



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

**MINUTES OF REGULAR MEETING – ENGINEERING WORKSHOP  
OF THE BOARD OF DIRECTORS**  
**Thursday, April 27, 2023 at 6:00 p.m.**

*Meeting held in person at 560 Magnolia Ave., Beaumont, CA  
pursuant to California Government Code Section 54950 et. seq.*

**Call to Order:** *President Hoffman opened the meeting at 6:08 p.m.*

*Pledge of Allegiance was led by Director Covington.*

*Invocation was given by Director Williams.*

**Announcement of Teleconference Participation**

*No Board members were attending via teleconference.*

**Roll Call:**

Directors present:	Covington, Hoffman, Williams
Directors absent:	Ramirez, Slawson
Staff present:	General Manager Dan Jagers Director of Engineering Mark Swanson Director of Information Technology Robert Rasha Finance Manager William Clayton Engineering Assistant Evan Ward Administrative Assistant Cenica Smith
Legal Counsel	James Markman

Members of the public who registered their attendance: Norma Medina, Robert Chute, Jared Reimer, Michael de la Torre.

**Public Comment:** None.

**1. Adjustments to the Agenda:**

At the request of the applicant, President Hoffman pulled Item 5: Request for Will Serve Letter and Approval of Annexation for Beaumont Cross-Dock Building (Riverside County Assessor's Parcel No. 417-020-070) in the City of Beaumont from the agenda.

President Hoffman tabled Item 11a – Directors' Reports to the May 10, 2023 meeting.

**2. Acknowledge Receipt of the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for BCVWD's 2021 Annual Comprehensive Financial Report Award**

Finance Manager William Clayton shared the award, which has been received for the fifth year in a row. He acknowledged the Board's setting of the tone for excellence and thanked staff members. General Manager Jagers added that staff is happy to continue to demonstrate financial reporting as recognized by the GFOA.

Directors acknowledged the work of staff.

**3. Request for Will Serve Letter for the 8th Street Apartments (Riverside County Assessor's Parcel No. 419-222-011) located at 1343 E. 8th Street in the City of Beaumont**

Director of Engineering Mark Swanson described the location of the proposed two affordable housing buildings on 8th Street east of Illinois totaling 48 multi-family units with irrigation. There is an existing house with current service on the property, providing a single-family Equivalent Dwelling Unit (EDU) credit.

There is a 10-inch mainline in 9th Street and a line in 7th Street in case a second fire service is needed. No mainline extension will be needed. This project falls under the State's affordable housing legislation; therefore, this is a priority project, Swanson noted. General Manager Dan Jagers added that Mr. Michael de la Torre has constructed previous projects in the District's service area.

Director Covington asked for clarification on the multi-family EDU calculation. Mr. Jagers explained that multi-family units equal 60 percent of one EDU. This will be recalculated with the upcoming master plan update, he said.

In response to Director Covington, Mr. Jagers noted there is recycled water nearby in Illinois Street, but not to the frontage of this property. Mr. Swanson indicated that the non-potable master plan does not include a line all the way down 8th Street, therefore this applicant would not be required to extend it.

Mr. Michael de la Torre with National Community Renaissance of California, a non-profit housing developer, noted that the company had successfully built the veterans housing on Liberty. The 48 affordable units will be targeted to 30 percent of area median income residents. The developer owns and operates the buildings and has on-site staff with 24-hour property management, and resident services.

In response to President Hoffman, Mr. de la Torre indicated the buildings are two-story.

President Hoffman asked about paving costs during construction of the services, and Mr. Swanson assured that the developer would be responsible for those costs.

President Hoffman invited public comment. There was none.

*The Board approved the request for water service Will Serve Letter (WSL) for the 8th Street Apartments, a proposed multi-family affordable housing development with 48 multi-family equivalent dwelling units (EDUs), located at 1343 E. 8th Street in the City of Beaumont (Riverside County Assessor's Parcel No. 419-222-011), 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: Williams	SECONDED: Covington	APPROVED 3-0
AYES:	Covington, Hoffman, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Ramirez, Slawson	

**4. Request for Will Serve Letter for the Mesa Lift Station Upgrade (Parcel Map 31368, Parcel B) located on Potrero Boulevard southeast of Castello Lane in the City of Beaumont**

Director of Engineering Mark Swanson explained that Albert A. Webb Associates is the applicant on behalf of the City of Beaumont for upsizing this existing lift station and adding a 4-inch nonpotable service connection from the existing 24-inch nonpotable line, connecting to two 2-inch meters. Consumption is estimated to be 1 EDU (300 to 400 gallons per day).

The City indicated that the Fire Department may require installation of a hydrant nearby, but that does not affect the WSL, Swanson noted.

The City's contractor would do this work and they would have to meet their own paving requirements, Swanson added.

*The Board approved the request for water service Will Serve Letter for the Mesa Lift Station Upgrade (Parcel Map 31368, Parcel B), a City of Beaumont project, with an estimated one (1) EDU (non-potable water) located on Potrero Boulevard, southeast of Castello Lane in 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: Covington	SECONDED: Williams	APPROVED 3-0
AYES:	Covington, Hoffman, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Ramirez, Slawson	

**5. Request for Will Serve Letter and Approval of Annexation for Beaumont Cross-Dock Building (Riverside County Assessor's Parcel No. 417-020-070) in the City of Beaumont**

*This item was pulled from the agenda at the request of the applicant.*

**6. Resolution 2023-12: Amendment to the 2023-2027 Capital Improvement Budget to include the Elm Avenue Waterline (P-2750-0091) Replacement Project**

General Manager Dan Jagers reminded the Board about the request from Norma Medina at the last Board meeting. He noted that since this was previously discussed, COVID-19, a supply shortage, and a potential development to condition for the pipeline were happening.

It had been hoped not to burden the District with costs associated with resolving a historic service activity that took place upon the abandonment of a 2-inch line, Jagers stated. This is brought to the Board for discussion and consideration of an updated cost estimate and budget amendment to include this project, he said.

Mr. Swanson explained that Elm Avenue does not currently have a pipeline, and noted that in the downtown area much was built in the 1940s and 1950s, with service from a 2-inch line in an alley. At one time, there was an alley between Elm and Olive, he noted, but that line had reached the end of its service life and the District several years ago made the decision to connect the properties from Olive, across a field. A developer had then come in with a trucking yard, and the lines were re-routed, which led to this conversation, he stated.

This would be a new 8-inch pipeline not funded by development, but funded by District capital reserves, to serve four or five properties, Swanson stated, noting this is a unique project. Fire hydrants would also be added, he advised. Although this is a short project, a consultant would likely assist due to current low engineering staffing levels. The project will require California Environmental Quality Act (CEQA) work, he added. Mr. Jagers noted that the project may be eligible for some sort of categorical exemption, but staff has not yet consulted with legal counsel.

Mr. Swanson reviewed the estimated costs totaling of \$297,850. Mr. Jagers assured that the District would choose the most expeditious and cost effective route.

Director Covington noted that this project has been discussed since 2019 and the residents deserve an expedient process as opposed to trying to save a dollar. Mr. Swanson said the goal would be to move the project along, but cautioned that from an engineering perspective, this is not a very large project, and it may be challenging for proposals. He noted that there are two other projects coming up and it may be possible to bundle the three to allow design to begin while CEQA is in process.

Mr. Swanson also advised the Board that there is a field to the west of Elm that will be developed, and that developer would be required to mitigate for their project.

This project is not in the physical replacement or reserve budget, Mr. Swanson advised. Approval of this amendment would add the Capital Improvement Budget and allow this project to move forward, he explained.

Mr. Swanson estimated an initial expense of \$10,000 to finalize the Request for Proposal package. Mr. Jagers acknowledged the concern of Director Covington and said that a consultant may be engaged to address this to get it moving so the others are not tied to it. He noted that if staffing levels improve, it may be handled in-house.

Director Williams asked if the \$10,000 initial expense was included in the total. Mr. Swanson said it was and further detailed the costs. Director Williams concurred with Covington and said the project needs to get moving. President Hoffman also concurred.

*The Board adopted Resolution 2023-12 Amending the 2023-2027 Capital Improvement Budget in the amount of **\$297,850.00** for the Elm Avenue Replacement Pipeline Project (P-2750-0091) by the following roll-call vote:*



MOVED: Hoffman	SECONDED: Williams	APPROVED 3-0
AYES:	Covington, Hoffman, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Ramirez, Slawson	

Ms. Norma Medina commented on the action and Mr. Jagers responded. He said it would be a few months in design and construction and estimated the project may be finished in nine months to one year.

Ms. Medina asked what she would do if something happened to her water. Mr. Jagers provided detail on the existing pipeline and advised if there is an interruption in service to call the District.

President Hoffman requested this as a recurring agenda item every two months with the next report on June 22, 2023.

## **7. San Geronimo Pass Water Agency Water Supply March 2023 Update**

General Manager Jagers stated that water supply in California is getting better all the time. He shared a report recently published by the San Geronimo Pass Water Agency and presented a PowerPoint. Key points of Mr. Jagers' discussion:

- State Water Project (SWP) allocation increased to 100 percent (previously 75 percent)
- Article 21 water (above allocation) is available
- Current conditions – reservoirs are close to full or at capacity
- Average annual Sierra snowpack (currently at 248 percent of average) typically provides 15 million acre-feet (maf) of runoff, this year it is estimated at 30 maf
- Supply available to the SGPWA in the SWP plus the other activities currently appears to be 33,331 af, but it may not be possible hydraulically to get it all due to restrictions on the SWP
- SGPWA is working to assure they have the best approach possible
- BCVWD's water order for this year was 18,000 af; SGPWA total order was about 22,000 af
- There will be supply available if 2024 is a dry year; if it is a wet year there may be a problem getting it here and with being unable to store it
- During February, March, and April, 6,000 af has been recharged by SGPWA and BCVWD
- The goal is to restore BCVWD's Beaumont Basin storage account
- Suggested the SGPWA keep 2,000 af in storage

Director Williams commented she was glad to see the District in better shape than last year.

In response to Director Covington, Mr. Jagers explained that construction is complete in the recharge ponds with a few things remaining for staff to do. Riverside County Flood Control is performing job walks to finish the contract.

Director Covington asked about storage capacity. Mr. Swanson responded that Pond 1 was recently drawn down for inspection. He and Director of Operations James Bean

will check the punchlist and Pond 1 will be back in use directly following. Everything is full, Jaggars noted. He mentioned that percolation rates were down due to flooding of the basin, and staff expects improvement moving into summer. Current rates are 90 af per day between the BCVWD and SGPWA ponds, he noted.

- 8. Update Legislative Action and Issues Affecting BCVWD**
- 9. Consider Support or Opposition of Current California Legislation (Seven Bills and One Initiative)**

*President Hoffman called items 8 and 9 for discussion together.*

General Manager Jaggars pointed to the Legislative Update document and reminded of review at the last meeting. He presented the recommended legislative positions.

President Hoffman indicated that it would be beneficial to take a position and appropriate for the communication of positions to be via letter. Staff will prepare the responses, Jaggars stated.

*The Board adopted the following positions on current 2023-2024 Legislative Session legislation:*

Bill No.	Title	Position
AB 249	Testing for Lead Drinking Water in Schools	OPPOSE
AB 460	State Water Resources Control Board: water rights and usage: interim relief procedures	OPPOSE
AB 557	Emergency Remote Meetings	SUPPORT
AB 1337	State Water Resources Control Board: water shortage enforcement	OPPOSE
SB 23	Water supply and flood risk reduction projects: expedited permitting	SUPPORT
SB 389	State Water Resources Control Board: determination of water right	OPPOSE
SB 867	Drought and Water Resilience, Wildfire and Forest Resilience, Coastal Resilience, Extreme Heat Mitigation, Biodiversity and Nature-Based Climate Solutions, Climate Smart Agriculture, and Park Creation and Outdoor Access Bond Act of 2023	SUPPORT if amended
Initiative 1935	Taxpayer Protection and Government Accountability Act	OPPOSE

*by the following roll-call vote:*

MOVED: Williams	SECONDED: Hoffman	APPROVED 3-0
AYES:	Covington, Hoffman, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Ramirez, Slawson	

## **10. Status of Declared Local Emergencies related to Fires**

- a. Impact of the Apple Fire pursuant to Resolution 2020-17**
- b. Impact of the El Dorado Fire pursuant to Resolution 2020-20**

General Manager Jagers reported there are ongoing related maintenance and flood activities, and these declarations allow funding of those. He drew attention to an updated report from the USGS that suggested risk at the lower elevations is gone, but there is still some risk in the upper watershed, from which the District may receive some impact.

Mr. Jagers reported that he drove the watershed today and found greenery and stable root balls. Higher intensity rains could still have impacts, he noted. Modeling shows that fire impacts last up to five years, he advised.

## **11. Reports for Discussion and Possible Action**

- a. Directors' Reports:

*This item was tabled to the May 10, 2023 meeting.*

- b. Directors' General Comments: None.

- c. General Manager's Report:

General Manager Jagers reported on the following:

- Recharge is ongoing in the canyon: the stream is running and is being actively routed into the ponds
- Work is ongoing on the AMR/AMI meter conversion and about \$1 million of the grant funding has been collected. Out of approximately 20,500, 181 meters remain to convert
- It is expected that the AMI part will be finished this year; parts are due in the next few weeks
- Completion is expected in September / October
- The City's paving project is moving along. Jagers identified to the Beaumont City Manager that bids for work in Yucaipa were more in line with what BCVWD was looking for
- Staff investigated what other agencies were doing, and most are not paving up to 25 feet
- BCVWD is doing some work on the widening of Pennsylvania Avenue to support the City's project. The City is seeking funding for a grade separation with hope for completion in December 2024. There is a 24-inch pipeline not in the CIP that would have to be deepened 20 feet
- Legal counsel will be sought on some of these items

- d. Legal Counsel Report: None.

## 12. Action List for Future Meetings

- Update / presentation on the AMR / AMI project
- Presentation on the San Bernardino Valley Resource Conservation District
- Presentation on solar power opportunities (June or July)
- Sites Reservoir update
- Maximization of groundwater supplies

Mr. Jagers advised that the District is short staffed and he expects the solar presentation to be a couple of months away (June or July).

## 13. Announcements

*President Hoffman called attention to the following announcements:*

- Collaborative Agencies Committee: Wednesday, May 3 at 5 p.m.
- Regular Board Meeting: Wednesday, May 10 at 6 p.m.
- Personnel Committee Meeting: Tuesday, May 16 at 5:30 p.m.
- San Geronio Pass Regional Water Alliance: Wednesday, May 24 at 5 p.m.
- Engineering Workshop: Thursday, May 25 at 6 p.m.
- District offices closed in observance of Memorial Day: Monday, May 29
- Finance and Audit Committee Meeting: Thursday, June 1 at ~~3 p.m.~~ 10 a.m.  
(corrected – conflict with the Recycled Water Committee)
- Beaumont Basin Watermaster Committee Meeting: Wednesday, June 7 at 11 a.m.


## 14. Adjournment

*President Hoffman adjourned the meeting at 7:24 p.m.*



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

ATTEST.



Director Daniel Slawson, Secretary  
to the Board of Directors of the  
Beaumont-Cherry Valley Water District