\$ 7,232	\$ -	\$ -	Pays at Building Permit
Tract Map Totals		333	182				

City of Banning Future Developments

Loma Linda	944 DU
Jack Bench	1,500 DU
Ardee	5,000 DU
emnar	2,160 DU
BDF	481 DU
Total	10,085 DU

Per George Thacker, all these projects are in the EIR stage. No plans have been submitted or fees paid for water. Anticipates years before project proceed.

There has been no growth in the last three years. 4 residential permits issues last year, 2 so far this year.

¹ Original DU's represents the number of DU's approved for the subject tract per the County records.
² Remaining DU's represents the number of DU's still under the ownership of the developer per County Records.
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Sam Gershon

From: Julie [julie.salinas@bcvwd.org]
Sent: Wednesday, June 24, 2009 8:49 AM
To: Sam Gershon
Cc: Jeff Davis; bcvwdos@hotmail.com
Subject: BCVWD Data
Attachments: AA Webb Associates.xls; AA Webb Associates_Unpaid.xls

Sam,

Attached you will find a spreadsheet listing the tract on which you were inquiring along with the total EDU's (per the approved water improvement plans). Please note that all tracts listed on this spreadsheet have paid their facility fees. Some have pre-paid for the meter costs while others choose to pay as they go.

I am also including a second spreadsheet. This spreadsheet contains data from an April 2008 memo on development status by Parsons Engineering Science. I have made a listing which shows tracts with approved water plans but no facility fees have been paid as the projects have not been started.

Julie J. Salinas
Business Manager
Beaumont Cherry Valley Water District
560 Magnolia Avenue
Beaumont, CA 92223-2258
(951) 845-9581 Tel.
(951) 845-0159 Fax
www.bcvwd.org

Paid Facility Fees

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Tract #	Developer	Development	Total EDUs
31519	Hearthside Homes	Seneca Springs	93
31519-1	Beazer Homes	Seneca Springs	102
31519-2	Meritage Homes	Seneca Springs	127
31520	Capital Pacific Homes	Seneca Springs	31
31520-1	Richmond American Homes	Seneca Springs	100
31521	KB Homes	Seneca Springs	61
31521-1	KB Homes	Seneca Springs	75
31521-2	KB Homes	Seneca Springs	104
31521-3	Beazer Homes	Seneca Springs	76
31521-4	Capital Pacific Homes	Seneca Springs	72
31521-5	Centex Homes	Seneca Springs	108
30891	Ryland Homes	Shadow Creek	120
30891-1	Ryland Homes	Shadow Creek	121
32020	Ryland Homes	Canyon Ridge	65
31288	Pardee Homes	Tournament Hills	
31288-1	Pardee Homes	Tournament Hills	122
31288-2	Pardee Homes	Tournament Hills	52
31288-3	Pardee Homes	Tournament Hills	95
31288-4	Pardee Homes	Tournament Hills	121
31288-5	Pardee Homes	Tournament Hills	103
30748-1	Pardee Homes	Tournament Hills	84
30748-2	Pardee Homes	Tournament Hills	156
30748-3	Pardee Homes	Tournament Hills	147
30748-4	Pardee Homes	Tournament Hills	101
31468-1	Pardee Homes	Sundance	57
31468-2	Pardee Homes	Sundance	121
31468-3	Pardee Homes	Sundance	79
31468-4	Pardee Homes	Sundance	113
31468-5	Pardee Homes	Sundance	110
31468-6	Pardee Homes	Sundance	159
31468-8	Pardee Homes	Sundance	159
34290	Pardee Homes	Sundance	23
34291	Pardee Homes	Sundance	110
31893-1	Pardee Homes	Sundance	101
31893-2	Pardee Homes	Sundance	130
34862	Pardee Homes	Sundance	
31462-1	Standard Pacific Homes	Fairway Canyon	108
31462-2	MBK Homes	Fairway Canyon	117
31462-3	JD Pierce	Fairway Canyon	87

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31462-4	DR Horton	Fairway Canyon	76
31462-5	Lennar Homes	Fairway Canyon	79
31462-6	Lennar Homes	Fairway Canyon	79
31462-9	Lennar Homes	Fairway Canyon	87
31462-10	Standard Pacific Homes	Fairway Canyon	92
31462-11	Standard Pacific Homes	Fairway Canyon	83
31462-12	Standard Pacific Homes	Fairway Canyon	137
31462-13	Lennar Homes	Fairway Canyon	63
31462-14	Lennar Homes	Fairway Canyon	74
31462-15	Lennar Homes	Fairway Canyon	133
31426	Pacific Scenes Home	Aspen Creek	106
34124	MCG Development	Tuscany Villas	40
32260	K Hovnanian	Four Seasons	298
32260-1	K Hovnanian	Four Seasons	17
32260-2	K Hovnanian	Four Seasons	121
33096-1	K Hovnanian	Four Seasons	114
33096-2	K Hovnanian	Four Seasons	109
33096-3	K Hovnanian	Four Seasons	252
33096-4	K Hovnanian	Four Seasons	84
32325	Pulte Homes	Solera	270
32350	Pulte Homes	Solera	62
32351	Pulte Homes	Solera	20

6,104

*Not included
in table*

Unpaid Facility Fees

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Tract #	Developer	Development	Total EDUs
31462-7		Fairway Canyon	148
31462-8		Fairway Canyon	130
33096-5	K Hovnanian	Four Seasons	208
33096-6	K Hovnanian	Four Seasons	46
31468-7	Pardee Homes	Sundance	132
33079		Orchard Heights	23
27971-1	SunCal	Heartland	67
27971-2	SunCal	Heartland	57
27971-3	SunCal	Heartland	82
27971-4	SunCal	Heartland	70
27971-5	SunCal	Heartland	126
27971-6	SunCal	Heartland	70
27971-7	SunCal	Heartland	59
27971-8	SunCal	Heartland	82
27971-9	SunCal	Heartland	101
27971-10	SunCal	Heartland	151
27971-11	SunCal	Heartland	58
27971-12	SunCal	Heartland	61
32850	Beaumont Properties		95
33680	Lantis		24

1,790

Vacant parcels, County land, SGPWA

Uses parcels from Jan. 2009 County GIS layer
 Landuse designations from RCIP, Oct. 2003
 Projections do NOT take min. lot sizes into account
 Excludes parcels within tracts already identified in Tables 1-4

Residential

<i>LU Designation</i>	<i>Total Acres</i>	<i>DU/Ac Range</i>	<i>DU/Ac Midpoint</i>	<i>Projected DUs</i>
AG	160.4	0 - 0.1	0.05	8
RD	2,401.9	0 - 0.1	0.05	120
RM	18,278.5	0 - 0.1	0.05	914
RR	3,570.9	0.1 - 0.2	0.15	536
OS-RUR	5,514.7	0 - 0.05	0.025	138
EDR-RC	387.6	0 - 0.5	0.25	97
VLDR	655.6	0.4 - 2	1.2	787
VLDR-RC	1,319.2	0.4 - 2	1.2	1,583
LDR	505.0	2 - 5	3.5	1,768
LDR-RC	43.1	2 - 5	3.5	151
MDR	266.7	5 - 8	6.5	1,734
MHDR	15.0	8 - 14	11	165
HDR	0.5	14 - 20	17	8
Totals	33,119.0			8,007

Non-Residential

<i>LU Designation</i>	<i>Total Acres</i>	<i>Net Acres</i>	<i>Net Sq. Ft.</i>	<i>F.A.R. Range</i>	<i>F.A.R. "Probable"</i>	<i>Projected Sq. Ft.</i>
CR	144.2	108.2	4,711,014	0.2 - 0.35	0.23	1,083,533
CT	6.4	4.8	209,732	0.2 - 0.35	0.25	52,433
HI	10.0	7.5	325,360	0.15 - 0.50	0.40	130,144
LI	99.8	79.8	3,478,208	0.25 - 0.60	0.38	1,321,719
Totals	260.4					2,587,829

Other

<i>LU Designation</i>	<i>Total Acres</i>
FWY	96.3
OS-C	13,974.3
OS-CH	9,013.0
OS-R	831.0
OS-W	15.3
PF	84.8
Tribal	30,215.6
Total	54,230.3

TOTAL ACRES 87,609.7

Vacant parcels, City of Beaumont, SGPWA

Uses parcels from Jan. 2009 County GIS layer

Landuse designations from Beaumont GP, March 2007

Projections do NOT take min. lot sizes into account

Excludes parcels within tracts already identified in Tables 1-2

Residential

<i>LU Designation</i>	<i>Total Acres</i>	<i>DU/Ac Range</i>	<i>DU/Ac Maximum*</i>	<i>Projected DUs</i>
Rural Residential	22.7	0 - 2	2	45
Single Family Residential	618.8	0 - 4	4	2,475
Multiple-family Residential	22.7	0 - 22	22	500
Totals	664.2			3,020

* The Beaumont GP uses the maximum value in their buildout analyses

Non-Residential

<i>LU Designation</i>	<i>Total Acres</i>	<i>Total Sq. Ft.</i>	<i>F.A.R. Range</i>	<i>F.A.R. Used</i>	<i>Projected Sq. Ft.</i>
Community Commercial	99.6	4,338,576	0.3 - 1.0	0.3	1,301,573
General Commercial	112.0	4,878,090	1.0 - 2.0	0.3	1,463,427
Industrial	394.3	17,175,708	0.7 - 1.0	0.25	4,293,927
Totals	605.9	26,392,374			7,058,927

Other

<i>LU Designation</i>	<i>Total Acres</i>
Beaumont Avenue Overlay (mixed use)	6.0
Urban Village Overlay (mixed use)	295.8
Recreation & Conservation	164.7
Public Facilities	26.7
Street	160.7
Total	653.9

Grand Total Acres 1,924.1

Vacant parcels, City of Calimesa, SGPWA

Uses parcels from Jan. 2009 County GIS layer

Landuse designations from 2002 Housing Element and 1994 General Plan

Projections do NOT take min. lot sizes into account

Excludes parcels within tracts already identified in Table 3

Residential

<i>LU Designation</i>	<i>Total Acres</i>	<i>DU/Ac Range</i>	<i>DU/Ac Midpoint*</i>	<i>Projected DUs</i>
Open Space Residential	1341.6	0 - 0.1	0.05	67
Residential Rural	274.8	0 - 2	1	275
Residential Estate	178.6	0 - 0.5	0.25	45
Residential Low	389.0	2 - 4	3	1,167
Residential Low/Medium	175.4	4 - 7	5.5	965
Residential Medium	22.5	7 - 14	10.5	236
Residential High	10.5	14 - 20	17	179
Totals	2,392.4			2,933

* differs from the City's Housing Element (2002), which uses the maximum value for its projections

Non-Residential

<i>LU Designation</i>	<i>Total Acres</i>	<i>Total Sq. Ft.</i>	<i>F.A.R. Used</i>	<i>Projected Sq. Ft.</i>
Business Park	33.6	1,461,773	0.5	730,887
Commercial Community	37.0	1,611,720	0.5	805,860
Commercial Neighborhood	35.2	1,533,312	0.25	383,328
Commercial Regional	60.2	2,622,312	0.25	655,578
Light Industrial	1.8	77,422	0.5	38,711
Professional Office	15.8	689,928	0.5	344,964
Totals	183.6	7,996,467		2,959,328

Other

<i>LU Designation</i>	<i>Total Acres</i>
Quasi-Public	56.8
Open Space	151.2
Utility Easement	22.5
Total	230.5

Grand Total Acres 2,806.4

Vacant parcels, City of Banning, SGPWA

Uses parcels from Jan. 2009 County GIS layer
 Landuse designations from Banning GP, Jan. 2006
 Projections do NOT take min. lot sizes into account
 Excludes parcels within tracts already identified in Table 4

Residential

<i>LU Designation</i>	<i>Total Acres</i>	<i>DU/Ac Range</i>	<i>DU/Ac Midpoint**</i>	<i>Projected DUs</i>
Rural Residential-Hillside	0.0	0 - 1	0.5	0
Rural Residential	316.4	0 - 1	0.5	158
Ranch/Agriculture-Hillside	291.9	0 - 0.1	0.05	15
Ranch/Agriculture	20.3	0 - 0.1	0.05	1
Mobile Home Parks	5.7		11	62
Very Low Density Residential	639.7	0 - 2	1	640
Low Density Residential	607.0	0 - 5	2.5	1,518
Medium Density Residential	305.2	0 - 10	5	1,526
High Density Residential	109.6	11-18	14.5	1,589
Totals	2,295.7			5,509

* No DU/Ac assumption for Bulldout was included in the GP, so the midpoint was used. No density for Mobile Home Parks was included in the GP, so a midpoint of 11 DU/Ac was adopted from the RCIP.

Non-Residential

<i>LU Designation</i>	<i>Total Acres</i>	<i>Total Sq. Ft.</i>	<i>F.A.R.*</i>	<i>Projected Sq. Ft.</i>
Airport Industrial	92.7	4,037,918	0.25	1,009,479
Business Park	300.2	13,077,610	0.25	3,269,403
Downtown Commercial	21.8	951,552	0.22	209,341
General Commercial	151.4	6,594,984	0.22	1,450,896
Highway Serving Commercial	14.2	618,812	0.22	136,139
Industrial	269.1	11,722,964	0.25	2,930,741
Professional Office	23.0	1,000,082	0.22	220,018
Totals	872.4	38,003,922		9,226,018

* Estimated from Table III-3, Commercial and Industrial Bulldout Statistical Summary

Other

<i>LU Designation</i>	<i>Total Acres</i>
Industrial-Mineral Resources	98.9
Open Space - Parks	484.3
Open Space - Resources	2,697.5
Public Facilities - Airport	140.5
Public Facilities - Cemetery	14.0
Public Facilities - Government	33.3
Public Facilities - Hospital	9.8
Public Facilities - Railroad/Intersta	174.6
Public Facilities - School	192.1
Total	3,845.2

Grand Total Acres 7,013.3

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Appendix F – Selected Pages from Water Supply Study

A full copy of the Water Supply Study can be found on the SGPWA website.

EXECUTIVE SUMMARY

The purpose of this study is to determine the following:

1. Future supplemental water supply needs of the San Geronio Pass Water Agency (SGPWA) service area under ultimate development;
2. Research the most efficient, economical, and reliable method of securing this supplemental water supply; and
3. Determine the general alignment, capacity, and cost of the recommended conveyance system.

Future Water Supply Needs

The study determined that by the year 2045 the SGPWA will have a total water demand of 94,000 acre-feet per year. Potential water supply available from local water sources, within SGPWA's service area, is projected to be 55,000 acre feet per year by year 2045. This will leave an incremental demand above the local water supply of 39,000 acre-feet per year¹ that SGPWA needs to secure by year 2045. An additional 20,000 acre-feet per year of supplemental water is required if the Morongo Band of Mission Indians' tribal lands are included in the study. It is proposed that SGPWA secure this supplemental water supply from the State Water Project or other parties willing to sell water rights.

(See Section 2--Water Demand Projection, Section 3--Local Water Supply, and Section 4--Supplemental State Water Project Water Demand)

Securing Future Water Supply Conveyance Facilities

The study analyzed several alternative conveyance facilities whereby SGPWA can convey the additional supplemental water supply needed to meet its future needs.

(See Section 5--New SGPWA Facilities to Meet Demand for Supplemental SWP Water)

Table "A" Water Entitlement

Table "A" refers to a table in SGPWA's contract with the California Department of Water Resources (DWR) which defines the amount of water contracted for each year the contract is in effect.

SGPWA is currently contracted with DWR for delivery of 17,300 acre feet per year of Table "A" water through the State Water Project. SGPWA needs to secure another

¹ This assumes a 100 percent reliability of imported water supply.

22,000 acre-feet per year² of supplemental water to meet the ultimate demand of 94,000 acre-feet per year by year 2045.

One of the purposes of this study is to determine the best method of delivering SWP water to SGPWA.

State Water Project Reliability

State Water Project supply is based upon a long term average reliability of 63 percent. However, should the Sacramento Delta be fixed in the future, the "Percent Reliability" factor would increase. Therefore, for the purposes of this study, the projected supplemental water demand were evaluated using a 63 percent reliability factor, and an assumed 80 percent reliability factor should the Delta be fixed.

East Branch Extension Phase II (scheduled to be complete in 2013)

With the completion of the State Water Project's EBX II, SGPWA will have the conveyance capacity to receive its full allotment of 17,300 acre-feet per year of Table "A" water (48 cfs) from the State Water Project. In addition, SGPWA anticipates entering into negotiations with SBVMWD to obtain another 16 cfs capacity in the East Branch Extension which will provide SGPWA a total of 64 cfs from this facility.

However the ultimate water demand within the SGPWA service area (89 cfs) exceeds the capacity of SGPWA's present and future capacity (64 cfs) in the East Branch Extension. Therefore SGPWA needs to acquire an additional 25 cfs in a future facility, along with another 46 cfs if the Morongo Band of Mission Indians become a retail customer.

State Water Project Aqueduct Extension

The study analyzed four potential alignments (see Plates 5-6, 5-9, 5-12, and 5-15) to convey additional State Water Project water to SGPWA. For two alternatives, SGPWA would be a participant with Coachella Valley Water District and Desert Water Agency in the water conveyance projects. The other two projects would be independent SGPWA (or SGPWA and Morongo Band of Mission Indians) projects.

Each of the four alternatives would provide SGPWA with sufficient capacity (25 cfs) to meet its ultimate water demand projected to occur by the year 2045.

Project Cost Estimates

This study provides a summary of the facilities required and estimates of the cost to construct each of the four alternative conveyance facilities. (See Section 6-Project Cost Estimates)

² This assumes 100 percent reliability of imported water. The long-term reliability of SWP water (2007) is 63 percent. For this study we projected that reliability would increase to 80 percent if the Sacramento Delta was fixed. With an 80 percent reliability of SWP water, San Gorgonio Pass Water Agency would need to secure 32,000 acre feet per year and not 22,000 acre feet per year.

water demand for each land use category within SGPWA's service area. Table 2-5 summarizes the water demand factors with corresponding land use designations to be applied.

Table 2-5: Water Demand Factors

Land Use Type	Water Duty Factors Acre-Feet/Acre/Year
Airport	0.60
Commercial	1.21
Golf Courses	3.44
Industrial	1.27
Public Facilities	1.76
Residential Agriculture (1 DU/10 Acres)	2.09
Residential Rural (0-1 DU/Acre)	2.29
Residential Very Low (0-2 DU/Acre)	2.21
Residential Low (3-5 DU/Acre)	2.46
Residential Medium (5-12 DU/Acre)	3.76
Residential High (12-29 DU/Acre)	5.38
Mobile Home ⁽¹⁾	1.34

⁽¹⁾ Based on EMWD Duty Factor

General Plan land use designations within the Morongo Tribal Lands were unavailable. Therefore a slope analysis was conducted to evaluate potential developable areas within these lands. Table 2-6 provides for summary results of the slope analysis and Plate 2-8 depicts the developable areas. It was assumed areas with slope ranging from 0% to 10% are developable and the water demand factor applied to these areas is 2 acre-feet/acre/year.

Table 2-6: Morongo Tribal Lands Slope Analysis

Slope Range	Area
0% to 5%	12,356 acres
5% to 10%	6,685 acres
10% to 12%	2,719 acres
12% and Greater	12,576 acres
TOTAL	34,336 acres

The service area of the Morongo Tribal Lands, as indicated in Table 2-1 of this report, was based on available Riverside County Geographic Information System (GIS) data for land use designation. The slope analysis was based on analyzing available GIS data on existing ground

Table 6-22: SGPWA and Morongo Tribal Lands Project Cost Contingencies for Lucerne Valley Alignment Upsizing and Loop Pipeline for 80% Reliability

Alternative 1 Accuracy Range	Alternative 1-A (SGPWA Cost Participating with CVWD & DWA - 25 cfs)		Alternative 1-B (SGPWA Cost Participating with CVWD, DWA & Morongo - 25 cfs)		Alternative 1-C (Morongo Cost Participating with SGPWA, CVWD & DWA - 46 cfs)				
	-10%	30%	-10%	30%	-10%	30%			
Lucerne Valley Alignment Upsizing	\$170,200,000	\$189,100,000	\$245,800,000	\$125,700,000	\$139,700,000	\$181,600,000	\$222,400,000	\$247,100,000	\$321,200,000

Table 6-23: SGPWA and Morongo Tribal Lands Project Cost Contingencies for North Pass Alignment Upsizing for 80% Reliability

Alternative 2 Accuracy Range	Alternative 2-A (SGPWA Cost Participating with CVWD & DWA - 25 cfs)		Alternative 2-B (SGPWA Cost Participating with CVWD, DWA & Morongo - 25 cfs)		Alternative 2-C (Morongo Cost Participating with SGPWA, CVWD & DWA - 46 cfs)				
	-10%	30%	-10%	30%	-10%	30%			
Independent North Pass Alignment	\$32,300,000	\$35,900,000	\$46,700,000	\$31,000,000	\$34,400,000	\$44,700,000	\$57,400,000	\$63,800,000	\$82,900,000

Table 6-24: SGPWA and Morongo Tribal Lands Project Cost Contingencies for Independent SGPWA North Pass Alignment for 80% Reliability

Alternative 3 Accuracy Range	Alternative 3-A (SGPWA alone - 25 cfs)		Alternative 3-B (SGPWA Cost Participating with Morongo - 25 cfs)		Alternative 3-C (Morongo Cost Participating with SGPWA - 46 cfs)				
	-10%	30%	-10%	30%	-10%	30%			
Independent North Pass Alignment	\$130,900,000	\$145,400,000	\$189,000,000	\$72,100,000	\$80,100,000	\$104,100,000	\$133,900,000	\$148,800,000	\$193,400,000

Table 6-25: SGPWA and Morongo Tribal Lands Project Cost Contingencies for Inland Feeder-Modified Pass Alignment for 80% Reliability

Alternative 4 Accuracy Range	Alternative 4-A (SGPWA alone - 25 cfs)		Alternative 4-B (SGPWA Cost Participating with Morongo - 25 cfs)		Alternative 4-C (Morongo Cost Participating with SGPWA - 46 cfs)				
	-10%	30%	-10%	30%	-10%	30%			
Inland Feeder-Modified Pass Alignment	\$107,900,000	\$119,900,000	\$155,900,000	\$73,400,000	\$81,500,000	\$106,000,000	\$136,300,000	\$151,400,000	\$196,800,000

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APPENDIX C

**Application of Unit Water Demand Factors to Re-Categorized
Land Uses within Major Water Retailers**

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Table B-11
San Geronio Pass Water Agency
Slope Analysis for the Morongo Tribal Lands

% SLOPE	ACRES
0-5%	12,356
6-10%	6,685
11-12%	2,719
> 12%	12,576
TOTAL	34,336

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Table C-1A (Page 1 of 2)
San Geronimo Pass Water Agency
YVWD Buildout Demand from General Plan Land Use
 (Demand calculations exclude SMWC)

Yucaipa Valley Water District General Plan Land Use Type	Area within YVWD (Acres)	Area within YVWD Sphere of influence (Acres)	Total Area within YVWD (Acres)	Unit Use Factor Ac-FUAc/Yr	Demand Ac-FUYr
City of Calimesa Land Use					
Business Park (BP), also Professional Office & Industrial	85.2	13.4	78.6	1.27	100
Commercial Community (CC), Commercial	99.3		99.3	1.21	120
Commercial Neighborhood (CN), Commercial	102.5		102.5	1.21	124
Commercial Regional (CR), Commercial	170.1	70.6	240.6	1.21	291
Light Industrial (LI), Industrial	0.7		0.7	1.27	1
Open Space (OS), Resource	1626.5	70.5	1697.0	0.00	0
Open Space Residential (OSR), 1 DU / 10 AC, Resource	128.8	1375.2	1504.1	2.21	3,324
Park Overlay		174.2	174.2	0.00	0
Professional Office	12.8		12.8	1.21	15
Quasi-Public, Resource	189.0		189.0	1.76	333
Residential Estate (RE), 1 DU / 5 AC, Resource	518.4	54.2	572.6	2.09	1,197
Residential High (Res H), 14-20 DU / AC	102.3	0.3	102.6	5.38	552
Residential Low / Medium (Res LM), 4-7 DU / AC	744.2	105.2	849.4	3.76	3,194
Residential Low (Res Low), 2-4 DU / AC	1047.9	74.3	1122.2	2.46	2,761
Residential Medium (Res Medium), 7-14 DU / AC	584.8	39.0	623.7	3.76	2,345
Rural Residential (RR), 0-2 DU / AC	151.5	180.8	332.3	2.29	761
Rural Residential (RR-2), 2 AC Minimum	24.0	0.0	24.0	2.09	50
Utility Easement (UT EA), Resources	75.8	45.7	121.5	0.00	0
SUBTOTAL	5643.7	2203.5	7847.2		15,167

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Table C-1A (Page 2 of 2)
San Geronio Pass Water Agency
YVWD Buildout Demand from General Plan Land Use
 (Demand calculations exclude SMWC)

Yucaipa Valley Water District General Plan Land Use Type	Area within YVWD (Acres)	Area within YVWD Sphere of Influence (Acres)	Total Area within YVWD (Acres)	Unit Use Factor Ac-Ft/Ac/Yr	Demand Ac-Ft/Yr
Riverside County Landuse					
AG		11.7	11.7	0.00	0
CT		15.6	15.6	1.21	19
EDR-RC	5.2		5.2	2.21	11
LDR-RC	173.2		173.2	2.46	426
OS-CH	0.4	931.7	932.1	0.00	0
OS-R		19.7	19.7	0.00	0
OS-RUR		2641.7	2641.7	0.00	0
OS-DW		32.1	32.1	0.00	0
RM	373.6	3174.0	3547.6	0.00	0
RR	54.1	1785.4	1839.5	2.29	4,212
VLDR	8.7	314.0	322.7	2.21	713
SUBTOTAL	615.2	8925.9	9541.1		5,382
TOTAL	6,258.9	11,129.4	17,388.3		20,549

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Table C-1B (Page 1 of 1)
 San Geronio Pass Water Agency
 SMWC Buildout Demand from General Plan Land Use

South Mesa Water Company General Plan Land Use Type	Area within SMWC (Acres)	Area within SMWC Sphere of Influence (Acres)	Total Area within SMWC (Acres)	Unit Use Factor Ac-FU/Ac/Yr	Demand Ac-FU/Yr
City of Callmesa Land Use					
Commercial Community (CC), Commercial	96.5		96.5	1.21	117
Commercial Neighborhood (CN), Commercial	17.8		17.8	1.21	22
Light Industrial (LI), Industrial	34.2		34.2	1.27	43
Open Space (OS), Resource	18.0		18.0	0.00	0
Professional Office	19.3		19.3	1.21	23
Quasi-Public, Resource	2.2		2.2	1.76	4
Residential Estate (RE), 1 DU / 5 AC, Resource	8.1		8.1	2.09	17
Residential High (Res H), 14-20 DU / AC	7.4		7.4	5.38	40
Residential Low / Medium (Res LM), 4-7 DU / AC	183.0		183.0	3.76	688
Residential Low (Res Low), 2-4 DU / AC	240.5		240.5	2.46	592
Rural Residential (RR), 0-2 DU / AC	347.2		347.2	2.29	795
SUBTOTAL	974.2	0.0	974.2		2,341

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Table C-2 (Page 1 of 2)
 San Geronio Pass Water Agency
 BCVWD Buildout Demand from General Plan Land Use

Beaumont Cherry Valley Water District General Plan Land Use Type	Area within BCVWD (Acres)	Area within BCVWD Sphere of Influence (Acres)	Total Area within BCVWD (Acres)	Unit Use Factor Ac-FU/AcYr	Demand Ac-FU/Yr
City of Beaumont Land Use					
Beaumont Avenue Overlay	67.8		67.8	1.21	82
Community Commercial	190.5	259.4	449.9	1.21	544
General Commercial	200.1	89.7	295.8	1.21	358
Industrial	189.3	893.5	882.8	1.27	1,121
Multiple-family Residential	141.0	0.1	141.1	5.38	759
Public Facilities	18.7	8.0	26.7	1.76	47
Recreation & Conservation	918.9	92.2	1011.1	0.00	0
Rural Residential		789.8	789.8	2.29	1,808
Single Family Residential	2722.1	2601.5	5323.6	3.76	20,017
Urban Village Overlay	0.1	326.7	326.8	1.21	395
SUBTOTAL	4454.3	4860.8	9314.9		25,132
City of Calimesa Land Use					
Commercial Neighborhood		12.3	12.3	1.21	15
Open Space	61.3	15.5	76.8	0.00	0
Open Space Residential		78.8	78.8	2.29	180
Park Overlay		21.4	21.4	0.00	0
Residential Low/Medium	58.3	157.9	216.2	3.76	813
SUBTOTAL	119.6	285.9	405.5		1808.4

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Table C-2 (Page 2 of 2)
 San Geronimo Pass Water Agency
 BCVWD Buildout Demand from General Plan Land Use

Beaumont Cherry Valley Water District General Plan Land Use Type	Area within BCVWD (Acres)	Area within BCVWD Sphere of Influence (Acres)	Total Area within BCVWD (Acres)	Unit Use Factor Ac-FU/Ac/Yr	Demand Ac-FU/Yr
Riverside County Landuse					
AG		177.1	177.1	0.00	0
CO	3.9	0.2	4.1	1.21	5
CR	68.0	63.2	129.2	1.21	156
EDR-RC		464.7	464.7	2.29	1,064
LDR-RC		23.8	23.8	2.46	59
High Density Residential (HDR)	8.6		8.6	5.38	46
Light Industrial (LI)	2.5		2.5	1.27	3
MDR	280.9	99.8	380.7	3.76	1,431
MHDR	9.8	25.9	35.7	5.38	192
OS-C	11.5	276.7	288.2	0.00	0
OS-R	301.6	203.8	505.4	0.00	0
OS-W		16.2	16.2	0.00	0
RM	303.6	3356.9	3660.5	0.00	0
RR	253.5	445.2	698.7	2.29	1,600
VLDR	62.1	443.9	506.0	2.21	1,118
VLDR-RC	1,625.5	1445.9	3071.4	2.21	6,768
TOTAL	2929.5	7043.3	9972.9		12,463
TOTAL	7503.5	12189.9	19693.3		37,595

Table C-3A (Page 1 of 2)
 San Geronio Pass Water Agency
 Banning Bulldozer Demand from General Plan Land Use

City of Banning General Plan Land Use Type	Area within Banning (Acres)	Area within Sphere of Influence Banning (Acres)	Total Area within Banning (Acres)	Unit Use Factor Ac-FU/Ac/Yr	Demand Ac-FU/Yr
City of Banning Land Use					
Airport Industrial	135.9		135.9	0.60	82
Business Park	384.0		384.0	1.21	465
Downtown Commercial	97.4		97.4	1.21	118
General Commercial	436.3		436.3	1.21	528
High Density Residential (11-18 du/ac)	317.5		317.5	5.38	1,708
Highway Serving Commercial	110.4		110.4	0.00	0
Industrial	421.1		421.1	1.27	535
Industrial-Mineral Resources	216.4		216.4	0.00	0
Low Density Residential (0-5 du/ac)	3,047.9		3,047.9	2.46	7,496
Medium Density Residential (0-10 du/ac)	978.2		978.2	3.76	3,678
Mobile Home Parks	130.5		130.5	1.34	175
Open Space - Parks	1,170.4		1,170.4	0.00	0
Open Space - Resources	2,697.8		2,697.8	0.00	0
Professional Office	41.8		41.8	1.21	50
Public Facilities - Airport	144.5		144.5	0.60	87
Public Facilities - Cemetery	15.4		15.4	1.76	27
Public Facilities - Fire Station	3.6		3.6	1.76	6
Public Facilities - Government	64.1		64.1	1.76	113
Public Facilities - Hospital	10.7		10.7	1.76	19
Public Facilities - Railroad/Interstate	468.7		468.7	1.76	825
Public Facilities - School	233.8		233.8	1.76	411
Ranch Residential - Hillside (0-1 du/ac)	44.6		44.6	2.09	93
Ranch Residential (0-1 du/ac)	456.0		456.0	2.09	953
Ranch/Agriculture - Hillside (10 ac min.)	473.2		473.2	0.00	0
Ranch/Agriculture (10 ac min.)	71.8		71.8	0.00	0
Very Low Density Residential (0-2 du/ac)	2,148.1		2,148.1	2.21	4,747
SUBTOTAL	14320.0	0.9	14320.0		22,118

**Table C-3A (Page 2 of 2)
San Geronimo Pass Water Agency
Banning Buildout Demand from General Plan Land Use**

City of Banning General Plan Land Use Type	Area within Banning (Acres)	Area within Sphere of Influence Banning (Acres)	Total Area within Banning (Acres)	Unit Use Factor Ac-FU/Ac/Yr	Demand Ac-FU/Yr
Riverside County Landuse					
AG		787.9	787.9	0.00	0
IND-Morongo		160.7	160.7	0.00	0
LDR		260.4	260.4	2.48	641
OS-C		1288.1	1288.1	0.00	0
RD		54.8	54.8	0.00	0
RM		2436.6	2436.6	0.00	0
RR		113.6	113.6	0.00	0
RR-CDO		152.4	152.4	0.00	0
VLDL-RC		69.0	69.0	2.21	152
SUBTOTAL	0.0	5323.7	5323.7		793.1
TOTAL	14,320.0	5,323.7	19,643.7		22,910.9

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**Table C-3B
San Geronio Pass Water Agency
BHMWC Buildout Demand from General Plan Land Use**

Banning Heights Mutual Water Company General Plan Land Use Type	Area within BHMWC (Acres)	Area within Sphere of Influence BHMWC (Acres)	Total Area within BHMWC (Acres)	Unit Use Factor Ac-FU/Ac/Yr	Demand Ac-FU/Yr
Riverside County Land Use					
VLDR-RC	632.5		632.5	2.21	1,388
RM	4.7		4.7	0.00	0
SUBTOTAL	637.2	0.0	637.2		1,388
City of Banning Land Use					
Low Density Residential (0-5 du/ac)	32.0		32.0	2.46	79
Open Space - Parks	56.8		56.8	0.00	0
Ranch Residential - Hillside (0-1 du/ac)	11.6		11.6	2.09	24
Ranch Residential (0-1 du/ac)	138.2		138.2	2.09	289
SUBTOTAL	238.6	0.0	238.6		392
TOTAL	875.8	0.0	875.8		1789.6

Table C-4A
 San Geronimo Pass Water Agency
 CWD Buildout Demand from General Plan Land Use

Cabazon Water District General Plan Land Use Type	Area within CWD (Acres)	Area within Sphere of Influence CWD (Acres)	Total Area within CCWD (Acres)	Unit Use Factor Ac-Ft/Ac/Yr	Demand Ac-Ft/Yr
Riverside County Land Use					
AG				0.00	0
CR	142.7		142.7	1.21	173
CR-CCO	75.1		75.1	1.21	91
FWY	284.8		284.8	0.00	0
HI-CCO	10.0		10.0	1.27	13
IND			0.0	0.00	0
LDR	185.1		185.1	2.46	455
LDR-CCO	483.7		483.7	2.46	1,190
LI	24.3		24.3	1.27	31
LI-CCO	140.3		140.3	1.27	178
MDR	214.5		214.5	3.76	807
MDR-CCO	108.5		108.5	3.76	408
OS-C	187.4		187.4	0.00	0
OS-C in Morongo			0.0	0.00	0
RD	1,614.4	453.1	2067.5	0.00	0
RD-CCO	662.7		662.7	0.00	0
RM	1,506.6	197.1	1703.7	0.00	0
RR	1,302.4	0.0	1302.4	2.29	2,982
RR-CCO	276.8		276.8	2.29	634
VLDR	4.7		4.7	2.21	10
VLDR-CCO	145.4		145.4	2.21	321
TOTAL	7339.4	650.2	7989.6		7,293

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**Table C-4B
San Geronimo Pass Water Agency
HVWD Buildout Demand from General Plan Land Use**

High Valley Water District General Plan Land Use Type	Area within HVWD (Acres)	Area within Sphere of Influence HVWD (Acres)	Total Area within HVWD (Acres)	Unit Use Factor Ac-Ft/Ac/Yr	Demand Ac-Ft/Yr
Riverside County Land Use					
AG	22.9		22.9	0	0
EDR-RC	112.3		112.3	2.09	235
IND	0.4		0.4	0	0
OS-C	69.1		69.1	0	0
OS-CH	0.9		0.9	0	0
OS-R	88.2		88.2	0	0
OS-RUR	766.6		766.6	0	0
RM	4135.1		4135.1	0	0
RR	16.6		16.6	0.00	0
VLDR	74.6		74.6	2.21	165
TOTAL	5286.7		5286.7		400

Table C-5 (Page 1 of 2)
 Unincorporated Areas Bulldozer Demand from General Plan Land Use

Unincorporated Areas General Plan Land Use Type	Unincorporated Areas (Acres)	Unit Use Factor Ac-Ft/Ac/Yr	Demand Ac-Ft/Yr
Riverside County Land Use Unincorporated Areas			
AG	1216.0	0	0
AG-Morongo		0	0
CD		1.21	0
CR	17.0	1.21	21
CR-CCO		1.21	0
CT		1.21	0
EDR-RC	56.0	2.09	117
FWY	370.0	0	0
HDR		5.38	0
HI-CCO		1.27	0
IND		0	0
LDR	111.2	2.46	274
LDR-CCO		2.46	0
LDR-RC		2.46	0
LI		1.27	0
LI-CCO		1.27	0
MDR	2.0	3.76	8
MDR-CCO		3.76	0
MHDR		3.76	0
OS-C	12504.0	0	0
OS-CH	8329.0	0	0
OS-C-Morongo		0	0
OS-R	922.0	0	0
OS-RUR	2696.0	0	0
OS-RUR-Morongo		0	0
OS-W		0	0
PF	84.8	0	0

Table C-5 (Page 2 of 2)
 Unincorporated Areas Buildout Demand from General Plan Land Use

Unincorporated Areas General Plan Land Use Type	Unincorporated Areas (Acres)	Unit Use Factor Ac-Ft/Ac/Yr	Demand Ac-FUYr
RD	149.1	0	0
RD-Morongo		0	0
RD-CCO		0	0
RM	5666.0	0	0
RM-Morongo		0	0
RR	223.0	2.29	511
RR-CDO		0	0
RR-CCO		2.29	0
RR-Morongo		2.29	0
VLDR	171.0	2.21	378
VLDR-CCO		2.21	0
VLDR-RC	51.0	2.21	113
Unincorporated San Bernardino County	1917.3	0	0
TOTAL	34487.4		1420.0

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**Table C-6
San Geronio Pass Water Agency
Morongo Tribal Lands Areas Buildout Demand from General Plan Land Use**

Land Use Analysis Criteria	Morongo Tribal Lands Areas (Acres)	Unit Use Factor Ac-Ft/Ac/Yr	Demand Ac-Ft/Yr
Slope Analysis Land Use			
0% To 5% Sloped Areas	12,341.0	2.0	24,682
5% To 10% Sloped Areas	6,655.0	2.0	13,310
10% To 12% Sloped Areas	2,706.0	0.0	0
Sloped Areas Greater Than 12%	12,476.0	0.0	0
SUBTOTAL	34,178.0		37,992
Morongo Tribal Lands within the City of Banning Land Use			
Airport Industrial		0.60	0
Business Park		1.21	0
Downtown Commercial		1.21	0
General Commercial	20.0	1.21	24
High Density Residential (11-18 du/ac)	52.7	5.38	284
Highway Serving Commercial		0.00	0
Industrial		1.27	0
Industrial-Mineral Resources		0.00	0
Low Density Residential (0-5 du/ac)	70.1	2.46	172
Medium Density Residential (0-10 du/ac)	41.3	3.76	155
Mobile Home Parks		1.34	0
Open Space - Parks		0.00	0
Open Space - Resources	92.6	0.00	0
Public Facilities - Government		1.76	0
Public Facilities - Railroad/Interstate		1.76	0
Public Facilities - School		1.76	0
Ranch Residential - Hillside (0-1 du/ac)		2.09	0
Ranch Residential (0-1 du/ac)		2.09	0
Very Low Density Residential (0-2 du/ac)		2.21	0
SUBTOTAL	276.7		635.5
TOTAL	34454.7		38627.5

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**Table C-7
San Geronio Pass Water Agency
Summary of Bulldout Demands**

Water Retailer	Total Area (Acres)	Demand (Ac-Ft/Yr)
Yucaipa Valley Water District	17,388	20,549
South Mesa Water Company	974	2,341
Beaumont Cherry Valley Water District	19,693	37,595
City of Banning	19,644	22,911
Cabazon Water District	7,990	7,293
Banning Heights Mutual Water Company	876	1,780
High Valley Water District	5,287	400
SUBTOTAL	71,852	92,878
Unincorporated Areas	34,487	1,420
SUBTOTAL	34,487	1,420
SUBTOTAL for Unincorporated Areas & Water Retailers	106,339	94,298
Morongo Tribal Lands Areas	34,455	38,827
SUBTOTAL	34,455	38,827
TOTAL SGPWA Area	140,794	132,925

** Morongo Lands Demands Per April 15, 2009 E-mail correspondence from SGPWA.

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APPENDIX D

SGPWA Supplemental Calculations and SWP

Table "A" Supply Requirements

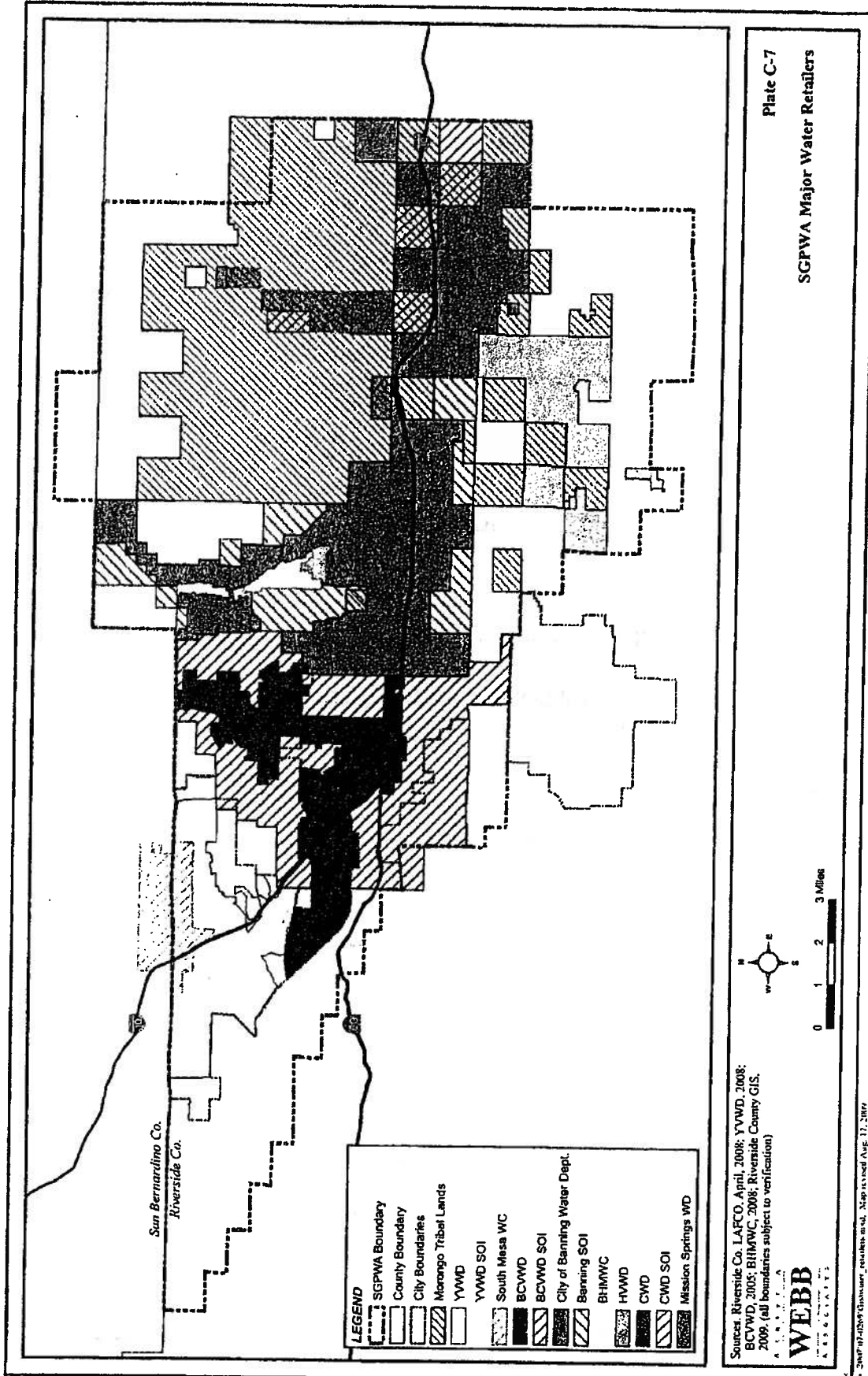


Plate C-7
SCPWA Major Water Retailers

APPENDIX P

San Gorgonio Pass Water Agency
 Supplement Water Supply Study
 Summary of Letter Reports & Correspondence
 Regarding Conveyance and Recharge Facilities
 for Beaumont, Banning and Cabazon Basins

The purpose of this appendix is to summarize the various costs for San Gorgonio Pass Water Agency (SGPWA) in regards to the costs associated with providing pipeline conveyance and recharge facilities for the Beaumont, Banning⁽¹⁾ and Cabazon Basins. It is noted that the cost of land acquisition is not included in these costs.

The following is the summary of the associated project costs for various of pipeline and recharge facility projects:

Beaumont Basin

Site 4 Recharge Facility ⁽²⁾	\$3,541,020
Assumed Conveyance via Mountain View Chanel Outfall	

Cabazon Basin

Recharge Facility at Robertson's Ready Mix Site ⁽³⁾	\$14,065,556
Cabazon Pipeline ⁽⁴⁾	N/A

Total: \$18,000,000⁽⁵⁾

⁽¹⁾ The January 30, 2009 Webb Associates Letter to San Gorgonio Pass Water Agency regarding "Update to Hydraulic and Sizing Review of City of Banning's Proposed Pipeline Extended from the Department of Water Resources East Branch Extension", discusses the costs associated with the upsizing of the Banning Pipeline. It is noted that this upsizing would not be required as a conveyance alternative because conveyance to the Banning basin would be accomplished by alternative projects as listed in this SGPWA Supplemental Water Supply Report herein.

⁽²⁾ The cost for the "Site 4 Recharge Facility" was based the cost as indicated in the August 15, 2008 Webb Associates Letter (see Attachment P-1) to San Gorgonio Pass Water Agency regarding "Cost Evaluation for Upsizing the Proposed Banning Pipeline Extending from the Department of Water Recourses East Branch Extension to Proposed Ground Water Recharge Basin at Pardec Homes Development and Construction of Recharge Facilities".

⁽³⁾ The cost for the "Recharge Facility at Robertson's Ready Mix Site" was based the cost indicated as an attachment to the April 9, 2009 Webb Associates E-Mail (see Attachment P-2) to San Gorgonio Pass Water Agency regarding "Capacity Fee Study for SGPWA"

⁽⁴⁾ As indicated in the March 11, 2009 letter, the Cabazon Pipeline would allow for conveyance between the Banning Pipeline and the Cabazon Basin and the cost associated with this project is \$17,856,000. It is noted that this conveyance pipeline is within the alternative projects as listed in this SGPWA Supplemental Water Supply Report herein and therefore the cost for this pipeline is already reflected herein.

⁽⁵⁾ ENR Index was not utilized in this summary as the index peaked in October 2008 and then gradually decreased. Sum of these costs was rounded.