



**BEAUMONT-CHERRY VALLEY WATER DISTRICT
560 Magnolia Avenue, Beaumont, CA 92223**

**MINUTES OF REGULAR MEETING – ENGINEERING WORKSHOP
OF THE BOARD OF DIRECTORS
Wednesday, August 31, 2022 at 6:00 p.m.**

Meeting held in person and via teleconference pursuant to California Government Code Section 54950 et. seq. and under the provisions of Assembly Bill 361 and BCVWD Resolution 2022-24

Call to Order: President Williams

President Williams began the meeting at 6:03 p.m.

Pledge of Allegiance was led by Director Slawson.

Invocation was given by President Williams.

Announcement of Teleconference Participation

Dr. Kirene Manini advised that this meeting is conducted pursuant to BCVWD Resolution.

The teleconference capabilities of this meeting have been identified in the Notice and Agenda. The teleconference locations are not publicly accessible. The public's right to comment and participate in the meeting is being assured via teleconference capabilities and at the BCVWD Administrative Office Board Room.

Directors attended in person at the meeting location and via teleconference.

Roll Call:

Directors present:	Covington, Hoffman, Ramirez, Slawson, Williams
Directors absent:	None
Staff present:	General Manager Dan Jagers Director of Finance and Administration Kirene Manini, PhD Director of Engineering Mark Swanson Director of Information Technology Robert Rasha Civil Engineering Assistant Evan Ward Customer Service Supervisor Sandra Delgadillo Administrative Assistant Cenica Smith
Legal Counsel	James Markman

Members of the public who registered their attendance: Larry Smith representing the San Geronio Pass Water Agency, Amalia Aldama, Thomas Mihara, Ryan Jordan, Kirk Howard, Jacob Montagne, and Michael Canfield.

Public Comment: There was no public comment.

1. **Adjustments to the Agenda:** None.
2. **Review of the Pass-Through Southern California Edison Power Charge Component as Compared to the 2022 Actual Cost of Power**

General Manager Jagers reminded the Board about the rate adjustment made last year when it was found the charges were under collected. An annual review showed that reasonably the same amount is currently being collected; approximately ½ cent difference, but not enough to add the half cent, Jagers reported. This will continue to be aggregated over time and in the future when rates warrant adjusting the collection, a recommendation will be brought to the Board, he said.

In response to Director Slawson, Jagers confirmed the notice requirements of 30 days and a mailing to all ratepayers. Director Hoffman asked if the annual Southern California Edison costs were evaluated each year as part of the budget process; Jagers responded that funds are budgeted as an operating cost, but it is pass-through. If the costs are being properly recovered, it is reimbursed by each ratepayer per unit of sale, he noted. He assured that staff monitors the costs.

3. **Request for Temporary Emergency Connection and Annexation into Beaumont-Cherry Valley Water District Service Area with Permanent Service for Property located at 37275 Cherry Valley Boulevard**

General Manager Jagers reminded the Board of this item presented to the Board during Public Comment at a previous meeting. The resident has had well water service discontinued, he noted. Jagers explained that an initial analysis of minimum costs including work across Cherry Valley Boulevard showed \$6,500. The resident indicated they would like to understand the full cost as a loan would be needed to finance the total amount.

District issues would include a cost recovery agreement for the initial work for the temporary service and assurance that the loan would be possible to move the project forward, followed by an annexation agreement, Jagers explained.

Staff prepared the cost estimate for the resident to provide to their financing entity in order to secure the loan, Jagers advised.

Currently, there is work being done on Cherry Valley Boulevard that creates conflict for paving activities so it is anticipated that work could not start for another two to three weeks, Jagers advised.

Through translation by Sandra Delgadillo, Ms. Aldama requested the work to start with a down payment of \$3,500. They understand the wait of two to three weeks.

President Williams asked how the resident is currently getting water. Ms. Aldama said they are obtaining water at their daughter's house in Colton to fill their existing 2,500-gallon tank.

Director Ramirez asked if there are any current water quality issues and how they are being mitigated. Jagers clarified that the home is not currently connected to any service. Jagers suggested that a construction meter may provide a temporary solution, and Ramirez indicated support for assisting the resident.

Director Hoffman pointed to the map and proposed water line. With the estimated expense of \$30,000, he suggested that if the resident could identify another entity in the area that could benefit from the line the expense could be shared. Staff indicated that is not possible.

Ms. Aldama expressed concern that there is no water in the event of a fire, and asked for the project to be expedited, but indicated understanding about the two- to three-week delay. Jagers noted there is no fire hydrant, and it is a low-pressure line. Director Covington pointed out there was no fire protection prior to this issue, and there will not be any other than what can be generated on the property with the tank and booster pump. The District is not offering to provide fire protection, only the low-pressure service, he noted.

Covington pointed to the Agreement A for temporary service, and asked about a sunset clause. He indicated support for the plan. Jagers proposed that an appropriate time limit for the sunset clause would be 12 months due to the nature of annexation via LAFCO and time to secure the loan. Staff would work with legal counsel to prepare the agreements, Jagers stated. Legal Counsel Jim Markman said the agreement would be drafted to be practical.

Covington noted that permanent service would require a will-serve letter, which would come back to the Board. He advised that there is grant funding available for homeowner well rehabilitation through the Department of Water Resources, for which the homeowner can make application.

President Williams invited public comment. There was none.

Williams indicated concern with the temporary agreement and deposit for the Local Agency Formation Commission (LAFCO) process. Jagers provided some detail and noted that the resident may have additional costs such as survey work to establish the property legal description, production of the plan of service, and other fees that may be required to complete the LAFCO package. The District's preference is that the homeowner put together the documents and the District reviews and signs off on it; but the District has indicated that staff will work with the resident. They will need to know those costs for the loan, Williams noted, and reviewed detail in the estimate.

Jagers provided additional details on service requirements, and Markman advised that the water could be shut off if the conditions of the agreement are not met. Williams voiced concern for the ratepayers that if such an outlay is done for one customer, there will be a domino effect. She said she is amenable to Agreement A as long as all details are addressed to protect the ratepayers. Ms. Delgadillo stated that Ms. Aldama is confident that they will be able to get the necessary loan.

Director Covington reiterated the possibility of grant funding.

The Board directed staff to prepare Agreement A for Temporary Service, and Agreement B for Permanent Service to said property as described by

the General Manager, and authorized the General Manager to execute the agreements by the following roll-call vote:

MOVED: Covington	SECONDED: Hoffman	APPROVED 5-0
AYES:	Covington, Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	None	

4. Resolution 2022-26 Acknowledging the Review, Receipt and Acceptance of Addendum #1 to the Water Supply Assessment for Water Service for the Proposed Beaumont Pointe Commercial and Industrial Project (formerly Jack Rabbit Trail) located south of State Highway 60 and west of Potrero Boulevard

Director of Engineering Mark Swanson presented the Amendment to the Beaumont Point project Water Supply Assessment (WSA). He noted that the project may be expanding. The original WSA prepared in June 2021 was presented and approved by the Board along with a Will-Serve Letter which has expired (renewal has been requested from the General Manager). Swanson reported a disconnect between the 2020 Urban Water Management Plan (UWMP) and the current version of the WSA which should be addressed.

The developer hired consultants to amend the WSA and the amendment is presented for Board consideration, Swanson advised. This will bring the WSA current and serves to limit the liability of the developer from use of out-of-date data. He reviewed the changes to the document and noted that the project has not changed; it remains at 360 total Equivalent Dwelling Units (EDUs) for potable and non-potable water service.

General Manager Jaggars noted that state law requires the District to respond to WSA requests within 90 days and reminded that there are facilities pertinent only to this development and finance agreements have yet to be resolved. There is much to be worked out before a plan of service is completed, he advised.

President Williams invited public comment. There was none.

The Board adopted Resolution 2022-26: Acknowledging the Review, Receipt and Acceptance of Addendum #1 to the Water Supply Assessment (Resolution 2021-10) for the Beaumont Pointe Commercial and Industrial Project by the following roll-call vote:

MOVED: Covington	SECONDED: Hoffman	APPROVED 5-0
AYES:	Covington, Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	None	

5. Request for Will Serve Letter and Approval of Annexation for the Expansion of an Existing Development at 190 E. 1st Street (Riverside County Assessor's Parcel Nos. 418-280-019, -021, -022, -023) in the City of Beaumont

General Manager Jagers advised that this is redevelopment of existing facilities. Mr. Swanson described the location of the Beaumont Self Storage facility on a single parcel. The owner has acquired parcels to the west to be merged for expansion of the storage facility, he explained. Restrooms will need to be added and fire flows may change, but the potable water demand does not increase significantly, he advised.

The existing facility is plumbed only to the potable system and there is turf in front, Swanson noted. He described adjacent parcels and existing District facilities. The applicant is willing to convert existing turf to drought tolerant landscaping and plumb to the non-potable system.

The current self-storage facility consumes about 3.17 EDUs, much of which is irrigation, Swanson noted. The final project after demolition of houses and conversion of landscaping is estimated to reduce the quantity of water used, he said.

General Manager Jagers reminded the Board about the conditions in Resolution 2014-05 which affect development, but this is expected to be a reduction in use.

President Williams invited public comment. There was none.

The applicant confirmed for Director Covington that the parcels for annexation were already owned.

The Board approved the request for water service Will Serve Letter and approved annexation for the expansion of an existing development located at 190 E. 1st Street, identified as Riverside County Assessor's Parcel Nos. (APNs) 418-280-019, -021, -022, -023 within the City of Beaumont, subject to payment of all fees to the District and securing all approvals from the City of Beaumont by the following roll-call vote:

MOVED: Hoffman	SECONDED: Slawson	APPROVED 5-0
AYES:	Covington, Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	None	

6. Request for Will Serve Letter and Annexation Approval for a Proposed Warehouse Building at the northeast corner of Prosperity Way and Distribution Way in the City of Beaumont (Riverside County Assessor's Parcel No. 417-020-070)

General Manager Jagers noted that this process began last November but this is the first time before the Board.

Director of Engineering Mark Swanson noted that the Beaumont Cross-Dock site is the last remaining parcel of the Dowling Orchard property, south of the 60 freeway. Staff had begun to analyze water consumption and annexation when the Governor released his Executive Order at the end of March, causing the progress to pause.

Staff met with the developer at the end of June and now has better information on drought restrictions, Swanson continued. He also communicated the District's desire to have a well site provided at that location, and drought concerns.

The project is estimated to have a use of 10 EDUs domestic, and 10 EDUs non-potable, Swanson noted. Most water would be consumed by fire flow in the event of a fire, he noted. Infrastructure is in place, and a line would need to be brought across to the south end of the property to tie the loop along with a non-potable connection. Conditions state that the District will need easements and the well site, he stated.

Mr. Jagers advised that this project is affected by Resolution 2014-05. This particular property is outside the Beaumont Basin and previously had two wells to service the Dowling Orchard. There is potential for overlying water rights in the South Beaumont Basin, he noted, which would allow it to self-serve.

President Williams invited public comment. There was none.

In response to President Williams, Mr. Swanson explained that one of the existing wells is in the middle of the property, and would be consumed by building. The other was capped off years ago and is on another side. Location would need to be worked out, Jagers noted. The project required 13 acre-feet of water supply; approximately 1,058 gallons per day, or a small 8 to 16 gallons-per-minute well, he stated. However, the District would construct something more robust to fulfill other needs.

Due to the proximity of an old landfill and the City of Beaumont's wastewater treatment plant, the anticipated water quality in the area is not likely potable, and would probably go into the non-potable system, Jagers added.

President Williams asked if the use was normal for the type of project, and Jagers said staff believes it is representative. Swanson added that preliminary landscape plan numbers show that use of drought tolerant plants will reduce consumption. Director Hoffman suggested that the water quality could be tested and there are many things to take into consideration; Swanson said that well information was requested but the applicant advised that it was not available to them. Downstream data shows the existence of the issues described, Jagers advised.

The Board discussed the applicability of Resolution 2014-05 given the project submittal date and the pause in the process due to the drought activities. Director Ramirez indicated the bottom line is the ability to serve the area in order to provide the WSL. He stressed the well site and noted that if it is not available, a deeper look will need to be taken at what the District can or cannot do. Swanson noted that the application was submitted before the date of the Executive Orders. Hoffman said that falling under the drought restriction would allow more time for evaluation. Covington cautioned that the project is in direct conflict with 2014-05. President Williams pointed to conditions in the Resolution and agreed with Hoffman and Covington, stating that a well site of 1 acre minimum should be required.

*The Board **denied** the request for water service "Will Serve Letter" and annexation for a proposed warehouse building located at the northeast corner of Prosperity Way and Distribution Way, identified as Riverside County Assessor's Parcel No. (APN) 417-020-070 within the City of Beaumont, subject to payment of all fees to the District and securing all approvals from the County of Riverside by the following roll-call vote:*

MOVED: Covington	SECONDED: Hoffman	APPROVED 4-1
AYES:	Covington, Hoffman, Ramirez, Williams	
NOES:	Slawson	
ABSTAIN:	None	
ABSENT:	None	

7. BCVWD 2023 Imported Water Order from the San Geronio Pass Water Agency

Mr. Jagers introduced the letter to the San Geronio Pass Water Agency (SGPWA) reminded the Board of discussion of this item at the last meeting and advised that he had spoken to SGPWA General Manager Lance Eckhart.

The District's need for replenishment is around 11,000 acre-feet (af) in the next year, Jagers continued. A reasonable amount for additional replenishment should it be a wet year, would be 7,000 af. Due to probable hydraulic constraints, staff believes 20,500 af is a reasonable number to recharge in post-drought condition but if more water is available at a reasonable cost, the District might be interested in another 4,000 af, and would be an economic partner with the SGPWA, he explained.

Once the groundwater basin is replenished, additional supply for drought proofing for growth is desired, Jagers continued. The goal is to keep the balance in the basin storage account in a way that assures five years of supply, and staff wants to assure continued communication about expectations, he noted.

The imported water request is behind schedule this year, but communication has been clear, Jagers assured. Director Covington said he was pleased to see the effort to secure up to 22,000 af and hopefully the minimum of 18,000 af will be available.

The Board authorized the General Manager to execute the letter addressed to the San Geronio Pass Water Agency regarding the Supplemental Water Order of 18,000 acre-feet for 2023 by the following roll-call vote:

MOVED: Covington	SECONDED: Hoffman	APPROVED 5-0
AYES:	Covington, Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	None	

8. Continued Review of California Drought Conditions, District Urban Water Management Plan and Water Shortage Contingency Plan, BCVWD Resolution 2022-12 (as amended) Implementing Water Use Restrictions, and Other Drought Response

General Manager Jagers pointed to the news reports. He advised that he had a meeting with Riverside County and other agencies regarding the upcoming Sept. 20 presentation to the Board of Supervisors on water issues in California. The Riverside

County Water Task Force meeting last week discussed the seriousness of the Colorado River supplies in California and how the problem with climate conditions will not be going away. California has been proactive and trying to maximize water usage and supplies, and provides a significant amount of food production (agriculture) and water will continue to be an issue.

Jaggers invited the Board members to attend a September 15 San Geronio Pass Economic Development Alliance meeting. Supervisor Jeff Hewitt's Legislative Assistant Mickey Valdivia contacted him and other water managers to talk about water supplies, he said.

President Williams invited public comment. There was none.

9. Update: Legislative Action and Issues Affecting BCVWD

Director of Engineering Mark Swanson pointed out links related to the Governor's newly released "California's Water Strategy: Adapting to a Hotter, Drier Future." Jaggers added that the Governor's strategy seems to be that there are no immediate solutions, these things need to be done moving forward.

AB 1851, the prevailing wage for hauling, is moving forward, Swanson advised and may affect BCVWD.

Director Covington pointed out that the legislative session will soon be wrapping up.

10. Consideration of Attendance at Upcoming Events and Authorization of Reimbursement and Per Diem

General Manager Jaggers reviewed the listed events. Directors indicated interest in the following events:

- 2022 Association of California Water Agencies Continuing Education Virtual Workshop Series (Williams – tentative)
- Beaumont Chamber of Commerce Breakfast (Williams, Hoffman, Slawson)

The Board pre-approved attendance of all directors at the following event for purpose of per diem and reimbursement of associated reasonable and necessary expenses per District policy:

- *Beaumont Chamber of Commerce State of the City dinner on Sept. 22*

by the following roll-call vote:

MOVED: Covington	SECONDED: Hoffman	APPROVED 5-0
AYES:	Covington, Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	None	

11. Reports for Discussion

a. Directors' Reports:

President Williams reported attending the following:

- Beaumont Chamber of Commerce Breakfast on August 12
- Building Industry Association Annual Southern California Water Conference on August 12

Director Ramirez reported attending the following

- ACWA Quarterly Committee Forum: July 26-Water Management Committee and July 27-Water Quality Committee
- Urban Water Institute Annual Water Conference August 24-26

Director Covington reported attending the following:

- Building Industry Association Annual Southern California Water Conference on August 12

Director Slawson reported attending the following:

- Building Industry Association Annual Southern California Water Conference on August 12
- Riverside County Water Task Force on August 26
- CSDA 2022 Annual Conference & Exhibitor Showcase August 22-25

b. Director General Comments: None.

c. General Manager's Report

Mr. Jagers reported the following:

- The Yucaipa Valley Water District (YVWD) took brisk action to move forward the Hisam Baqai activity to extract the property from the BCVWD service area boundary and move it to YVWD. The only speaker on the item was Bobby Duncan who is a Yucaipa City Councilman, a Realtor, and one of the project participants
- This LAFCO action involves two entities vying to serve an entity. The two entities are trying to extract from BCVWD properties that were already annexed into the District, and this is not a dispute over unknown land
- A proposal for a no-tax swap for the Reidman property in Calimesa was received from Scott Bruckner at the County of Riverside and Jagers advised him that it would be the recommendation to the Board not to support the resolution. It is the District's position that the site is within the District service area and the District is prepared to serve them
- The Recycled Water 2x2 ad hoc Committee has been meeting with the City of Beaumont and the SGPWA. Jagers wrote the bulk of a Request for Qualifications for a recycled water facilitator which was published last Friday
- A number of local area developers have found that it is difficult to be profitable on their projects due to the cost of materials and that entry-level buyers for the Banning-Beaumont products are having difficulty qualifying for loans at the current home prices. This is important to BCVWD as there are a number of Capital Improvement Plan projects begun, queued up, or pending grant funding
- The ARPA funding agreement for the B-line, Noble Tank pipeline will come before the Board hopefully in September

- If the economy is slowing, some economic improvement on materials and supplies may be forthcoming. If the housing market stops building, the need for product may turn around and perhaps get away from inflated prices. Concrete is still hard to get
- Reports from the DWR and conversations with Mr. Eckhart indicate it is dry this year and modeling suggest it might be dry next year
- The Capital Replacement Pipeline project is beginning and the pipeline off Avenida Altura Bella through the Oak Crest Ranch project is being coordinated with the property owner
- There is a high-risk line servicing Cherry Valley which was monitored by staff as Riverside County Flood Control worked around and under it. An old, unknown, and unmarked service was hit
- Updating of District facilities continues with painting and changing of placards. A nonfunctioning fountain was filled in and converted into a planter.

d. Legal Counsel Report: None.

12. Action List for Future Meetings

- Presentation on the San Bernardino Valley Resource Conservation District
- Water supply for BCVWD and the region
- Matrix for delivery of recycled water
- Maintenance costs at 800-hp well sites

13. Announcements

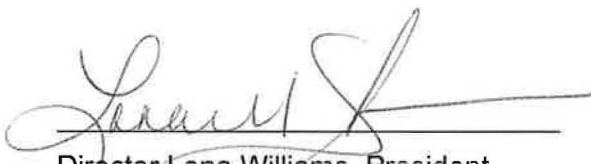
President Williams read the following announcements:

- Finance and Audit Committee Meeting: Thursday, Sept. 1 at 3 p.m.
- District offices will be closed on Monday, Sept. 5 in observance of Labor Day
- Collaborative Agencies Committee: Wednesday, Sept. 7 at 5 p.m.
- Regular Board Meeting: Wednesday, Sept. 14 at 6 p.m.
- Personnel Committee Meeting: Tuesday, Sept. 20 at 5:30 p.m.
- San Geronio Pass Regional Water Alliance: Wednesday, Sept. 28 at 5 p.m.
- Engineering Workshop: Thursday, Sept. 29 at 6 p.m. (note change of date)
- Beaumont Basin Watermaster Committee: Wednesday, Oct. 5 at 11 a.m.

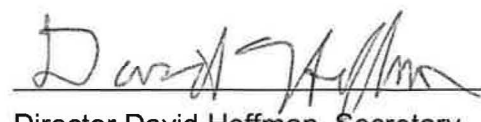
14. Adjournment

President Williams adjourned the meeting at 8:21 p.m.

ATTEST:



Director Lona Williams, President
to the Board of Directors of the
Beaumont-Cherry Valley Water District



Director David Hoffman, Secretary
to the Board of Directors of the
Beaumont-Cherry Valley Water District