



**BEAUMONT-CHERRY VALLEY WATER DISTRICT
REGULAR MEETING AGENDA
BOARD OF DIRECTORS ENGINEERING WORKSHOP
560 Magnolia Avenue, Beaumont, CA 92223
Thursday, June 28, 2018 - 6:00 p.m.**

Call to Order, President Covington

Roll Call

Public Comment

PUBLIC COMMENT: At this time, any person may address the Board of Directors on matters within its jurisdiction which are not on the agenda. However, any non-agenda matters that require action will be referred to Staff for a report and possible action at a subsequent meeting. To provide comments on specific agenda items, please complete a speaker's request form and provide the completed form to the Board Secretary prior to the Board meeting. Please limit your comments to three minutes. Sharing or passing time to another speaker is not permitted.

PRESENTATIONS

1. **Presentation to BCVWD Retiree Anthony Lara for 28 years of service**

ACTION ITEMS

2. **Consideration of Approval of the Notices of Election of 2018 for submission to the Registrars of Voters of the County of San Bernardino and the County of Riverside regarding the November 6, 2018 Consolidated Election (pages 4 – 6)**
3. **Consideration of Resolution 2018-____: Adopting Regulations Regarding the Payment of the Cost of the Candidate's Statement for the November 2018 Consolidated Election (pages 7 - 9)**
4. **California Special Districts Association (CSDA) 2018 Board Elections: Vote To Elect A Representative to the California Special District Association Board of Directors in the Southern Network for Seat A (pages 10 - 16)**
5. **Schedule a Special Meeting for a District Facilities Tour (pages 17 - 19)**

INFORMATION ITEMS

6. **Discussion Regarding Addition of District Administrative Facilities at the 560 Magnolia Avenue, Beaumont campus (pages 20 - 26)**
7. **San Gorgonio Pass Water Agency/San Bernardino Valley Municipal Water District Sales / Surplus Agreement (pages 27 – 36)**

8. **Review of Potential Lease agreement with SMSA Limited Partnership, dba Verizon Wireless for a cellular tower located on District property at the Lower Edgar Canyon Tank, APN 401-160-161 in the community of Cherry Valley (pages 37 – 47)**
9. **Review of Current State and Local Legislative Reports regarding Water and Water Usage law and restrictions**
10. **Update: Sites Reservoir Project (pages 48 – 51)**
11. **Update: Status of District Wells, Capital Improvements, and Engineering Projects (pages 52 – 58)**
12. **Update: Status of Potential Security Strategies for the Noble Creek Recharge Facility Phase I**
13. **General Manager's Report**
14. **Topics for Future Meetings**
15. **Adjournment**

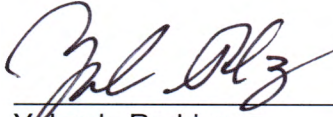
AVAILABILITY OF AGENDA MATERIALS - Agenda exhibits and other writings that are disclosable public records distributed to all or a majority of the members of the Beaumont-Cherry Valley Water District Board of Directors in connection with a matter subject to discussion or consideration at an open meeting of the Board of Directors are available for public inspection in the District's office, at 560 Magnolia Avenue, Beaumont, California ("District Office"). If such writings are distributed to members of the Board less than 72 hours prior to the meeting, they will be available from the District Office at the same time as they are distributed to Board Members, except that if such writings are distributed one hour prior to, or during the meeting, they can be made available from the District Office in the Board Room of the District's Office.

REVISIONS TO THE AGENDA -In accordance with §54954.2(a) of the Government Code (Brown Act), revisions to this Agenda may be made up to 72 hours before the Board Meeting, if necessary, after mailings are completed. Interested persons wishing to receive a copy of the set Agenda may pick one up at the District's Main Office, located at 560 Magnolia Avenue, Beaumont, California, up to 72 hours prior to the Board Meeting.

REQUIREMENTS RE: DISABLED ACCESS - In accordance with §54954.2(a), requests for a disability related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting, should be made to the District Office, at least 48 hours in advance of the meeting to ensure availability of the requested service or accommodation. The District Office may be contacted by telephone at (951) 845-9581, email at info@bcvwd.org or in writing at the Beaumont-Cherry Valley Water District, 560 Magnolia Avenue, Beaumont, California 92223.

**CERTIFICATION OF POSTING
SPECIAL MEETING**

I certify that on or before 5:59 p.m. June 25, 2018, a copy of the foregoing notice was posted near the regular meeting place of the Board of Directors of Beaumont-Cherry Valley Water District and to its website at least 72 hours in advance of the meeting (Government Code §54956(a)).



Yolanda Rodriguez
Director of Finance and Administration



**Beaumont-Cherry Valley Water District
Regular Board Meeting
June 28, 2018**

Item 2

STAFF REPORT

TO: Board of Directors
FROM: Dan Jagers, General Manager
SUBJECT: **Consideration of Approval of the Notices of Election of 2018 for submission to the Registrars of Voters of the County of San Bernardino and the County of Riverside regarding the November 6, 2018 Consolidated Election**

Staff Recommendation

Approve the Notices of Election of 2018 for submission to the Registrars of Voters of the County of San Bernardino and the County of Riverside regarding the November 6, 2018 Consolidated Election and direct the Recording Secretary to do all things necessary to facilitate the election.

Background

The District is required to give notice to the Registrars of Voters of the County of Riverside and the County of San Bernardino of the holding of the 2018 election for three directors' seats, which expire on Friday, December 7, 2018, and one short-term director's seat, which expires on December 4, 2020:

- Division 2 (short term)
- Division 3
- Division 4 (partially in San Bernardino County)
- Division 5

The terms for Divisions 3, 4 and 5 will be for a 4 year period beginning at 12:01 p.m. on December 7, 2018 and ending December 2022 (Elections Code 10505(b)). The term for Division 2 will be the remainder of the term ending in 2020 (two years). Staff has reviewed the election information provided by the Counties of Riverside and San Bernardino and has prepared the associated notices accordingly. These notices must be returned to the Registrars by July 5, 2018.

Attached is the completed notice for the Riverside County ROV. A similar notice will be prepared for the San Bernardino County ROV when those forms are available. Staff has submitted the required District boundary maps as requested by the San Bernardino County ROV.

Fiscal Impact

The total fiscal impact of the 2018 election is estimated to be \$220,000.

The FY 2018 budget includes an approved expenditure of \$20,000 for the 2018 election. Because the County of Riverside invoices for elections in the following year, an additional \$200,000 will be budgeted in 2019 to cover this anticipated expense.

Attachment(s)

1. Notice of Election – County of Riverside
2. County of Riverside Registrar of Voters letter

**NOTICE TO THE REGISTRAR OF VOTERS
(ELECTIONS CODE §§ 10509, 10522; W.C. § 71451)
GENERAL DISTRICT ELECTION, NOVEMBER 6, 2018**

DISTRICT: Beaumont-Cherry Valley Water District **PHONE:** (951) 845-9581

ADDRESS: 560 Magnolia Ave, Beaumont, CA 92223 **FAX:** (951) 845-0159

MAILING ADDRESS: 560 Magnolia Ave, Beaumont, CA **E-MAIL:** info@bcvwd.org

LIST NAMES OF DISTRICT DIRECTORS WHOSE TERMS EXPIRE ON DECEMBER 7, 2018.

NAME OF DIRECTOR	DIVISION NUMBER (IF APPLICABLE)
Daniel Slawson	3
John Covington	4
David Hoffman	5

The following section applies only if a Director(s) was/were appointed to fill a vacancy in an office, which is not normally scheduled to be voted on this year (Short term).

NAME	DIVISION (If applicable)	DATE APPOINTED	DIRECTOR REPLACED
Claudeen C. Diaz	2	4/12/2017	Nathan Douglass

STATEMENT OF ECONOMIC INTERESTS: The Government Code now requires all candidates to file a Form 700 with the Registrar of Voters by the nomination period deadline. If the candidate has previously filed an initial, assuming office, or annual statement for the same office sought within 60 days before the nomination deadline then the candidate does not have to file the Form 700 again.

CANDIDATE'S STATEMENT: Who is to pay the cost of the printing and handling of statement?
Please check appropriate box. **CANDIDATE** **DISTRICT**

NOTICE OF ELECTION published by Registrar of Voters in Record Gazette
(Insert name of Local Newspaper)

CANDIDATES may obtain nomination documents from the Registrar of Voters, 2724 Gateway Drive, Riverside, CA 92507, or from the District Secretary located at:

Beaumont-Cherry Valley Water District – 560 Magnolia Ave, Beaumont, CA 92223 (Mon. – Thurs. 8:00 am to 5:00 pm)
(Insert Location Name, Address, and Business Hours)

DISTRICT MAP: Attach 34" x 42" map showing district boundaries and divisions, if applicable.

Enclosed Map Contains Boundary/Division Changes YES NO

I certify that the enclosed map of the district boundaries and divisions is true and correct as of this date, and is submitted in compliance with Section 10522 of the California Elections Code for use in the General District Election to be held on November 6, 2018, or that there have been no changes to the boundaries as of the last General District Election.

Dated: 6/5/2018 **Contact Person:** Yolanda Rodriguez

Sign: 
(District Secretary)



REBECCA SPENCER
Registrar of Voters

ART TINOCO
Assistant Registrar of Voters


REGISTRAR OF VOTERS
COUNTY OF RIVERSIDE


May 25, 2018


Yolanda H. Rodriguez
Beaumont-Cherry Valley Water District
P.O. Box 2037
Beaumont, CA 92223

Dear Ms. Rodriguez:

In preparation for your upcoming November 6, 2018 General District Election, we are providing the following information:

 **ELECTION CALENDAR**: For your review. We will be having a seminar on **June 28, 2018** to answer your questions and to coordinate the procedures involved in the conduct of the election.

 **NOTICE OF GENERAL DISTRICT ELECTION FORM**: Complete and return this form to us as soon as it is approved at your board meeting. You **must** adopt regulations regarding payment of the cost of the candidate's statement. This form **must** be returned to us by **July 4, 2018**. Remember also that a map of your district showing the current boundaries **must** be included.

 **ESTIMATED COST OF THE CANDIDATE STATEMENT**: The estimated cost of the candidate statement for your jurisdiction is **Division 2 \$550, Division 3 \$550, Division 4 \$550 & Division 5 \$550**. Please note that this is only an estimate. Candidates may receive a bill or refund for the difference depending on how many candidates actually file a candidate statement.

Please note the date of the nomination seminar and mark your calendar. At the seminar, we will issue the nomination material and review the procedures for issuing the documents. We will also discuss new legislation which concerns general district elections. If you have any questions, please feel free to call Leticia Flores at (951) 486-7212.

Sincerely,

REBECCA SPENCER
Registrar of Voters

By _____
Leticia Flores
Elections Coordinator

Enclosures



**Beaumont-Cherry Valley Water District
Regular Board Meeting
June 28, 2018**

Item 3

STAFF REPORT

TO: Board of Directors
FROM: Dan Jagers, General Manager
SUBJECT: **Consideration of Resolution 2018- ____: A Resolution of the Board of Directors of the Beaumont-Cherry Valley Water District Adopting Regulations Regarding the Payment of the Cost of the Candidate's Statement for the November 2018 Consolidated Election**

Staff Recommendation

Adopt Resolution 2018- __, adopting regulations regarding the payment of the cost of the Candidate's Statement for the November 2018 Consolidated Election.

Background

Section 13307 of the California Elections Code provides that the governing body of any local agency may require each candidate filing a statement to pay in advance to the County his or her estimated pro rata share of the costs incurred for distribution of the statement. The filing of a candidate's statement is optional.

A local agency may adopt regulations pertaining to such materials to be submitted to the electorate. Specifically, Section 13307 3(e) states "Before the nominating period opens, the local agency for that election shall determine whether a charge shall be levied against that candidate for the candidate's statement sent to each voter." The nomination period begins July 16, 2018.

The estimated costs of the candidate's statements are:

- County of Riverside: \$550
- County of San Bernardino: \$250

In prior years, the County of San Bernardino did not require Division 4 candidates to file a candidate statement, as there were too few registered voters within the District boundaries. Staff anticipates this will again be the case in 2018.

Historically, the District has required the candidates to pay for their own candidate statements. Staff recommends the District continue to do so.

Fiscal Impact

No fiscal impact related to candidates' statements if candidates are required to pay their own fees.

Attachment(s)

1. Resolution 2018-____
2. County of Riverside Registrar of Voters letter

RESOLUTION 2018-___

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE BEAUMONT-CHERRY VALLEY WATER DISTRICT
ADOPTING REGULATIONS REGARDING PAYMENT OF THE COST OF THE
CANDIDATE'S STATEMENT**

WHEREAS, Section 13307 of Elections Code of the State of California provides that the governing body of any local agency may adopt regulations pertaining to materials to be submitted to the electorate prepared by any candidate for a special district election, including costs thereof; and

WHEREAS, any candidate for the office of director may prepare a candidate's statement using the appropriate form provided by the County Registrar of Voters; and

WHEREAS, the Board of Directors of the Beaumont-Cherry Valley Water District has determined that it is in the best interest of the District to require candidates to bear their own costs of the filing of such statements,

NOW, THEREFORE, BE IT RESOLVED by the Beaumont-Cherry Valley Water District Board of Directors and orders as follows:

1. *General Provisions.* Candidate's Statements filed for elective office to the Board of Directors may be made on an appropriate form provided by the County of San Bernardino and/or the County of Riverside, and will comply with all regulations set forth by each county and the State of California.
2. *Payment.* The candidate will be responsible for payment of any costs associated with the submission of the candidate's statement as determined by the County Registrar of Voters.

ADOPTED this _____ day of _____, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Director John Covington, President of the
Board of Directors of the
Beaumont-Cherry Valley Water District

Director Claudeen C. Diaz, Secretary to the
Board of Directors of the
Beaumont-Cherry Valley Water District



REBECCA SPENCER
Registrar of Voters

ART TINOCO
Assistant Registrar of Voters

REGISTRAR OF VOTERS
COUNTY OF RIVERSIDE

May 25, 2018

Yolanda H. Rodriguez
Beaumont-Cherry Valley Water District
P.O. Box 2037
Beaumont, CA 92223

Dear Ms. Rodriguez:

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🇺🇸 **ELECTION CALENDAR**: For your review. We will be having a seminar on **June 28, 2018** to answer your questions and to coordinate the procedures involved in the conduct of the election.

🇺🇸 **NOTICE OF GENERAL DISTRICT ELECTION FORM**: Complete and return this form to us as soon as it is approved at your board meeting. You **must** adopt regulations regarding payment of the cost of the candidate's statement. This form **must** be returned to us by **July 4, 2018**. Remember also that a map of your district showing the current boundaries **must** be included.

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Please note the date of the nomination seminar and mark your calendar. At the seminar, we will issue the nomination material and review the procedures for issuing the documents. We will also discuss new legislation which concerns general district elections. If you have any questions, please feel free to call Leticia Flores at (951) 486-7212.

Sincerely,

REBECCA SPENCER
Registrar of Voters

By _____
Leticia Flores
Elections Coordinator

Enclosures



**Beaumont-Cherry Valley Water District
Board of Directors Meeting
June 28, 2018**

Item 4

STAFF REPORT

TO: Board of Directors
FROM: Dan Jagers, General Manager
SUBJECT: California Special Districts Association (CSDA) 2018 Board Elections: Vote to Elect a Representative to the California Special District Association Board of Directors in the Southern Network for Seat A

Recommendation:

Vote to elect a representative to the California Special District Association Board of Directors, Seat A for the Southern Network.

Background

The California Special District Association has requested that the Board of Directors of the Beaumont-Cherry Valley Water District submit a ballot to vote for one candidate of their choice to represent the CSDA Southern Network, Seat A.

There are two candidates for the Seat: Mr. Joseph Kelly, and Ms. Jo MacKenzie. At its meeting on April 11, 2018, the BCVWD Board adopted Resolution 2018-06, in support of the nomination of Jo MacKenzie to the CSDA Board of Directors. The Resolution is attached, along with additional candidate information.

Fiscal Impact

There is no fiscal impact to the District.

Attachments:

- Candidate Information
- Letter of support for MacKenzie from Vista Irrigation District
- BCVWD Resolution 2018-06



**California Special
Districts Association**
Districts Stronger Together

2018 CSDA BOARD CANDIDATE INFORMATION SHEET

The following information **MUST** accompany your nomination form and Resolution/minute order:

Name: Jo MacKenzie

District/Company: Vista Irrigation District

Title: President, Board of Directors

Elected/Appointed/Staff: Elected

Length of Service with District: 26 years

1. Do you have current involvement with CSDA (such as committees, events, workshops, conferences, Governance Academy, etc.):

- President 2011, Vice President 2010, Treasurer 2008-2009
- CSDA Legislative Advocate of the Year 2010
- Finance Corporation 2007-present, President 2012, 2013, 2015- present
- Special District Leadership Foundation Board of Directors, Treasurer 2014-present
- Fiscal and Audit Committees; Membership Committee 2011- present
- Legislative Committee 2004-present; Chair, 2006-2010 and 2012
- San Diego Chapter, Board of Directors 1993-present, President 1998-2000
- Graduate of CSDA Governance Academy
- Attend Annual Conference and Legislative Days

2. Have you ever been associated with any other state-wide associations (CSAC, ACWA, League, etc.):

- ACWA: Past Board Director; Local Government, Chair 2014-2015 and Membership Committees
- ACWA Region 10 Board, Vice Chair, Alternate Chair, Director 1997-2010
- Special District Official of the Year by PublicCEO 2011

3. List local government involvement (such as LAFCO, Association of Governments, etc.):

- San Diego LAFCO, 1994-present, Current Chair; served on Advisory Committee for 14 years
- CALAFCO Board member
- Served on City of San Marcos Planning and Traffic Commissions
- Personally initiated the City of San Marcos Budget Review Committee in 1980, Chair 1996-2006

4. List civic organization involvement:

- San Marcos Chamber of Commerce, Lifetime Ambassador
- Graduate Leadership 2000, Cal State San Marcos
- Soroptimist International

****Candidate Statement-**Although it is not required, each candidate is requested to submit a candidate statement of no more than 300 words in length. Any statements received in the CSDA office after **May 31, 2018** will not be included with the ballot mailing.

**Jo MacKenzie, Director
Vista Irrigation District**



- * DEDICATED * EXPERIENCED LEADER
- * FISCALLY RESPONSIBLE
- * COMMITTED TO SPECIAL DISTRICTS

I would be honored to continue representing the Southern Network on the CSDA Board of Directors.

I am dedicated to CSDA's mission and I pledge to continue building on CSDA's foundation of education programs, legislative advocacy, and public outreach. During my tenure, special districts have gained recognition as the third leg of local government. It is important that CSDA continues to be the voice of California's special districts in the Capitol.

Representing the Southern Network, I will bring to the California Special District Association years of experience in local government including LAFCO, and a strong understanding of how CSDA can best serve its members.

I have served as CSDA President, Treasurer, and the Chair of the Legislative Committee. I know the commitment and time it takes to be an effective board member. A flexible schedule is paramount to being a successful director. I have attended all board of directors and assigned committee meetings, read through a myriad of legislation, and hundreds of pages of Board packets in order to provide the leadership necessary for the association to run efficiently and effectively to serve the needs of the diverse special districts.

I have completed CSDA's Special District Leadership Academy, a requirement to serve on the Board. Under my leadership, my district, Vista Irrigation District, has obtained the Special District Leadership Foundation District of Distinction Accreditation, Gold, and the District Transparency Certificate of Excellence.

I believe it is important to the continued success and growth of CSDA that the Board of Directors remain committed to its **mission: to provide legislative advocacy, education, and member services for all special districts.**

Your district's vote will be greatly appreciated!



**California Special
Districts Association**

CSDA

Districts Stronger Together

2018 CSDA BOARD CANDIDATE INFORMATION SHEET

The following information **MUST** accompany your nomination form and Resolution/minute order:

Name: Joseph Kelly

District/Company: Big Bear Airport District

Title: Director

Elected/Appointed/Staff: Elected Member - Board of Directors

Length of Service with District: 3.5 years

- Do you have current involvement with CSDA (such as committees, events, workshops, conferences, Governance Academy, etc.):

2016 Special District Leadership Academy

2018 Special District Leadership Academy

Association of San Bernardino County Special Districts Membership

- Have you ever been associated with any other state-wide associations (CSAC, ACWA, League, etc.):

Institute for Local Government - Public Engagement Certificate and Subscriber

Jefferson Madison Society, President

- List local government involvement (such as LAFCo, Association of Governments, etc.):

Contributor in Numerous Events/Meetings of:

City of Big Bear Lake

Bear Valley Municipal Water District

Big Bear Community Services District

Bear Valley Healthcare District

Bear Valley Unified School District

- List civic organization involvement:

Better Big Bear

Bear Valley Historical Society

Big Bear Business Bunch

Big Bear Pilots Association

****Candidate Statement – Although it is not required, each candidate is requested to submit a candidate statement of no more than 300 words in length. Any statements received in the CSDA office after May 31, 2018 will not be included with the ballot.**

**Joseph Kelly, Director
Big Bear Airport District**



**A Message from Joseph Kelly
Candidate for the California Special Districts Association
Board of Directors**

Hello, I am Joseph Kelly, your candidate for the California Special Districts Association (CSDA) Board of Directors. As an elected official, I understand the concept of serving our constituents. When elected to the CSDA Board, I will serve you.

CSDA is our "go to" organization, for training, support, data, answers and legislative outreach. During my tenure on the Big Bear Airport District Board of Directors, I have drawn on many of the resources provided by our membership in CSDA. These resources will not only continue, but get better with my input in Sacramento.

Technical innovations, communication and legislative support is what I bring to the table. I have no complaints about CSDA. To the contrary, I only seek to add my voice to make CSDA an ever improving association. I ask for your vote, the vote of your agency, to elect me to the CSDA Board of Directors.

Special Districts like yours provide vital services to a major portion of California. We as representatives require the support CSDA provides to help us carry out our responsibilities. We serve in every type of district from small rural areas to large metropolitan areas. One thing in common is that our constituents rely on us to provide services, without fail; and we are held accountable.

Each district faces its own challenges. In addition to these, some general concerns to me are:

- UNFUNDED MANDATES from Sacramento which are growing
- PREVAILING WAGE regulations impact on districts which don't have the large base of contractors
- NETWORKING AND COMMUNICATION between agencies to find solutions to problems in common
- ENCOURAGING INPUT from Special Districts as to their needs from CSDA



1391 Engineer Street • Vista, California 92081-8840
Phone (760) 597-3100 • Fax: (760) 598-8757
www.vidwater.org

Board of Directors

Paul E. Dorey, *President*
Jo MacKenzie
Marty Miller
Patrick H. Sanchez
Richard L. Vásquez

Administrative Staff

Eldon L. Boone
General Manager / Treasurer
Brett L. Hodgkiss
Assistant General Manager
Lisa R. Soto
Board Secretary
Joel D. Kuperberg
General Counsel

June 18, 2018

Re: Jo MacKenzie for CSDA Board of Directors, Southern Network, Seat A

Dear Board President:

On March 7, 2018, the Vista Irrigation District (VID) Board nominated Jo MacKenzie to the CSDA Board of Directors for the Southern Network, Seat A. As President of the Board, I'm requesting that your Board cast its vote for Jo MacKenzie, CSDA Board of Directors. The electronic balloting starts this week.

Jo's enthusiasm, commitment, and comprehensive knowledge of special districts have brought a high level of experience to the CSDA Board of Directors. Jo believes it is important that CSDA continue to be the voice of all special districts, and continue to build on the present foundation of legislative advocacy, educational programs, and public outreach.

Currently serving on the CSDA Board as a Past President (President, 2011). Jo served as Chair of the Legislative Committee from 2006-2010, and again in 2012. She was named Legislative Advocate of the Year in 2010. Jo currently serves as President of the CSDA Finance Corporation, and she also serves as Treasurer of the Special District Leadership Foundation. Jo has been very active with the San Diego Chapter of CSDA and served as its President 1998-2000.

Jo was elected to the VID Board of Directors in 1992, and has since served as President seven times. She is current Chair of San Diego LAFCO, and has continually served on LAFCO in various capacities since 1994. Jo is a past Board Director for ACWA and serves on the ACWA Local Government Committee (Chair 2014-15) and on the ACWA Membership Committee. She is active in her local community, having served on the City of San Marcos Planning Commission, Traffic/Safety Commission, Budget Review Committee and Affordable Housing Task Force. Jo has also been active in the San Marcos Chamber of Commerce for 30 years, serving as a Board Member and a Life Member Ambassador.

During my Board's nomination of Jo for re-election to the CSDA board, my comments was as follows:

"She's been their [CSDA's] loyal representative, for sure. And when it comes time to supporting all of their projects, you know that she provides the emphasis."

I urge your Board to vote for Jo MacKenzie for Southern Network Director. Thank you for your support!

Very truly yours,


Paul E. Dorey
President, Board of Directors

RESOLUTION 2018-06

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE BEAUMONT-CHERRY VALLEY WATER DISTRICT
CONCURRING IN THE NOMINATION OF JO MACKENZIE TO THE
CALIFORNIA SPECIAL DISTRICTS ASSOCIATION BOARD OF DIRECTORS**

WHEREAS, the California Special Districts Association (CSDA) is holding an election for its Board of Directors for the Southern Network, Seat A for the 2019-21 term; and

WHEREAS, the Beaumont-Cherry Valley Water District is a voting member of CSDA and a voting member of the Southern Network; and

WHEREAS, the incumbent, Jo MacKenzie, of the Vista Irrigation District is seeking re-election for this position; and

WHEREAS, Jo MacKenzie has been involved with the CSDA Board since 2003 and has served in a wide variety of roles including Board President in 2011, Vice President in 2010, and Treasurer in 2008 and 2009; and

WHEREAS, the Board of Directors of the Beaumont-Cherry Valley Water District believes that Jo MacKenzie is an effective member of the CSDA Board,

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Beaumont-Cherry Valley Water District does concur in the nomination of Jo MacKenzie to represent the Southern Network, Seat A, on the CSDA Board of Directors; and

BE IT FURTHER RESOLVED that the District Secretary is hereby directed to transmit a certified copy of this resolution to the attention of the Board Secretary of the Vista Irrigation District at 1391 Engineer Street, Vista, CA 92081, forthwith.

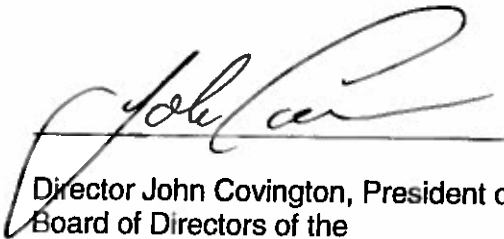
ADOPTED this 11th day of April, 2018.

AYES: COVINGTON DIAZ HOFFMAN RAMIREZ SLAWSON

NOES:

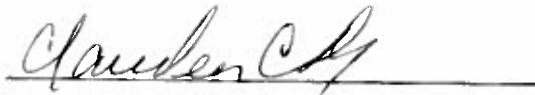
ABSTAIN:

ABSENT:



Director John Covington, President of the
Board of Directors of the
Beaumont-Cherry Valley Water District

ATTEST:



Director Claudeen C. Diaz, Secretary to the
Board of Directors of the
Beaumont-Cherry Valley Water District



**Beaumont-Cherry Valley Water District
Regular Board Meeting
June 28, 2018**

Item 5

STAFF REPORT

TO: Board of Directors
FROM: Dan Jagers, General Manager
SUBJECT: Consideration of Scheduling a District Facilities Tour

Staff Recommendation

No recommendation. Direct staff as desired.

Summary

The most recent District facilities tour took place in January 2015, and was attended by the Board of Directors. The facilities tour was open to the public; however, there were no public attendees. Staff believes the Board of Directors would

benefit from a first-hand look at some key facilities within the District.

Staff is requesting that the Board consider a series of potential dates and times for a District facilities tour.

Fiscal Impact

Transportation costs such as transportation rental, mileage and fuel, and director per diems, and miscellaneous administrative costs, for a total estimated fiscal impact of \$1,250.

Attachments

Calendars – July and August

July 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4-Independence Day	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				
Created at www.CalendarHome.com!						

August 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	
Created at www.CalendarHome.com!						



**Beaumont-Cherry Valley Water District
Regular Board Meeting
June 28, 2018**

Item 6

STAFF REPORT

TO: Board of Directors
FROM: Dan Jagers, General Manager
SUBJECT: Discussion Regarding Addition of District Administrative Facilities at the 560 Magnolia Avenue, Beaumont campus

Staff Recommendation

No recommendation. Board discussion and direct staff as desired

Background

The 7,560 square-foot BCVWD Administration Building was completed in 2008, and currently facilitates workstations for 20 employees. Its configuration is not conducive to cost effective alteration for additional workstations, and all available space is currently in use at full capacity.

In the past 10 years, the District has added approximately 3,550 connections and 8,900 customers. This growth trend is expected to continue, with several other development projects on the horizon. The City of Beaumont anticipates steady growth over the next several years, with an approximate build out population at 100,000.

Summary

The increase in number of connections, and expected growth in customer base has increased staff workload, in operations (field), engineering, and administration. Available space is now at maximum capacity, and additional space for workstations is needed to facilitate current staff and potential added staff in the near future.

As development continues, and the City of Beaumont considers and approves additional development plans along with the expansion of its wastewater treatment plant and resulting recycled water facility, the District's workload will continue to increase as a result of its role in the development cycle. Staff workload will also continue to increase with the addition of the anticipated several thousand new connections in the coming years.

In addition, the District is looking ahead at opportunities such as grant funding from recently approved Proposition 68, and potential for approval of the Water Quality and Water Supply Act of 2018 on the November ballot. These may be beneficial to the District and offer potential for additional staff to facilitate projects such as recycled water and conservation.

Staff projects a greater need in the near future for additional office space, while experiencing an immediate need for workspace. A modular facility or off-site office space would address the immediate need and facilitate the addition of anticipated staffing requirements in the short-term future.

Attached Figure I shows the District's current administration office with the adjacent parcels, one of which is owned by the District and could facilitate a temporary need until a long-term solution can be established.



Staff has evaluated four (4) alternatives to provide a temporary solution to the need for additional office space. They are as follows:

- Alternative A- 10 x 44 Modular Building Lease located on-site
- Alternative B- 24 x 60 Modular Building Lease located off-site
- Alternative C- 24 x 60 Modular Building Purchase located off-site
- Alternative D- Offsite Lease within a nearby office building

Fiscal Impact

This staff report considers only the impact of the recommended temporary office space.

The full cost of adding additional office space has not yet been determined.

Attachments

Figure I Site Plan with identified options including District Administrative Office

Preliminary Estimates for Alternatives A-D (Table 1-4)

Figure 1
Site Plan with identified options including District Administrative Office



BCVWD Additional Office Space

On-Site Modular Building **Lease** - Alternative "A"

Approx. Building Size

10x44

Description:

Mobile with 2 Private Offices

Monthly Costs		
Item	Design Space Modular	
	Amount	Unit
Lease Rate	\$402.00	\$/Mo.
Steps	\$10.00	\$/Mo.
DOH Fee	\$9.50	\$/Mo.
Sales Tax	\$32.67	\$/Mo.
Liability Insurance*		\$/Mo.
Utilities (Electric and Sewer)*		\$/Mo.
Total Monthly	\$454.17	\$/Mo.
One-Time Costs		
Item	Design Space Modular	
Miscellaneous Furnishings*		LS
Item	Design Space Modular	
(Billed at Begin of Lease)	Amount	Unit
Delivery	\$353.00	EA
Installation: Excluding Plumbing, Electrical & Data Hook up.	\$87.50	EA
Total	\$440.50	EA
Item	Design Space Modular	
(Billed at End of Lease)	Amount	Unit
Return Delivery	\$353.00	EA
Tear Down	\$87.50	EA
Total	\$440.50	EA
12-Month Cost	\$6,331	
24-Month Cost (Year 1 + 3%)	\$11,944	
36-Month Cost (Year 2 + 3%)	\$17,721	
48-Month Cost (Year 3 + 3%)	\$23,662	
60-Month Cost (Year 4 + 3%)	\$29,766	

Modular Building to be located on BCVWD property at 560 Magnolia Ave, Beaumont, CA 92223

Typical Term is for 12 Months. Each term includes a 3% cost escalation factor beyond 12 months.

*Costs have not yet been determined for these items.

BCVWD Additional Office Space

Off-Site Modular Building Lease - Alternative "B"

Approx. Building Size

24x60

Description:

Mobile Unit with 4 offices, 2 restrooms, 1 conference room

Monthly Costs		
Item	Design Space Modular	
	Amount	Unit
Lease Rate	\$1,194.00	\$/Mo.
Steps	\$10.00	\$/Mo.
DOH Fee	\$26.06	\$/Mo.
Sales Tax	\$95.33	\$/Mo.
Liability Insurance*		\$/Mo.
Utilities (Electric, Sewer)*		\$/Mo.
Total Monthly	\$1,325.39	\$/Mo.
One-Time Costs		
Item	Design Space Modular	
Miscellaneous Furnishings*		
Item	Design Space Modular	
(Billed at Begin of Lease)	Amount	Unit
Delivery	\$823.00	EA
Installation & Hitch Removal: Excluding Plumbing, Electrical & Data Hook up.	\$1,425.00	EA
Total Monthly	\$2,248.00	EA
Item	Design Space Modular	
(Billed at End of Lease)	Amount	Unit
Return Delivery	\$823.00	EA
Tear Down & Install Hitches	\$1,456.00	EA
Total Monthly	\$2,279.00	EA
Chain Link Fence (Perimeter Fencing)	\$33,490.00	LS
Wrought Iron Fence (Perimeter Fencing)	\$86,800.00	LS
24-Month Cost	\$36,336.35	
36-Month Cost	\$52,241.03	
48-Month Cost	\$68,145.70	
60-Month Cost	\$84,050.38	

Modular Building to be located on BCVWD property at 559 Orange Ave, Beaumont, CA 92223

Typical Term is for 24-36 Months, lease costs show without escalation.

*Costs have not yet been determined for these items.

BCVWD Additional Office Space

Off-Site Modular Building **Purchase** - Alternative "C"

Approx. Building Size

24x60

Description:

Mobile Unit with 4 offices, 2 restrooms, 1 conference room

Monthly Costs				
Item	New Model (2018)		Used Model (2007)	
	Amount	Unit	Amount	Unit
Liability Insurance*		\$/Mo.		\$/Mo.
Utilities (Electric, Sewer)*		\$/Mo.		\$/Mo.
One-Time Costs				
Item	Amount	Unit	Amount	Unit
Building Sale Price w/ 20oz carpeting and 4" vinyl cove base	\$115,079	EA	\$73,601.00	EA
Delivery (Clear and unobstructed access)	\$4,750	EA	\$823.00	EA
Set Up (Block, Level, and Close Up, Seam Carpet) Assumes Level Site	\$1,425	EA	\$1,425.00	EA
Two (2) OSHA Metal Stairs	\$1,500	EA	\$1,500.00	EA
Foundation Materials (Steel Piers w/ PT Wood Pads)	\$550	EA	\$550.00	EA
Seismic / Wind Anchors (14)	\$963	EA	\$963.00	EA
Skirting (Painted w/ Vents and Access Panel) +/-168LF	\$3,150	EA	\$3,150.00	EA
Title Transfer Fees	\$50	EA	\$50.00	EA
Sales Tax (7.75%)	\$9,396	EA	\$6,182.00	EA
Subtotal	\$136,863		\$88,244.00	
Optional				
Engineered Foundation Plans & Calcs (Wet Stamped)	\$825	4 sets	\$825.00	4 sets
Subtotal	\$825		\$825.00	
City & Other Fees				
	Amount	Unit	Amount	Unit
City Plan Review & Inspection Fees (Approximate)	\$4,250	EA	\$4,250	EA
Misc. City Fees (Approximate)	\$400	EA	\$400	EA
SCE Setup / Connection Charges		EA		EA
Subtotal	\$4,650		\$4,650	
Chain Link Fence (Perimeter Fencing)	\$33,490	LS	\$33,490	LS
Wrought Iron Fence (Perimeter Fencing)	\$86,800	LS	\$86,800	LS
Total	\$142,338		\$93,719.00	

Modular Building to be located on BCVWD property ar 559 Orange Ave, Beaumont, CA 92223

*Costs have not yet been determined for these items.

BCVWD Additional Office Space

Off-Site Office Space **Lease** - Alternative "D"

Approx. Office Space Size

1350 sf

Description:

851 E. 6th Street, Suite A3

Monthly Costs		
Item	Design Space Modular	
	Amount	Unit
Building Rental Space	\$18.00	SF/YR
Liability Insurance*		\$/Mo.
Utilities (Electric, Sewer)*		\$/Mo.
Total Monthly	\$18.00	\$/Mo.
One-Time Costs		
Item	Design Space Modular	
Tenant Improvements*		
Miscellaneous Furnishings*		
24-Month Cost		\$48,600.00
36-Month Cost		\$72,900.00
48-Month Cost		\$97,200.00
60-Month Cost		\$121,500.00

An online search was conducted to locate potential available properties, this particular location appears available

*Costs have not yet been determined for these items.



**Beaumont-Cherry Valley Water District
Regular Board Meeting
June 28, 2018**

Item 7

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: Discussion on the Surplus Water Sale Agreement between the San Gorgonio Pass Water Agency and the San Bernardino Valley Municipal Water District

Staff Recommendation

No recommendation. Information only.

Background

As the State Water Contractor and supplier for the region, the San Gorgonio Pass Water Agency (SGPWA) is tasked with obtaining water supply for the area to meet the needs of all customers.

In May 2017, the San Bernardino Valley Municipal Water District (SBVMWD) adopted Ordinance 79, which established procedures for the sale of the District's surplus State Project water. The San Gorgonio Pass Water Agency (SGPWA) is in the process of finalizing an agreement with SBVMWD for the first right of refusal for purchase up to 5,000 acre-feet of the surplus water each year.

During the June 2018 SGPWA Engineering Workshop, a revised Surplus Water Agreement was presented to the SGPWA Board of Directors. In the revised agreement, it is important to note that when a surplus amount of water is available, SGPWA has first right of refusal to purchase up to 5,000 ac-ft of the surplus amount, with 50% of that amount being offered in first right to Yucaipa Valley Water District (YVWD) and South Mesa Water Company (SMWC). Depending on the amount available based on the proportional amount of imported purchased over the previous 3 years of water orders, these two (2) Districts have equal right to specified amounts of the 50% acquired by SGPWA. An allocation quantity breakdown (Exhibit "A" from the Agreement) is provided herewith.



EXHIBIT A

Resale of Surplus Water Examples

Amount of Surplus Water	SGPWA	Total Retailer Share	Amount to Each Retailer	
			SMWC	YVWD
1,000 AF < x < 2,000 AF	50%	50%	250 AF + PROPORTION	250 AF + PROPORTION
> 2,000 AF	50%	50%	500 AF + PROPORTION	500 AF + PROPORTION

PROPORTION: Any remainder of Retailer Share will be proportioned per Section 6 of this agreement, in proportion to the amount of SWP water each retailer purchased over the previous three (3) years

Additionally, the agreement sets forth costs associated with the purchase of the surplus water as follows:

Final SWP Allocation	Cost Per Acre-Foot
0 - 20%	\$400
21 - 40%	\$300
41 - 60%	\$200
61 - 100%	\$100

The remaining 50% of the surplus water purchased by SGPWA (or unpurchased amounts by YVWD and SMWC) can be purchased by YVWD, SMWC, and other retailers (such as BCVWD) within the Pass Area.

Fiscal Impact

The potential fiscal impact to BCVWD is to be determined, however, BCVWD staff anticipates this cost will become a part of the SGPWA’s water rate.

Attachment(s)

1. Revised Surplus Water Sale Agreement

SURPLUS WATER SALE AGREEMENT

This Surplus Water Sale Agreement (“Agreement”) is made and entered into as of ____ day of _____, 2018, by and between the SAN GORGONIO PASS WATER AGENCY ("Agency") and SAN BERNARDINO VALLEY MUNICIPAL WATER DISTRICT (“District”). Agency and District are sometimes individually referred to herein as a “Party” and collectively as the “Parties”.

RECITALS

A. Agency and District are state water contractors and regional water agencies that provide water on a wholesale basis to retail water providers and other public agencies within their respective service areas. There are two retail water providers that are within the service areas of both Agency and District. Those retailers are the Yucaipa Valley Water District and the South Mesa Water Company (collectively referred to as “Retailers”); and

B. Agency desires additional water supplies of all kinds to improve its water supply reliability, including wet year yield; and

C. Agency and District have a long history of cooperative efforts to serve water to their respective service areas, including water exchanges and sharing capacity in the East Branch Extension; and

D. District anticipates that from time to time, it may have surplus State Water Project water (“Surplus Water”) that is surplus to the needs of its retail customers; and

E. District has adopted its Ordinance 79 which establishes procedures for the surplus and sale of surplus State Water Project Water; and

F. District desires to provide Agency the first right of refusal to purchase up to 5,000 acre-feet of District’s Surplus Water per calendar year; and

G. Agency desires to purchase Surplus Water from District under the terms and conditions set forth in this Agreement and in a manner that is consistent with Ordinance 79.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing recitals and the promises and covenants contained herein, the Parties agree as follows:

1. Term of Agreement.

The term of this Agreement shall commence on January 1, 2018 and end on December 31, 2032. ("Term").

2. Purchase and Sale of Surplus Water.

(a) District may determine, in its sole discretion, the amount of Surplus Water that will be available for purchase during each calendar year of the term of this Agreement. Notwithstanding the foregoing, if District determines that Surplus Water is available, District shall provide Agency the right of first refusal to purchase up to the first 5,000 acre feet of said Surplus Water.

(b) On or before June 15 of each year during the Term, District shall provide notice to Agency of the amount of Surplus Water that is available for purchase for that calendar year. Agency shall then have 30 days from the date of said notice to notify District of the amount of said Surplus Water that it wishes to purchase for that applicable year.

3. Purchase Price for Surplus Water.

The purchase price for Surplus Water delivered by District to Agency shall be the sum of the costs as calculated in subsections (a) and (b) below.

(a) The cost of the water shall be based on the State Water Project Table A allocation

as determined for the applicable year as follows:

Final SWP Allocation	Cost Per Acre-Foot
0 - 20%	\$400
21 - 40%	\$300
41 - 60%	\$200
61 - 100%	\$100

(b) The power cost to move the Surplus Water through the State Water Project facilities, District facilities, and then to the Point of Delivery as defined herein, shall be paid as follows: (i) Agency shall pay to District power costs at the power cost rate established for the State Water Project for the applicable year. The actual power costs shall be reconciled on or before the end of the calendar year following the year of the delivery. In the event it is determined that Agency has underpaid power costs, Agency shall make payment for the amount owed to District within 30 days of said determination. In the event it is determined that Agency has overpaid power costs, Agency may elect to either receive payment from District within 30 days from the date of said determination or to apply said amount as a credit toward power costs for a subsequent year.

(c) On or before expiration of each 5-year period during the Term, the Parties shall meet and confer in good faith in regard to whether the amount and/or calculation of the purchase price should be changed. In the event the Parties cannot agree as to a new or different amount or calculation, then either Party shall have the right to terminate this Agreement. Unless a Party elects to so terminate this Agreement, the purchase price then in effect shall remain in effect unless or until the Parties reach an agreement to make any such change.

4. **Delivery of Water.**

(a) Point of Delivery. The physical point of delivery (“Point of Delivery”) of Surplus Water pursuant to this Agreement includes, but is not limited to, the following locations:

Delivery Location	Reach Number
Various locations in the San Bernardino Basin	EBX – 1, 2A, 2B, 2C
Various locations in the Yucaipa Basin	EBX – 3B
Various locations in the Beaumont Basin;	EBX – 4A, 4B

(b) Delivery Schedule. District will cooperate with Agency to coordinate for the delivery at the Point of Delivery upon a mutually agreeable delivery schedule.

5. **Use of Water in the San Gorgonio Pass Water Agency Service Area.** Agency shall only purchase the amount of Surplus Water that it is able to put to beneficial use within its service area.

6. **Initial Resale of Surplus Water.** During the applicable year, Agency shall first offer to sell fifty percent (50%) of any Surplus Water to the Retailers based on the following conditions:

(a) All Surplus Water sold to the Retailers shall be based on the pricing policy established by the Agency.

(b) If the quantity of Surplus Water available to the Agency from the District is less than 2,000 acre feet and more than 1,000 acre feet, each Retailer shall be able to purchase from the Agency a minimum quantity of 250 acre feet, plus the remaining Initial Resale of Surplus Water divided between the Retailers based on the proportional amount of imported purchased from the Agency over the previous three calendar years. If one Retailer elects not to purchase any share, or elects to purchase less than its share, then the balance of Initial Resale of Surplus Water shall be made available to the other Retailer.

(c) If the quantity of Surplus Water available to the Agency from the District is equal to or greater than 2,000 acre feet, each Retailer shall be able to purchase from the Agency a minimum quantity of 500 acre feet, plus the remaining Initial Resale of Surplus Water divided between the Retailers based on the proportional amount of imported purchased from the Agency over the previous three calendar years. If one Retailer elects not to purchase any share, or elects to purchase less than its share, then the balance of Initial Resale of Surplus Water shall be made available to the other Retailer.

(d) Each Retailer shall notify Agency within 15 days of receiving a written offer as to whether, and to what extent, each Retailer desires to purchase Surplus Water.

(e) In the event the Retailers elect not to purchase all of the water described in this Section, Agency may purchase the remainder of the Initial Resale of Surplus Water.

6. **Regulatory Requirements.** The implementation of this Agreement shall be subject to satisfaction by District and Agency of applicable legal and regulatory requirements.

7. **Default and Termination.** In the event either Party fails to make any payment under this Agreement when due, or fails to perform any obligation otherwise required by this Agreement, the non-defaulting Party shall demand in writing that the defaulting Party cure such non-performance. The defaulting Party shall have ninety (90) days after receipt of such demand to cure. In the event the defaulting Party fails to cure a default within the ninety (90) day period, the non-defaulting Party may pursue any applicable action in law or equity including, but not limited to, termination, specific performance and/or damages for breach of this Agreement.

8. **Entire Agreement.** This Agreement contains the entire understanding between the Parties with respect to its subject matter, and supersedes all prior agreements, oral or written, and all prior or contemporaneous discussions or negotiations between the Parties. This Agreement cannot be amended except in writing signed by both Parties.

9. **No Waiver.** Any failure or delay on the part of either Party to exercise any right under this Agreement shall not constitute a waiver of the right and shall not preclude such Party

from exercising or enforcing the right, or any other provision of this Agreement, on any subsequent occasion.

10. Notices. All notices or other communications required or desired to be given pursuant to this Agreement shall be in writing and shall be hand-delivered or sent by a reputable overnight courier service providing delivery confirmation. Each such notice or communication shall be deemed to be duly given when hand-delivered or one (1) day after being deposited for next day delivery with an overnight courier. Each such notice or communication shall be addressed to the Parties at their respective addresses set forth next to their signatures below, or such other address as a Party notifies the other in writing.

11. Severability. If any provision of this Agreement is finally determined by a court to be invalid or unenforceable as written, the provision shall, if possible, be enforced to the extent reasonable under the circumstances and otherwise shall be deemed deleted from this Agreement. The other provisions of this Agreement shall remain in full force and effect so long as the material purposes of the Agreement and understandings of the Parties are not impaired.

IN WITNESS WHEREOF, the Parties have executed this agreement as of the date first written above.

DISTRICT:

SAN BERNARDINO VALLEY
MUNICIPAL WATER DISTRICT

AGENCY:

SAN GORGONIO PASS WATER
AGENCY

By: _____

Name: _____

Title: _____

Address: _____

By: _____

Name: _____

Title: _____

Address: _____

EXHIBIT A

Resale of Surplus Water Examples

Amount of Surplus Water	SGPWA	Total Retailer Share	Amount to Each Retailer	
			SMWC	YVWD
1,000 AF < x < 2,000 AF	50%	50%	250 AF + PROPORTION	250 AF + PROPORTION
> 2,000 AF	50%	50%	500 AF + PROPORTION	500 AF + PROPORTION

PROPORTION: Any remainder of Retailer Share will be proportioned per Section 6 of this agreement, in proportion to the amount of SWP water each retailer purchased over the previous three (3) years



**Beaumont-Cherry Valley Water District
Special Board Meeting
June 28, 2018**

Item 8

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: Discussion of a potential lease agreement with SMSA Limited Partnership, dba Verizon Wireless for a cellular tower located on District property at the Lower Edgar Canyon Tank, APN 401-160-161 in the community of Cherry Valley

Staff Recommendation

No recommendation.

Background

As previously discussed at the February 1, 2018 Engineering Workshop, SMSA Limited Partnership has approached BCVWD with a proposal to locate a cellular telephone tower on the site of the Lower Edgar Canyon Tank. The site is located east of Edgar Canyon Road and west of Avenida Miravilla, with access from Oak Glen Road using the District's Edgar Canyon service road. (See Figure 1, Site Map). The tower and accessory building would be located northeast of the lower Edgar Tank site, east of the existing 1-million gallon reservoir and at the base of the retaining wall. The footprint (lease area) of the tower and accessory building would consist of approximately 375 square feet.

SMSA LP's representatives propose to be granted access to the secured area of the reservoir via a 12-ft wide easement. The District would have final approval of any tower disguise (pine tree), building design, and landscaping plans to assure the area is aesthetically pleasing and non-intrusive upon final site assessment by District staff and as shown on the attached Verizon preliminary drawings showing the proposed facility. The preliminary site plans for the proposed tower site are attached as Attachment 1.

Since the February Engineering Workshop, Staff has begun work with SMSA Limited Partnership and District legal counsel to arrive at an acceptable lease agreement. The tower facility must also obtain all required permits from the County of Riverside, fire department and other agencies. Staff will monitor construction of the tower to assure all compliance with all District conditions and safety requirements.

A draft of the Land Lease Agreement will be provided as a handout to the Board of Directors. Said Draft Agreement sets forth the legal responsibilities of both parties upon acceptance of the Agreement. The Agreement grants SMSA Limited Partnership the right to install, maintain and operate the communications equipment on the specified lease area.

District Staff has sent the Land Lease Agreement draft to the District's legal counsel for review and is awaiting their response at this time. Before proceeding with the Agreement District Staff believes that the following items require further clarification in the agreement:

- Right-of-way (ingress/egress) and easement boundaries
- Indemnification and insurance



- District right to have facilities modified or relocated to provide for a future District projects along access road or at reservoir site.
- Administration Fee amount

Fiscal Impact

Staff anticipates that the tower lease could provide a revenue to the District of +/- \$1,650 per month with an annual escalation of 3% on the lease anniversary date. The initial term of the lease is 5 years with four (4) automatic 5-year extensions, unless the lease is terminated or renegotiated by the District or SMSA. The table below represents potential revenue for the first 5-year term of the agreement. Proceeds of the initial five-year term could result in income of +/- \$102,000 to the District. In addition, a one-time administration fee of \$2,500 will be required of SMSA Limited Partnership to offset processing costs incurred during review and approval of the plans, lease and related documents.

Year	Annual Revenue
1	\$19,800
2	\$20,394
3	\$21,006
4	\$21,636
5	\$22,285

Attachment(s)

Figure 1 – Project Site Location Map

Figure 2 – Project Site and Access Road Map

Attachment 1 - Preliminary improvement plans for the cell tower and accessory building

Handout(s):

Land Lease Agreement Draft

Prepared by Kaden Johnsen, Civil engineer 06/21/2018



Figure 1
Project Site Location Map

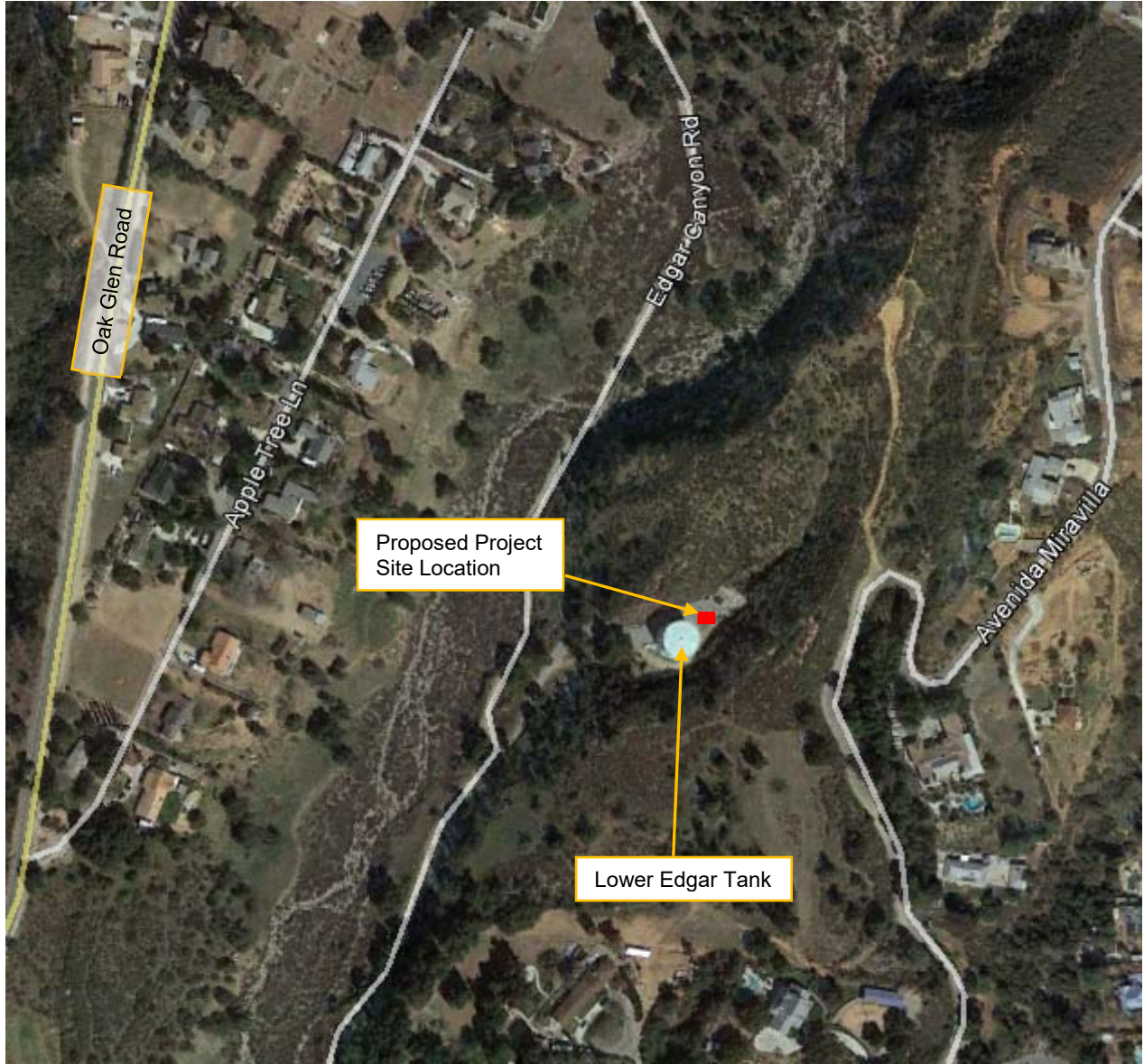
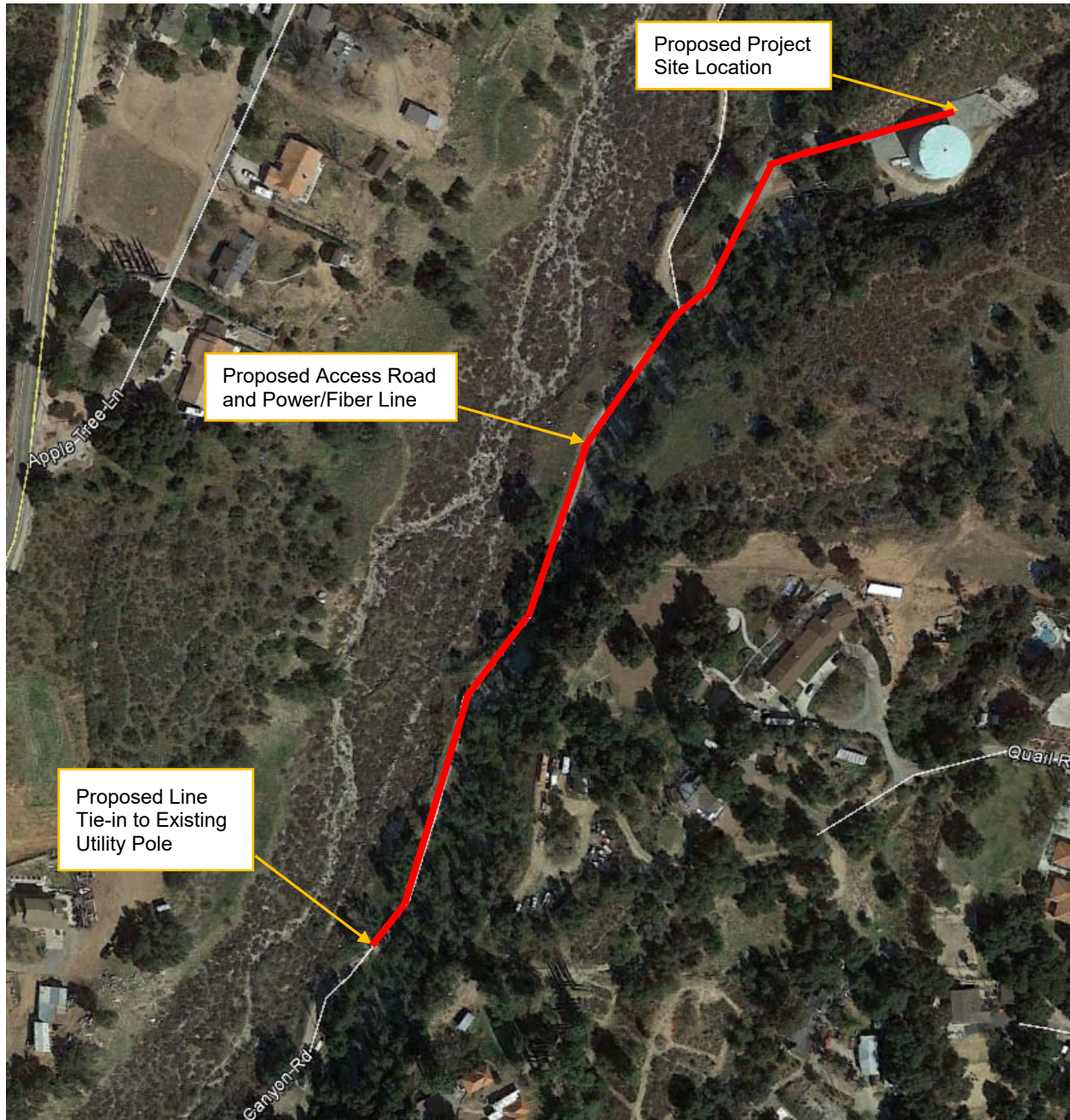




Figure 2
Project Site and Access Road Map



verizon

MIRAVILLA
MTX-45 / BSC-19
MCE

UNADRESSED PARCELS
APN: 401-160-001, 401-190-028, 401-060-015,
401-060-020, 401-060-017, & 401-131-006
CHERRY VALLEY, CALIFORNIA 92223

OVERALL HEIGHT 70'-0"

PROJECT TEAM

SITE ACQUISITION PLANNER:
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PHONE: (909) 456-8401
FAX: (909) 456-8408

CIVIL ENGINEER:
SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
CONTACT: GARRETT HAWTHORNE
PHONE: (909) 456-8401
FAX: (909) 456-8408

ELECTRICAL ENGINEER:
BES CONSULTING ENGINEERING SERVICES, LLC
9811 W. CHARLESTON BOULEVARD, SUITE 2539
LAS VEGAS, NEVADA 89117
CONTACT: JAMES W. BREAAC
PHONE: (702) 885-1552

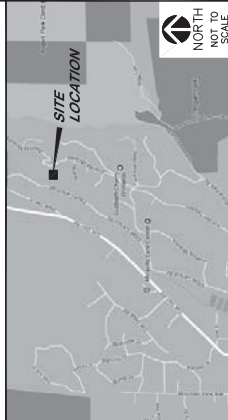
SURVEYOR:
T. AND S. W. CARLSON
6140 BRENDA LANE, SUITE 230
LAS VEGAS, NEVADA 89148
CONTACT: J. D. BROWN
PHONE: (702) 823-2527

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- INSTALLATION OF A ~316 SQ. FT. VERIZON WIRELESS TELECOMMUNICATIONS
- INSTALLATION OF (12) VERIZON WIRELESS PANEL ANTENNAS AT A 61'
- CENTERLINE MOUNTED ON A NEW 70' ANTENNA STRUCTURE
- INSTALLATION OF (3) VERIZON WIRELESS RADIO UNITS (BRUAs)
- INSTALLATION OF (3) VERIZON WIRELESS TOWER MOUNTED JUNCTION BOXES
- INSTALLATION OF (2) VERIZON WIRELESS MACRO CELL EQUIPMENT CABINETS ON
- INSTALLATION OF A VERIZON WIRELESS GPS ANTENNA
- INSTALLATION OF A VERIZON WIRELESS 8' BLOCK WALL METAL GATE
- INSTALLATION OF A VERIZON WIRELESS 15KW DC GENERATOR WITH A 54
- GALLON DIESEL TANK ON A CONCRETE PAD
- NEW 2" FIBER OPTIC CABLE FROM THE EXISTING 10 ANTENNAS
- NEW 2" FIBER CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

VICINITY MAP



DRIVING DIRECTIONS

FROM: VERIZON OFFICE TO: SITE ADDRESS
FROM 15805 SAND CANYON AVENUE, IRVINE, CA 92618: START OUT GOING SOUTH
WEST ON SAND CANYON AVENUE TO BARRACLOUGH AVENUE. TURN RIGHT
ONTO BARBARA PKWY. TURN SLIGHT RIGHT TOWARD CA-133 N. TURN RIGHT ONTO PACTOLA
(PORTIONS TOLL). MERGE ONTO CA-241 N./EASTERN
(PORTIONS TOLL). MERGE ONTO CA-91 E./RIVERSIDE FWY. E. VAL EXIT 30A TOWARD
RIVERSIDE. MERGE ONTO CA-60 E. VA. EXIT 85B TOWARD I-215 S/SAN DIEGO/INDIO.
TURN LEFT ONTO I-215 S/SA. EXIT 173B ONTO CA-917/5. TOWARD INDIO. MERGE ONTO I-10 E.
KEEP LEFT TO TAKE CA-79 ON THE LEFT. TAKE THE CA-79/BEAUMONT AVE. EXIT. EXIT 94. TURN LEFT
ONTO CA-79/BEAUMONT AVE. TURN RIGHT ONTO ORCHARD ST. ORCHARD ST IS 0.2
MILES WEST OF CA-79. TAKE THE RIGHT HAND TURN ONTO THE FIRST RIGHT TURN ON THE LEFT.
WHEELS TAKE THE 2ND LEFT ONTO AVENIDA MIRAVILLA. ADDRESS ROAD ON THE LEFT.

PROJECT SUMMARY

APPLICANT/LESSEE:
Verizon®
VERIZON WIRELESS
15850 SAND CANYON AVENUE
BUILDING D, 1ST FLOOR
IRVINE, CALIFORNIA 92618
OFFICE: (949) 286-7000

ASSESSOR'S PARCEL NUMBER:
APNS: 401-190-028 (APN)
401-060-015 (ACCESS),
401-060-020 (ACCESS),
401-131-006 (ACCESS) &

PROPERTY OWNER:
BEAUMONT-CHERRY VALLEY WATER DISTRICT
P.O. BOX 2037
BEAUMONT, CALIFORNIA 92223
ADDRESS:
CONTACT:
TELEPHONE: (951) 845-9581 EXT. 226

PROPERTY INFORMATION:
SITE NAME: MIRAVILLA
SITE ADDRESS: UNADRESSED PARCELS
CHERRY VALLEY, CALIFORNIA 92223
JURISDICTION: COUNTY OF RIVERSIDE

CONSTRUCTION INFORMATION:
AREA OF CONSTRUCTION: ~316 SQ FT
OCCUPANCY TYPE: U
TYPE OF CONSTRUCTION: V-B
SPECIALIZED OCCUPANT AREA (N/A)
FACILITY IS UNMANNED AND NOT FOR HUMAN
HABITATION. MACHINERY SPACES ARE EXEMPT
FROM THE REQUIREMENTS PER THE
CBC SECTION 11B-20553.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS
CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND
CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT
IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE
RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

- 2014 CALIFORNIA PLUMBING CODE
- 2014 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA GREEN BUILDING CODE

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	1
A1	SITE PLAN	1
A2	ENLARGED SITE PLAN	1
A3	SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	1
A4	SITE DETAIL WITH DIMENSIONS	1
A5	SOUTHWEST & NORTHWEST ELEVATIONS	1
A6	NORTHEAST & SOUTHEAST ELEVATIONS	1

ZONING DRAWINGS



Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE YOU
DIG IN CALIFORNIA (SOUTH),
TOLL FREE: 1-800-227-2600 OR
WWW.DIGALERT.ORG
CALIFORNIA STATUTE REQUIRES MIN
OF BEFORE YOU EXCAVATE

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
A	11/27/17	90% ZONING	R.S.
A	12/19/17	100% ZONING	A.A.



SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PHONE: (909) 456-8401
FAX: (909) 456-8408

PROPRIETARY INFORMATION
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15850 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

MIRAVILLA
MTX-45 / BSC-19
MCE
UNADRESSED PARCEL
CHERRY VALLEY, CALIFORNIA 92223

SHEET TITLE:
TITLE SHEET

REVISION:
1

REV.	DATE	DESCRIPTION	BY
1	11/27/17	50% ZONING	R.S.
2	12/19/17	100% ZONING	A.A.

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
1	11/27/17	50% ZONING	R.S.
2	12/19/17	100% ZONING	A.A.



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MIRAVILLA
MTX-45 / BSC-19
MCE
UNADRESSED PARCEL
CHERRY VALLEY, CALIFORNIA 92233

SHEET TITLE:
SITE PLAN

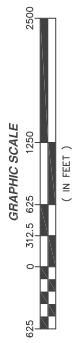
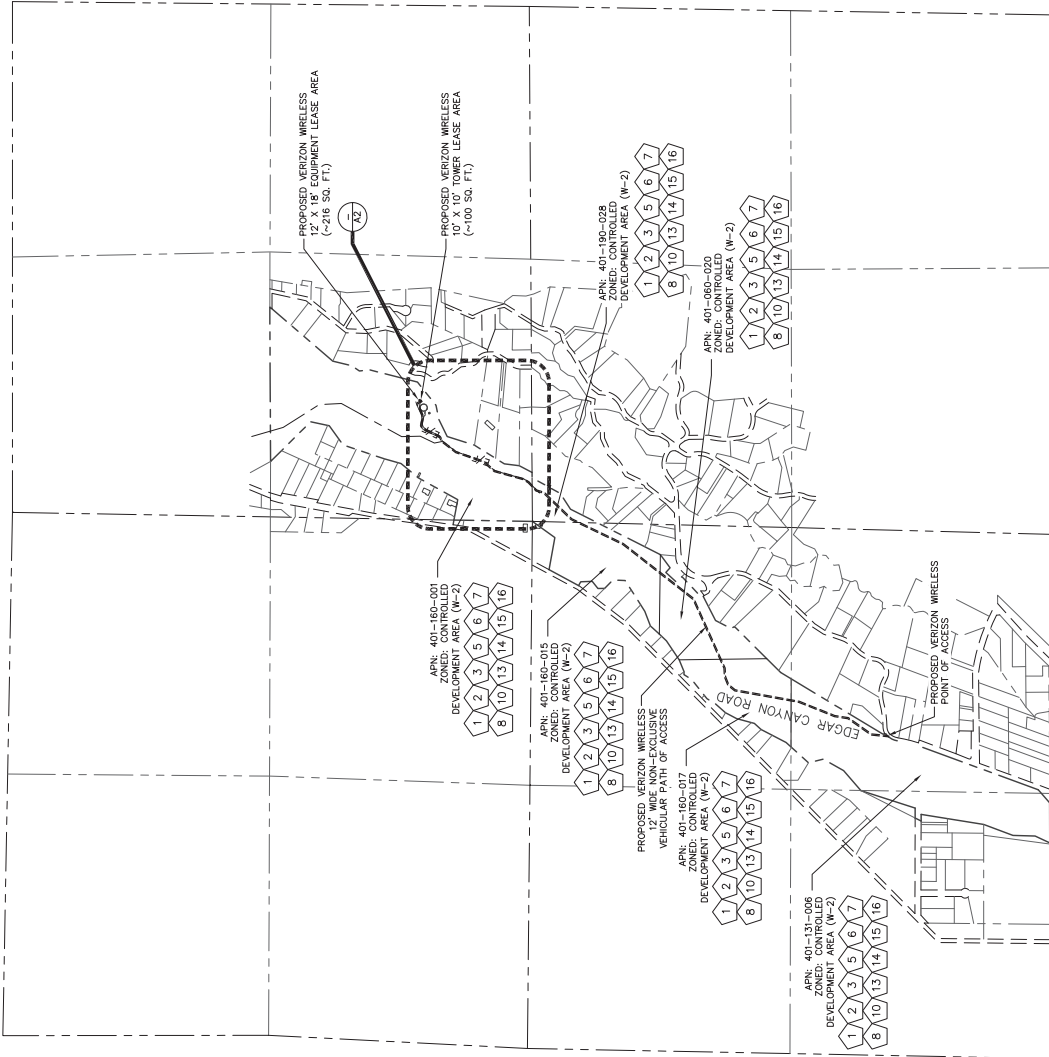
REVISION:
A1

1

LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OVERHEAD POWER
- EXISTING CHAINLINK FENCE
- PROPOSED CHAINLINK FENCE
- PROPOSED WROUGHT IRON FENCE
- EXISTING 1' CONTOUR
- XXXX
- EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- D-O-C OFFICIAL RECORD
- O.R.
- POWER POLE

LEASE AREA CALCULATION	
TOWER LEASE AREA I:	~100 SQ. FT.
EQUIPMENT LEASE AREA II:	~216 SQ. FT.
TOTAL LEASE AREA:	~316 SQ. FT.



11" x 17" SCALE 1/4" = 1250'

1" = 625'

1

NOTES & TITLE REPORT EXCEPTIONS

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (AFFECTS PARCEL, BLANKET IN NATURE)
2. RESERVATIONS CONTAINED IN THE PATENT RECORDS. (AFFECTS PARCEL, BLANKET IN NATURE)
RECORDING NO. BOOK A, PAGE 432 OF PATENTS, SAN JOSE COUNTY, CALIFORNIA, RECORDED IN A DOCUMENT GRANTED TO COUNTY OF RIVERSIDE, RECORDING DATE: FEBRUARY 21, 1881
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACQUIRED WATER RIGHTS FOR IRRIGATION AND MINING AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SAID WATER RIGHTS, SAID MINING AND ACQUISITIONS OF THE COURTS, AND ALSO SUBJECT TO THE RIGHT OF THE UNITED STATES AND ALSO SUBJECT TO THE RIGHT TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED HEREIN, THERE IS GRANTED TO THE SAID PARTY GRANTED A RIGHT OF WAY THEREON FOR DITCHES OR CANALS TO BE CUT BY THE AUTHORITY OF THE UNITED STATES. (AFFECTS PARCEL, BLANKET IN NATURE)
DISCREPANCIES OR CONFLICTS IN THE ROAD, STREET AND HIGHWAY BOUNDARY LINE BY REASON OF THE LOCATION OF FENCES OTHER THAN ON BOUNDARY LINES. (AFFECTS PARCEL, BLANKET IN NATURE)
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS RESERVED TO THE SAID PARTY GRANTED IN A DOCUMENT: GRANTED TO COUNTY OF RIVERSIDE, RECORDING NO. 33, BOOK 391, PAGE 119 DEEDS (AFFECTS PARCEL, BLANKET IN NATURE)
AFFECTS: AVENIDA MIRAVILLA (AFFECTS PARCEL, BLANKET IN NATURE)
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS RESERVED TO THE SAID PARTY GRANTED IN A DOCUMENT: GRANTED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT CHANNELS AND PROTECTION WORKS RECORDING DATE: OCTOBER 11, 1948 (AFFECTS PARCEL, BLANKET IN NATURE)
RECORDING NO. 1237, BOOK 1018, PAGE 372 OFFICIAL RECORDS (AFFECTS PARCEL, BLANKET IN NATURE)
5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP RECORD OF SURVEY, PAGE 45 (AFFECTS PARCEL, BLANKET IN NATURE)
6. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION OF THE RIVERSIDE COUNTY RECORDING DATE: FEBRUARY 21, 1881 (AFFECTS PARCEL, BLANKET IN NATURE)
RECORDING NO. 16574 OFFICIAL RECORDS (AFFECTS PARCEL, BLANKET IN NATURE)
WHEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS (AFFECTS PARCEL, BLANKET IN NATURE)
7. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (AFFECTS PARCEL, BLANKET IN NATURE)
8. RIGHTS OF PARTIES IN POSSESSION. (AFFECTS PARCEL, BLANKET IN NATURE)
9. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF OR ALL OF SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (AFFECTS PARCEL, BLANKET IN NATURE)
10. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT. (AFFECTS PARCEL, BLANKET IN NATURE)
11. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/APS LAND TITLE SURVEY OF SAID LAND AND MATTERS WHICH ARE NOT DISCLOSED AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF. (AFFECTS PARCEL, BLANKET IN NATURE)

REV.	DATE	DESCRIPTION	BY
0	11/27/17	50% ZONING	R.S.
1	12/19/17	100% ZONING	A.A.

ISSUE STATUS

SPECTRUM
 SPECTRUM SERVICES, INC.
 4600 ANTONIO, CALIFORNIA 91761 00
 PHONE: (909) 456-8401
 FAX: (909) 456-8405

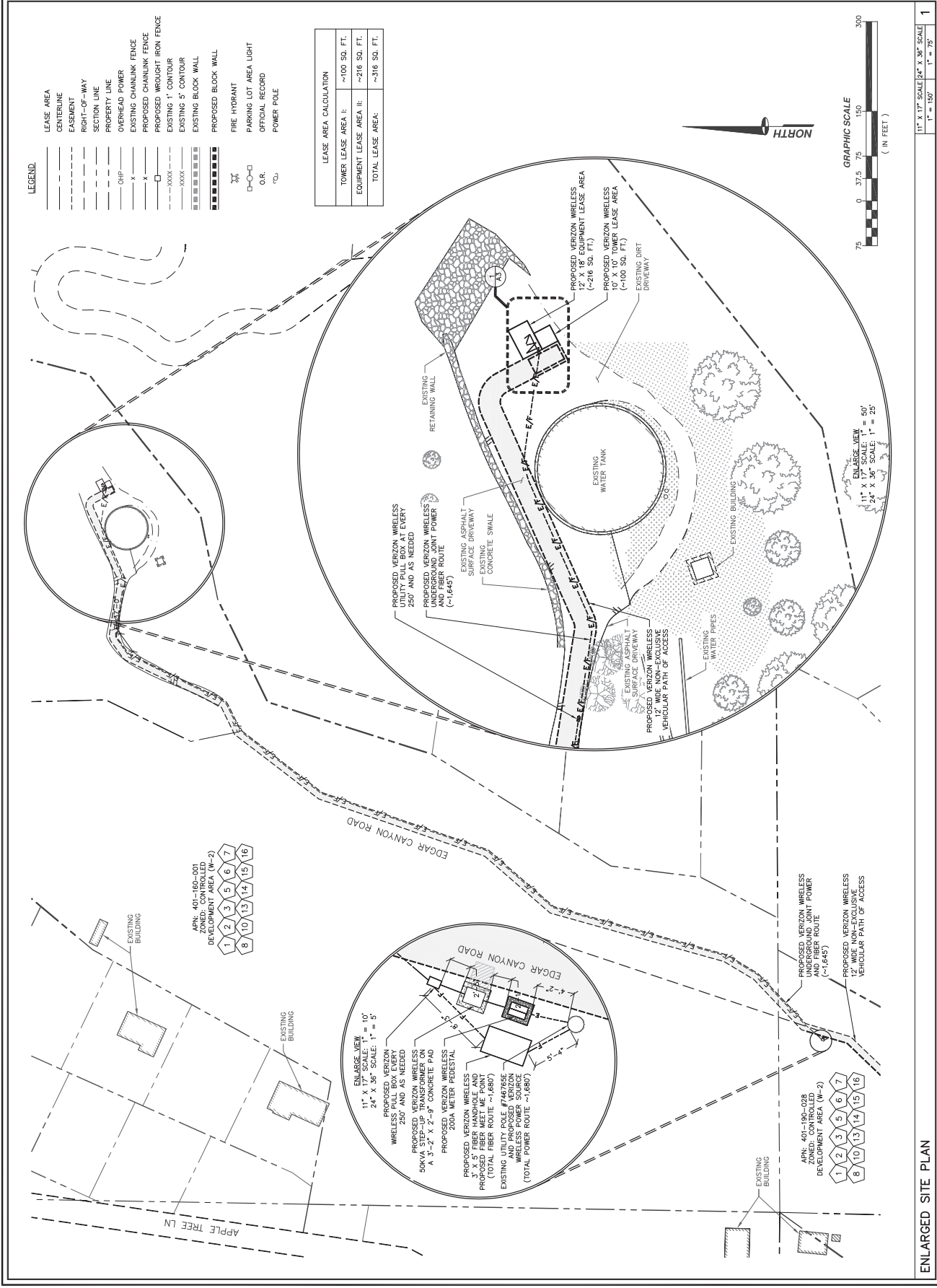
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Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

MIRAVILLA
 MTX-45 / BSC-19
 MCE
 UNADRESSED PARCEL
 CHERRY VALLEY, CALIFORNIA 92223

SHEET TITLE:
ENLARGED SITE PLAN

REVISION:
1



11" x 17" SCALE: 1" = 10', 24" x 36" SCALE: 1" = 5'

11" x 17" SCALE: 1" = 10', 24" x 36" SCALE: 1" = 25'

ENLARGED SITE PLAN

1

REV.	DATE	DESCRIPTION	BY
1	11/27/17	90% ZONING	R.S.
2	12/19/17	100% ZONING	A.A.

ISSUE STATUS



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MIRAVILLA
 MTX-45 / BSC-19
 MCE
 UNADRESSED PARCEL
 CHERRY VALLEY, CALIFORNIA 92223

SHEET TITLE:
SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

REVISION:
A3

1

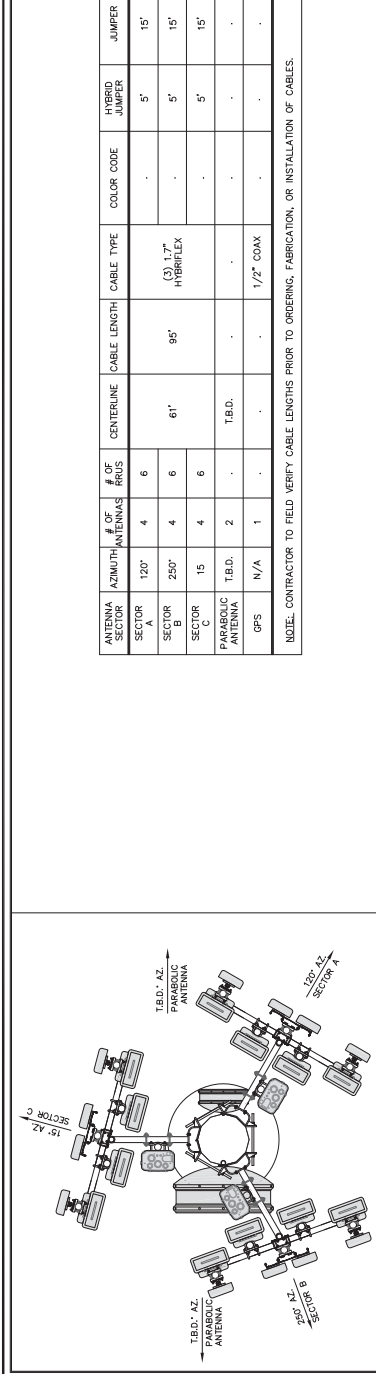
ANTENNA SECTOR	AZIMUTH	# OF ANTENNAS	# OF RIS	CENTERLINE	CABLE LENGTH	CABLE TYPE	COLOR CODE	HYBRID JUMPER	JUMPER	COMMENTS
SECTOR A	120°	4	6					5'	15'	...
SECTOR B	250°	4	6	61'	95'	(3) 1.7' HYBRIFLEX		5'	15'	...
SECTOR C	15°	4	6					5'	15'	...
PASSIVE ANTENNA	T.B.D.	2		T.B.D.						...
GPS	N/A	1				1/2" COAX				...

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES.

SCALE	NOTE
2	NONE

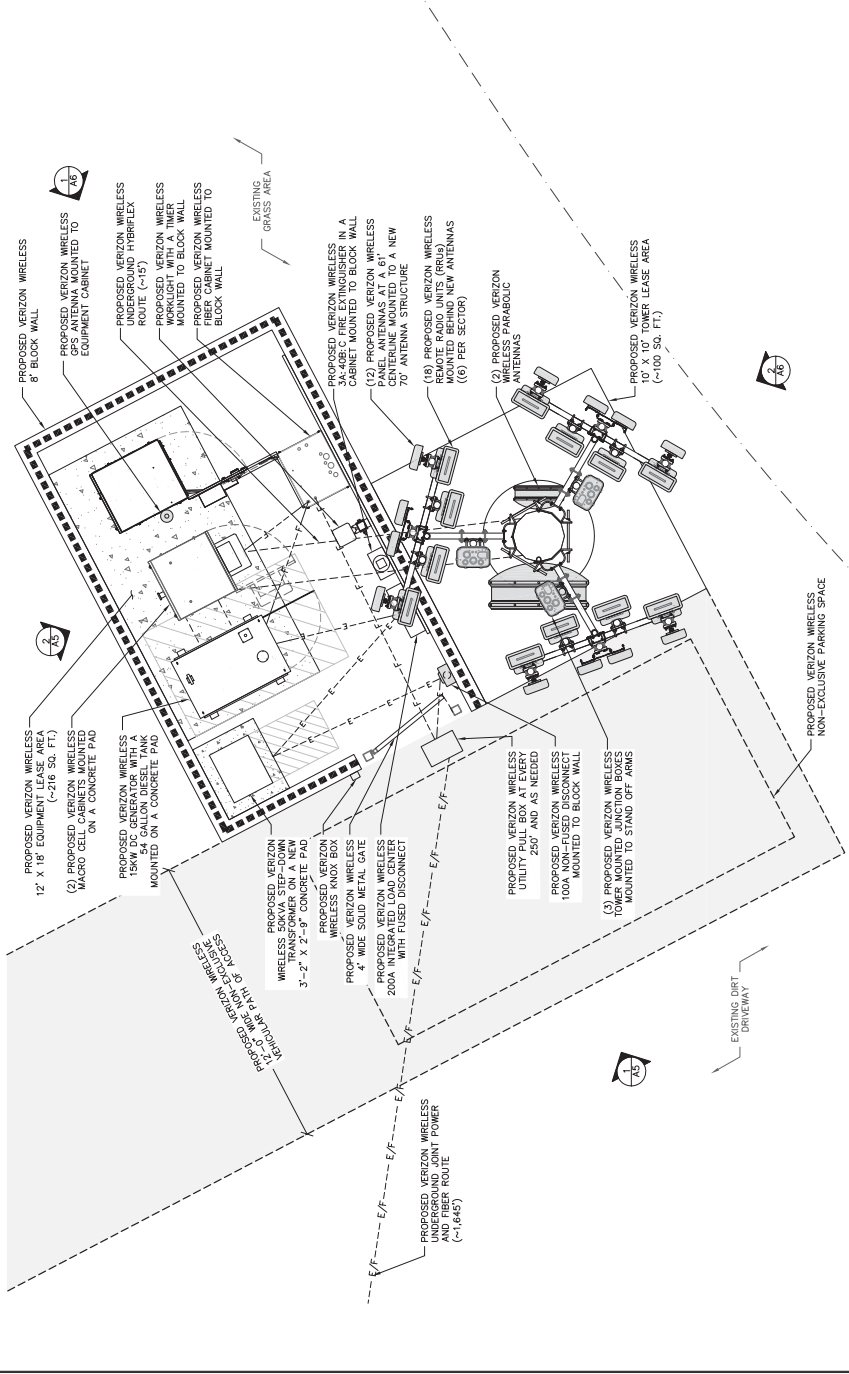
ANTENNA AND CABLE SCHEDULE

1



ANTENNA LAYOUT

3

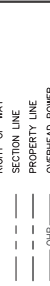


LEGEND

---	LEASE AREA
---	CENTERLINE
---	EASEMENT
---	RIGHT-OF-WAY
---	SECTION LINE
---	PROPERTY LINE
---	OVERHEAD POWER
---	EXISTING CHAINLINK FENCE
---	PROPOSED CHAINLINK FENCE
---	PROPOSED WROUGHT IRON FENCE
---	EXISTING 1" CONTOUR
---	EXISTING 5" CONTOUR
---	EXISTING BLOCK WALL
---	PROPOSED BLOCK WALL
---	FIRE HYDRANT
---	PARKING LOT AREA LIGHT
---	OFFICIAL RECORD
---	POWER POLE

LEASE AREA CALCULATION

TOWER LEASE AREA I:	~100 SQ. FT.
EQUIPMENT LEASE AREA II:	~216 SQ. FT.
TOTAL LEASE AREA:	~316 SQ. FT.



11" X 17" SCALE (1" = 5')
 1" = 2'-6"

SITE DETAIL

1

REV.	DATE	DESCRIPTION	BY	R.S.
0	11/27/17	90% ZONING		A.A.
1	12/19/17	100% ZONING		A.A.

ISSUE STATUS



SPECTRUM SERVICES, INC.
 4400 TANTO, CALIFORNIA 91761
 PHONE: (909) 456-8401
 FAX: (909) 456-8405



15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

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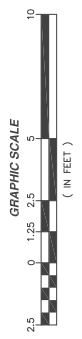
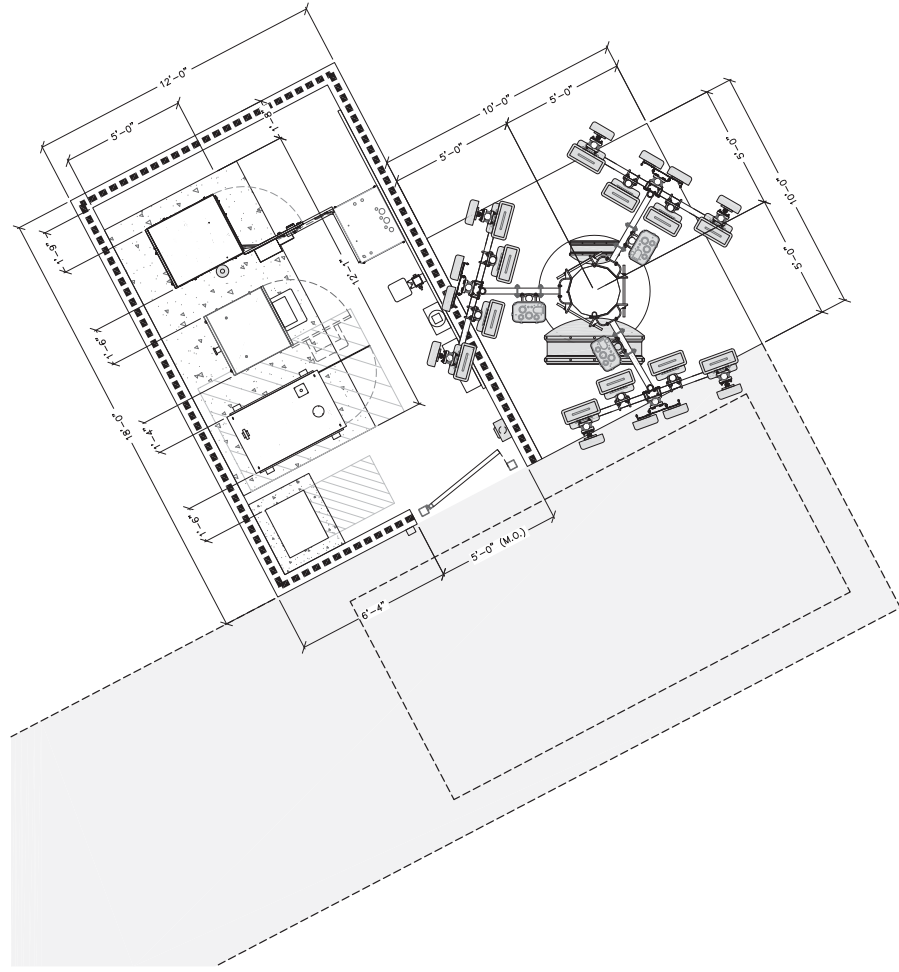
MIRAVILLA
MCE
MTX-45 / BSC-19
 UNADRESSED PARCEL
 CHERRY VALLEY, CALIFORNIA 92223

SHEET TITLE:
SITE DETAIL WITH DIMENSIONS

REVISION:
A4
1

- LEGEND.**
- LEASE AREA
 - CENTERLINE
 - EASEMENT
 - RIGHT-OF-WAY
 - SECTION LINE
 - PROPERTY LINE
 - OVERHEAD POWER
 - EXISTING CHAINLINK FENCE
 - PROPOSED CHAINLINK FENCE
 - PROPOSED WROUGHT IRON FENCE
 - EXISTING 1' CONTOUR
 - EXISTING 5' CONTOUR
 - EXISTING BLOCK WALL
 - PROPOSED BLOCK WALL
 - FIRE HYDRANT
 - PARKING LOT AREA LIGHT
 - O.R.
 - OFFICIAL RECORD
 - POWER POLE

LEASE AREA CALCULATION	
TOWER LEASE AREA I:	~100 SQ. FT.
EQUIPMENT LEASE AREA II:	~216 SQ. FT.
TOTAL LEASE AREA:	~316 SQ. FT.



REV.	DATE	DESCRIPTION	BY
0	11/27/17	90% ZONING	R.S.
1	12/19/17	100% ZONING	A.-A.

ISSUE STATUS

SPECTRUM
 SPECTRUM SERVICES, INC.
 44950 CALIFORNIA AVENUE, SUITE 100
 ANTONIO, CALIFORNIA 97161
 PHONE: (909) 456-8401
 FAX: (909) 456-8408

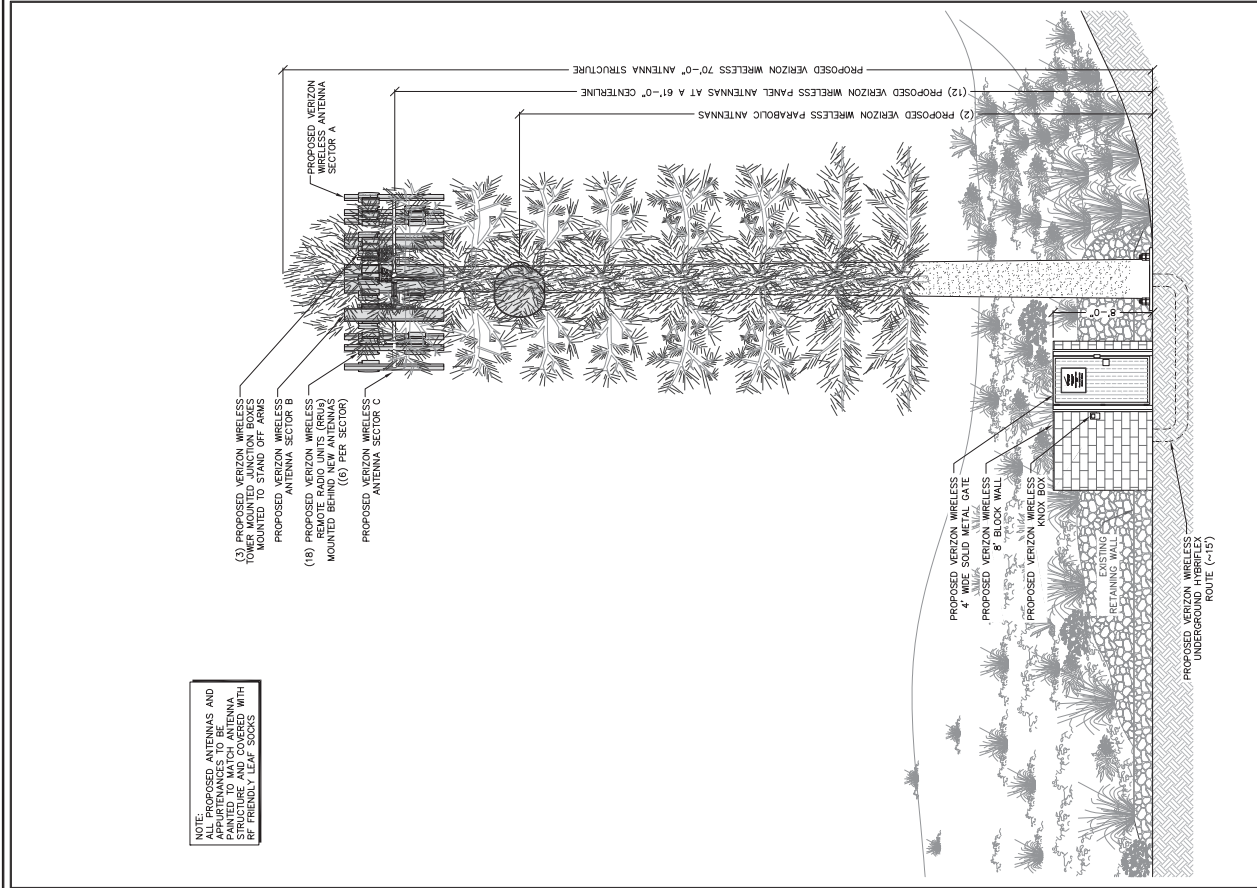
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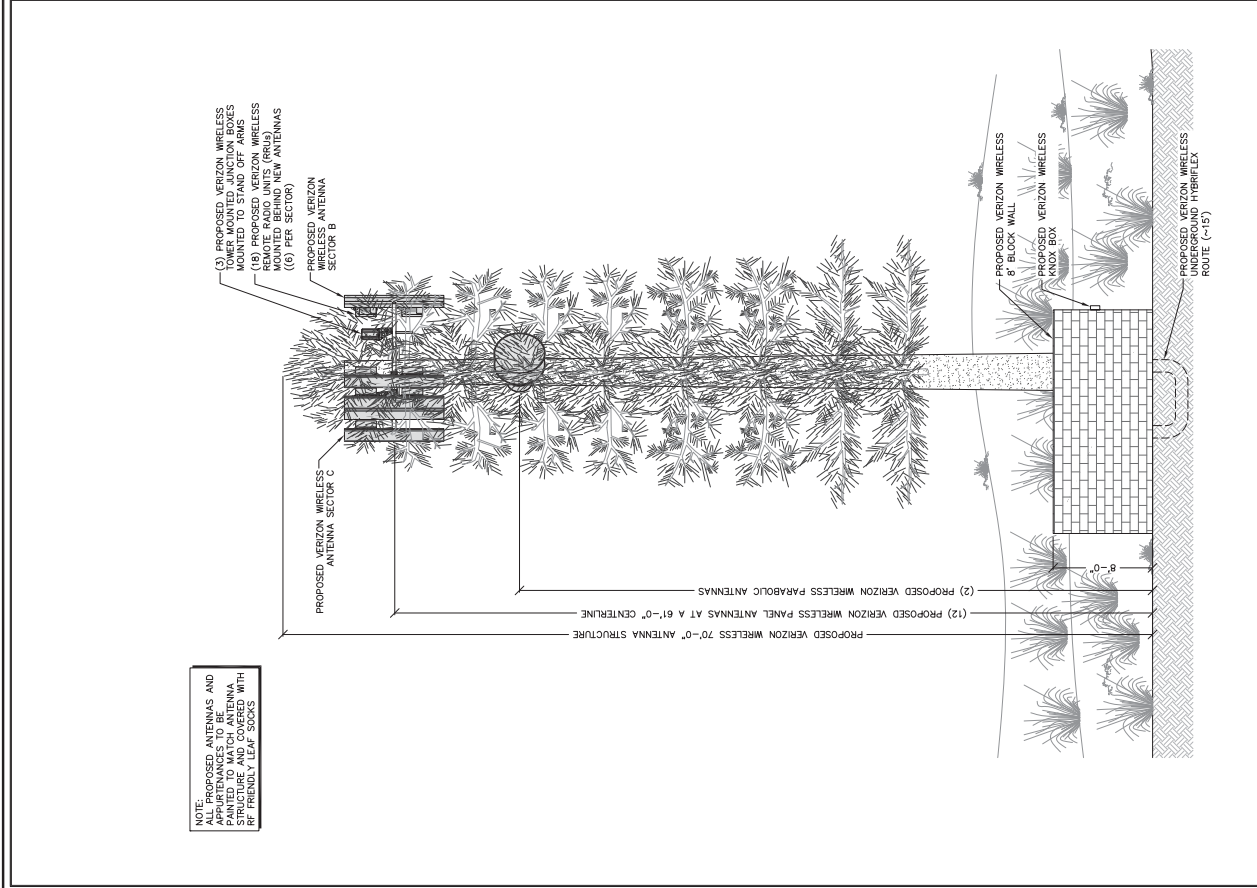
MIRAVILLA
 MTX-45 / BSC-19
 MCE
 UNADRESSED PARCEL
 CHERRY VALLEY, CALIFORNIA 92223

SHEET TITLE:
**SOUTHWEST & NORTHWEST
 ELEVATIONS**

REVISION:
A5 **1**



1
 11" X 17" SCALE (24" X 36" SCALE)
 1" = 50'



2
 11" X 17" SCALE (24" X 36" SCALE)
 1" = 50'

1
 11" X 17" SCALE (24" X 36" SCALE)
 1" = 50'

REV.	DATE	DESCRIPTION	BY
0	11/27/17	90% ZONING	R.S.
1	12/19/17	100% ZONING	A.A.

SPECTRUM
 SPECTRUM SERVICES, INC.
 4450 TARRANT AVENUE, SUITE 100
 ANTONIO, CALIFORNIA 97161-00
 PHONE: (909) 456-8401
 FAX: (909) 456-8408

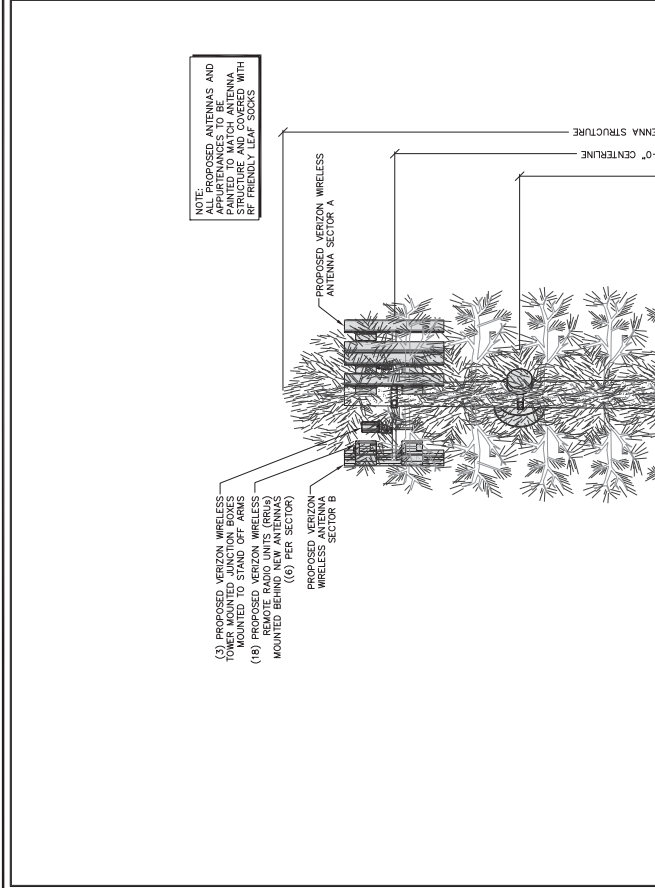
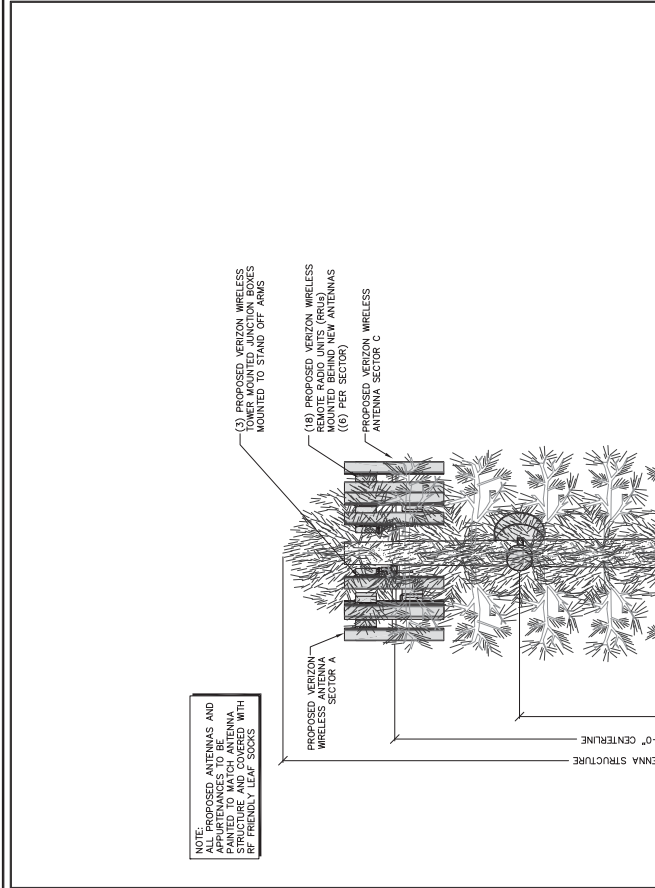
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Verizon
 15505 SAND CANYON AVENUE, D1
 IRVINE, CALIFORNIA 92618

MIRAVILLA
 MTX-45 / BSC-19
 MCE
 UNADRESSED PARCEL
 CHERRY VALLEY, CALIFORNIA 92223

SHEET TITLE:
**NORTHEAST & SOUTHEAST
 ELEVATIONS**

REVISION:
A6 **1**



11" x 17" SCALE (24" X 36" SCALE)	1"	= 50'
	1"	= 25'

2 NORTHEAST ELEVATION

11" x 17" SCALE (24" X 36" SCALE)	1"	= 50'
	1"	= 25'

1 SOUTHEAST ELEVATION