



**BEAUMONT-CHERRY VALLEY WATER DISTRICT**

560 Magnolia Avenue, Beaumont, CA 92223

**NOTICE AND AGENDA  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
ENGINEERING WORKSHOP**

*This meeting is hereby noticed pursuant to  
California Government Code Section 54950 et. seq.*

**Thursday, January 25, 2024 - 6:00 p.m.  
560 Magnolia Avenue, Beaumont, CA 92223**

**TELECONFERENCE NOTICE**

*The BCVWD Board of Directors will attend in person at the BCVWD  
Administrative Office and/or via Zoom video teleconference pursuant to  
Government Code 54953 et. seq.*

*To access the Zoom conference, use the link below:*  
<https://us02web.zoom.us/j/84318559070?pwd=SXlzMFEZCMGh0YTFlL2tnUGlpU3h0UT09>

*To telephone in, please dial: **(669) 900-9128**  
Enter Meeting ID: **843 1855 9070**  
Enter Passcode: **113552***

*For Public Comment, use the “**Raise Hand**” feature if on the  
video call when prompted, if dialing in, please **dial \*9 to “Raise  
Hand**” when prompted*

*BCVWD provides remote attendance options primarily as a matter of convenience to the public. Unless a Board member is attending remotely pursuant to provisions of GC 54953 et. seq., BCVWD will not stop or suspend its in-person public meeting should a technological interruption occur with respect to the Zoom teleconference or call-in line listed on the agenda. Members of the public are encouraged to attend BCVWD meetings in person at the above address, or remotely using the options listed.*

*Meeting materials are available on  
the BCVWD’s website:  
[https://bcvwd.org/document-  
category/regular-board-agendas/](https://bcvwd.org/document-category/regular-board-agendas/)*

**FOLLOW US ON  
FACEBOOK**



[facebook.com/bcvwd](https://facebook.com/bcvwd)

## BCVWD ENGINEERING WORKSHOP – JANUARY 25, 2024

**Call to Order: Vice President Slawson**

**Pledge of Allegiance: Director Hoffman**

**Invocation: Director Ramirez**

**Announcement and Verification of Remote Meeting Participation (if any) Pursuant to AB 2449 or GC 54953(b)**

Roll Call - Board of Directors

	President John Covington
	Vice President Daniel Slawson
	Secretary Lona Williams
	Treasurer Andy Ramirez
	Member David Hoffman

**Roll Call  
and Introduction of Staff Members Present**

**Public Comment**

**PUBLIC COMMENT: RAISE HAND OR PRESS \*9 to request to speak when prompted. If you are present in the Board Room, please fill out a Request to Speak card and deliver it to the Recording Secretary.**

At this time, any person may address the Board of Directors on matters within its jurisdiction. However, state law prohibits the Board from discussing or taking action on any item not listed on the agenda. Any non-agenda matters that require action will be referred to Staff for a report and possible action at a subsequent meeting. **Please limit your comments to three minutes.** Sharing or passing time to another speaker is not permitted.

### **ACTION ITEMS**

*Action may be taken on any item on the agenda. Information on the following items is included in the full Agenda Packet.*

- 1. Adjustments to the Agenda:** In accordance with Government Code Section 54954.2, additions to the agenda require a 2/3 vote of the legislative body, or if less than 2/3 of the members are present, a unanimous vote of those members present, which makes the determination that there is a need to take action, and the need to take action arose after the posting of the agenda.
  - a. Item(s) to be removed or continued from the Agenda
  - b. Emergency Item(s) to be added to the Agenda
  - c. Changes to the order of the agenda
- 2. Request for *Will-Serve Letter* and Annexation Approval for a Proposed Self-Storage Facility (APN 414-130-012) – eastern end of Western Knolls Avenue, north of the 60 Freeway and south of Interstate 10** (pages 5 - 11)
- 3. Request for *Will-Serve Letter* and Annexation Approval for a Proposed Multi-Family Residential Development “Beaumont Multifamily” (APN 419-170-034 and 419-170-035) – northeast corner of E 6th Street & Xenia Avenue, in the City of Beaumont** (pages 12 -20)

4. **Request for *Will-Serve Letter* for a Proposed Multi-Family Residential Development “Aegis Builders Apartments” (APN 419-232-039) – 1360 E. 6th Street, west of American Avenue and east of Illinois Avenue in the City of Beaumont** (pages 21 - 28)
5. **Update: Revenues and Expenses Related to District Residences** (pages 29 - 31)
6. **Presentation and Update on BCVWD Capital Improvement Program** (pages 32 - 44)
7. **Briefing on Current Cases Regarding the Sustainable Groundwater Management Act and Adjudication Processes** (no written report)
8. **Update on Making Conservation a California Way of Life (AB 1668 and SB 606)** (no written report)
9. **Reports for Discussion and Possible Action**
  - a. Directors’ Reports

*In compliance with Government Code § 53232.3(d), Water Code § 20201, and BCVWD Policies and Procedures Manual Part II Policies 4060 and 4065, directors claiming a per diem and/or expense reimbursement (regardless of preapproval status) will provide a brief report following attendance.*

    - Beaumont Chamber of Commerce Breakfast on January 12, 2024 (Hoffman, Slawson, Williams)
    - Collaborative Agencies Committee Meeting on January 17, 2024 (Ramirez)
    - Pass Area Veterans Expo on January 20, 2024 (Ramirez, Slawson, Williams)
    - CSDA Webinar: Keeping Up with the Brown Act on January 23, 2024 (Hoffman, Slawson, Ramirez, Williams)
    - CSDA Virtual Workshop: Board Member Best Practice on January 24 & 25, 2024 (Ramirez, Slawson, Williams)
  - b. Directors’ General Comments
  - c. General Manager’s Report (pages 45 - 53)
  - d. Legal Counsel Report

## **10. Topic 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
- Sites Reservoir update
- Policy 5095 – District Residences and Facility Emergency Policy

## 11. Announcements

*Check the meeting agenda for location and/or teleconference information:*

- Finance & Audit Committee meeting: Thursday, Feb. 1 at 3 p.m.
- Beaumont Basin Watermaster Committee: Wednesday, Feb. 7 at 11 a.m.
- Regular Board meeting: Wednesday, Feb. 14 at 6 p.m.
- District Offices closed Monday, Feb. 19 in observance of Presidents' Day
- Personnel Committee meeting: Tuesday, Feb. 20 at 5:30 p.m.
- Engineering Workshop: Thursday, Feb. 22 at 6 p.m.

## 12. Adjournment

### NOTICES

**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") during business hours, Monday through Thursday from 7:30 a.m. to 5 p.m. 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 or within 24 hours' 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 in the Board Room at the District Office. Materials may also be available on the District's website: [www.bcvwd.org](http://www.bcvwd.org).

**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 Government Code §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 Office may be contacted by telephone at (951) 845-9581, email at [info@bcvwd.org](mailto:info@bcvwd.org) or in writing at the Beaumont-Cherry Valley Water District, 560 Magnolia Avenue, Beaumont, California 92223.

### CERTIFICATION OF POSTING

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 §54954.2(a)).



**Beaumont-Cherry Valley Water District  
Regular Board Meeting  
January 25, 2024**

Item 2

**STAFF REPORT**

**TO:** Board of Directors

**FROM:** Dan Jagers, General Manager

**SUBJECT:** Request for *Will-Serve Letter* and Annexation Approval for a Proposed Self-Storage Facility (APN 414-130-012) – eastern end of Western Knolls Avenue, north of the 60 Freeway and south of Interstate 10

**Staff Recommendation**

Review the request for water service and annexation approval for the proposed development located at the eastern end of Western Knolls Avenue, Riverside County Assessor's Parcel Number (APN) 414-130-012, within the City of Beaumont, subject to payment of all deposits and fees to the District and securing all approvals from the City of Beaumont, and:

1. Consider a *Will-Serve Letter* for the Project:
  - a. Approve the Application & furnish the *Will-Serve Letter* per conditions as enumerated, or
  - b. Deny the Application for Water Service
2. Consider Annexation into the District's Service Boundary:
  - a. Approve the Request for Annexation of APN 414-130-012 to the District, or
  - b. Deny the Request for Annexation

**Executive Summary**

The Applicant, Ryan Engh, has requested domestic and landscape irrigation water service from the District for a proposed self-storage facility composed of a three-story building, RV parking stalls, and two (2) water tanks. The Project has landscaping across the west, east, and south sides of the property and is located within the District's Sphere of Influence but outside the District's Service Area Boundary, therefore, the Applicant is required to undergo the annexation process through Riverside Local Agency Formation Commission (LAFCO).

**Table 1 – Project Summary**

Applicant	Ryan Engh
Owner / Developer	Ralph & Ryan Engh / James Goodman Architecture
Development Type	Commercial/Industrial
Development Name	Self-Storage Facility (Engh Family)
Annexation Required (Yes/No)	Yes – Requires Annexation
Estimated Potable Consumption	1.0 EDU
Estimated Irrigation (Non-Potable) Consumption	1.2 EDUs
Total Water Consumption (EDUs)	2.2 EDUs



## **Background**

The Applicant, Ryan Engh, has requested water service from the District for a Project located at APN 414-130-012. The development on the 13.6-acre property (gross area) is proposed as a 2.85-acre self-storage facility with 0.34 acres of landscaping along the west, east, and south sides of the property. The Project is identified in the Potable Master Plan as being located within the 2650 Pressure Zone (PZ) and the 2600 PZ of the District's non-potable system.

## **Discussion**

The District does not have potable or non-potable facilities near the vicinity of the Project. District Staff has identified the closest existing potable transmission main is an 18" ductile-iron pipe (DIP) (2650 PZ) at the terminus of Desert Lawn Drive, approximately 1,300 feet north of the project site. Establishing a connection from this existing pipeline would require a creek and railroad crossing. To the south, there is an existing 18" potable (2750 PZ) waterline and an existing 18" non-potable (2800 PZ) waterline located at the intersection of Prosperity Way and Distribution Way. These facilities are not preferred to be utilized by District staff due to the pressure zones not proposed to serve this area. Should the 2750 (potable) and the 2800 (non-potable) pressure zones service this project, pressure regulating devices for both systems would be required to eliminate dead-end lines in the ultimate condition. Neither connection scenario is preferred or suggested by District staff.

District staff identifies that there are facilities to the west of the property along Potrero Boulevard, approximately 5,544 feet (1.05 miles) from the proposed entrance driveway at Western Knolls Avenue. Three transmission mains are located within Potrero Boulevard consisting of the following: a 24" potable ductile iron pipe (DIP) (2650 PZ), a 24" potable DIP (2520 PZ), and a 24" non-potable DIP (2600 PZ). The Project's potable connection to the District's potable 2650 PZ would be most appropriate. The non-potable demand of the project is not significant, therefore the connection to the 24" non-potable DIP (2600 PZ) from Potrero Boulevard may be of low value in the interim condition; therefore, in the interim, the Project would take its irrigation service from the potable system. Upon future development of the surrounding area and extension of non-potable facilities, the project's irrigation system would be conditioned to be converted over to the non-potable system. District staff has evaluated all nearby water facilities that could potentially serve this Project and has identified that the connection within Potrero Boulevard would be the most feasible approach.

The District has planned facilities identified in the Potable and Non-Potable Water Master Plan for Western Knolls Avenue east of Potrero Boulevard. These facilities are a 16" DIP (potable) and 12" DIP (non-potable). The Applicant will be conditioned to construct a pipeline extension (and related appurtenances) and pay for all associated costs and fees related to the installation of the extended facilities. The Applicant will be required to install separate meters to comply with the District's policy of separate potable and landscape irrigation meters for commercial/industrial development.

District Staff estimated the domestic demand based on recent Board-approved storage facility developments within the City of Beaumont and historic usage of the facilities within the District's Service Boundary. The Applicant has provided an on-site landscaping demand of 217,669 gallons per year or approximately 596 gallons per day (gpd).



**TABLE 2: Estimated Water Consumption**

Demand	Est. Consumption (GPD)	Est. Consumption (EDUs)
Domestic (Potable) Water Demand	487	1.0
Irrigation (Non-Potable) Water Demand	596	1.2
<b>Total Water Demand</b>	<b>1,083</b>	<b>2.2</b>

The property is located within the District's Sphere of Influence but not within the District's Service Area Boundary, therefore the Project will require annexation prior to receiving service. District Staff informed the Applicant that the preparation of the LAFCO application package and fees associated with annexation activity into the District will be the responsibility of the Applicant.

Upon approval of service, the Applicant shall be responsible for the preparation of a Plan of Service, water improvement plans detailing connections to the existing potable infrastructure and pay all applicable District deposits and fees including, but not limited to, Applicant shall enter into a facilities extension agreement, water capacity charges (facilities fees), a non-tract water service installation charge, inspection deposits, and GIS deposits.

Final domestic and irrigation meter sizes will be determined by the Applicant. Fire Flow requirements will be determined by the City of Beaumont Fire Department and will dictate actual required Fire Suppression needs of the Project.

Prior to construction, the Applicant will be conditioned to secure final project approvals from the City of Beaumont.

### **Conditions of Development**

Prior to final Project development, the following conditions must be met:

1. The Applicant shall conform to all District requirements (including the Regulations Governing Water Service) and/or all City of Beaumont requirements.
2. The Applicant shall install a fire service connection(s) to support the City of Beaumont Fire Department's requirement for off-site and/or on-site fire suppression.
3. The Applicant will be required to pay for additional storage relating to the Project's volumetric quantity of water greater than the baseline fire flow demand (1,000 gpm for 2 hours).
4. The Applicant shall enter into a water facilities and main line extension agreement and pay all fees associated with the domestic main line pipeline extension together with provisions for future connection of non-potable water lines to project irrigation system water meter. The Applicant shall also pay all fees related to new fire service facilities including any facilities improvements that may be necessary to meet the fire flow requirements.



5. The Applicant shall complete a Plan of Service to determine water facilities requirements for the Project and annex the Project into the District Service Area Boundary through Riverside LAFCO.
6. In the event Applicant constructs facilities which require additional water (i.e., expansion or change of use), the Applicant will be required to upgrade the service to facilitate the increased consumption requirements and pay additional capacity charges (facilities fees) related to the demands identified in Table 2.
7. The District reserves the right to review annual consumption data (water consumption audit) and adjust the Applicant's capacity charges (facilities fees) at final buildout of the project and when project facilities are fully utilized for any amount greater than 2.2 EDUs (1.0 EDU [487 gpd] for the domestic demand and 1.2 EDUs [596 gpd] for the irrigation demand) as identified in Table 2.
8. To minimize irrigation consumption, the District requires the applicant to conform to the City of Beaumont Amended Chapter 17.06 "Landscape Standards" Ordinance pertaining to water efficient landscape requirements, and the following:
  - a. Landscaped areas which have turf, shall have "smart irrigation controllers" which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall, automatically determine watering schedule based on weather conditions, and not require seasonal monitoring changes. Orchard areas, if any, shall have drip irrigation.
  - b. Landscaping in non-turf areas should be drought-tolerant, consisting of planting materials which are native to the region. Irrigation systems for these areas should be drip or bubbler type.
9. Project will be conditioned to provide District well site (0.5 acre minimum).

### **Fiscal Impact**

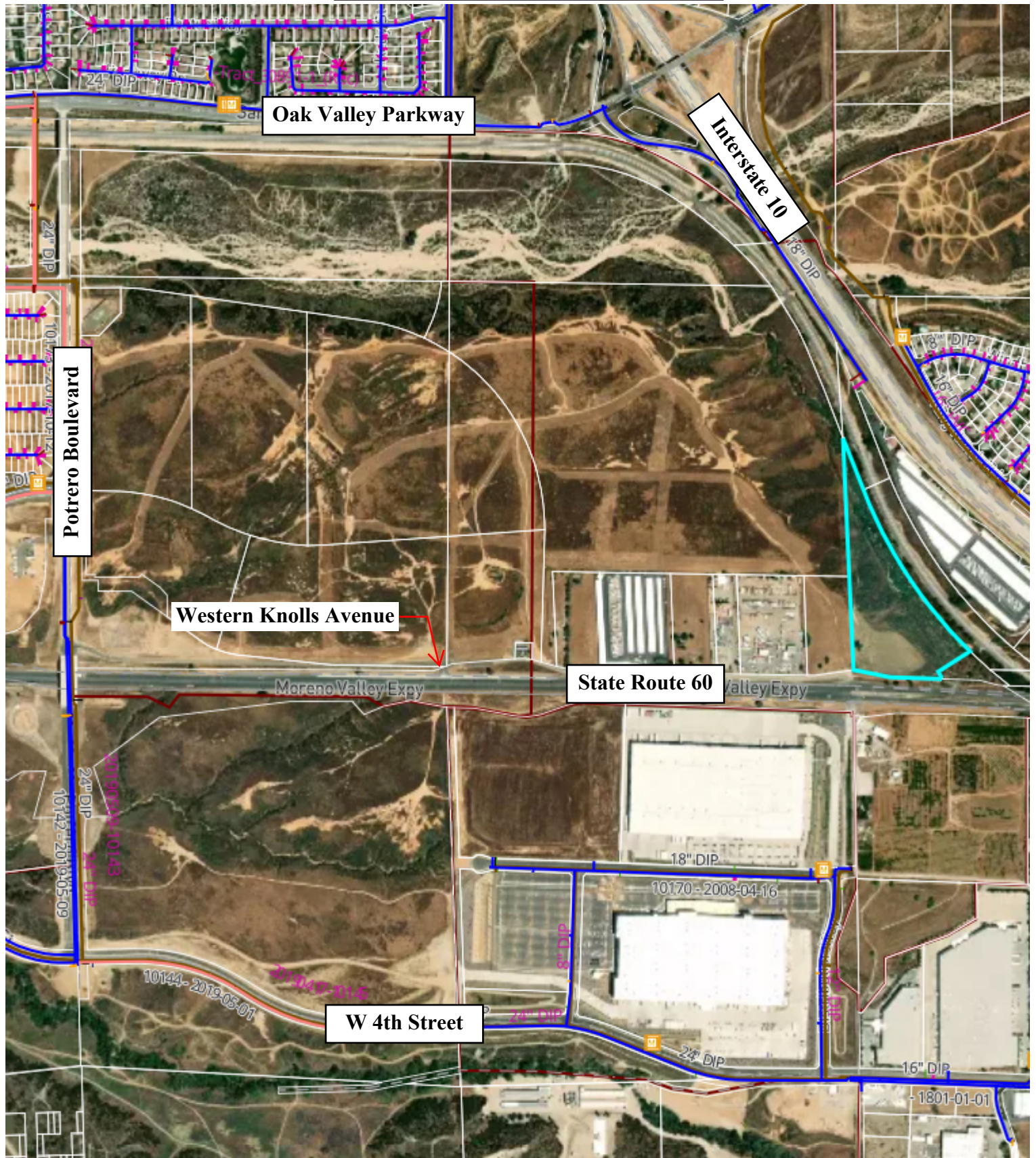
No negative fiscal impact to the District. All fees and deposits will be paid by the Applicant.

### **Attachments**

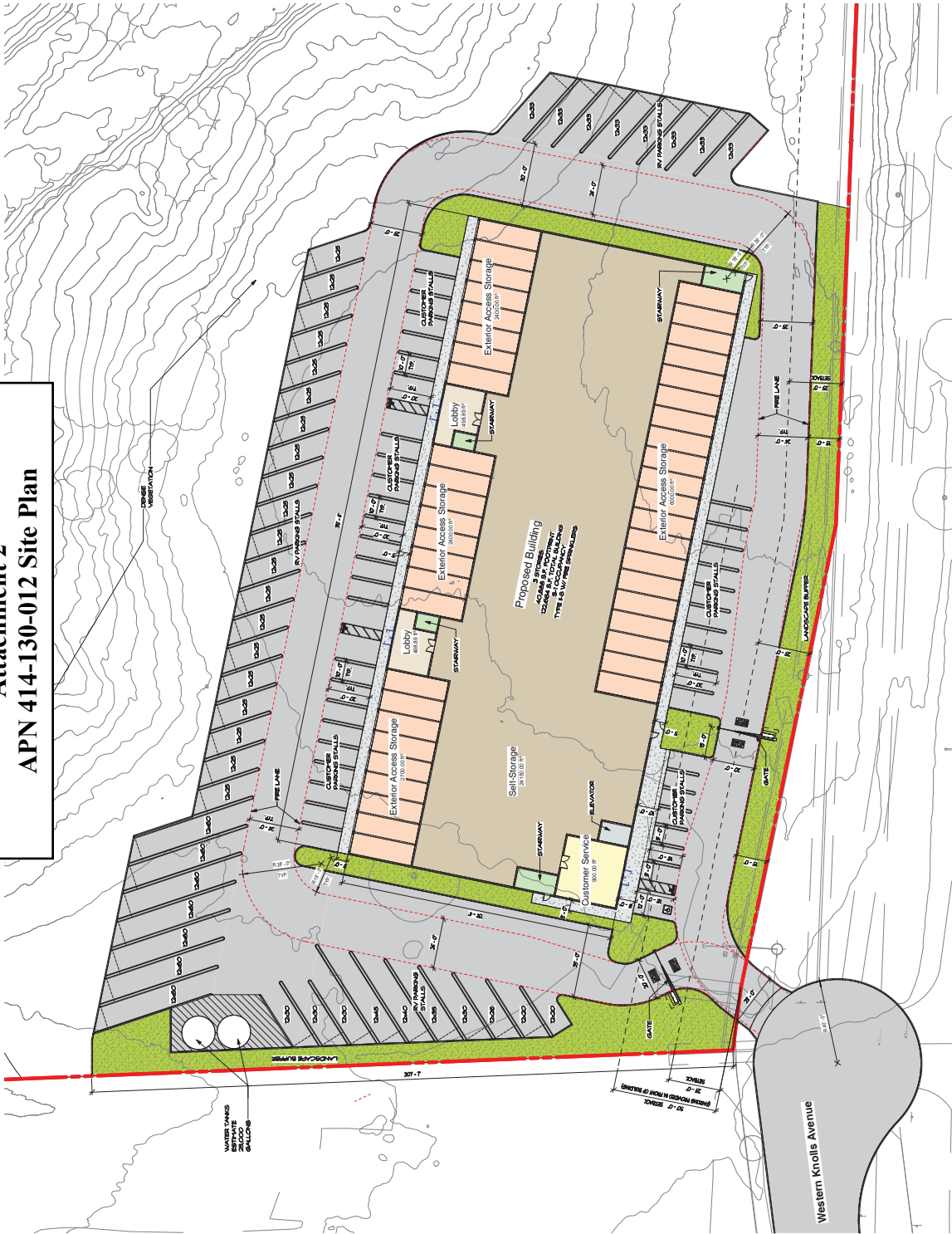
1. APN 414-130-012 Vicinity Map
2. APN 414-130-012 Site Plan
3. Will Serve Request Application

Staff Report prepared by Evan Ward, Civil Engineering Assistant

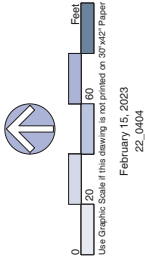
Attachment 1  
APN 414-130-012 Vicinity Map



# Attachment 2 APN 414-130-012 Site Plan



Site Plan



A New Self-Storage Facility for:  
The Engh Family

APN 414-130-012  
Beaumont, CA 92223

James Goodman ARCHITECTURE  
An Architectural Corporation • Member American Institute of Architects  
www.jga.com • info@jga.com • 949.433.0149

arclonica  
logos, thoughtful architecture design  
www.arclonica.com • 714.444.1000 • info@arclonica.com

**Attachment 3**  
**Will Serve Request Application**



**BEAUMONT CHERRY VALLEY WATER DISTRICT**

560 Magnolia Avenue • PO Box 2037  
Beaumont, CA 92223-2258  
Phone (951) 845-9581  
www.bcvwd.org

☒ **Will Serve Request**      ☐ **Water Supply Assessment (SB210)**

Applicant Name: Ryan A. Engh	Contact Phone # [REDACTED]
Mailing Address: [REDACTED]	Fax #: N/A
City: [REDACTED]	E-mail: [REDACTED]
State & Zip: [REDACTED]	
Service Address: Eastern End of Western Knolls	
Assessor's Parcel Number (APN), Tract Map No. Parcel Map No.: 414-130-012	
Project Type: <input type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Minor Subdivision (5 lots or less) <input type="checkbox"/> Major subdivision (6+ lots) <input checked="" type="checkbox"/> Other	
Site Map Attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

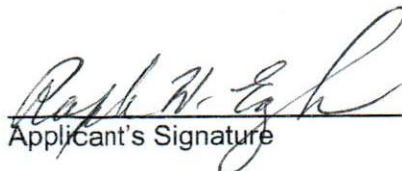
**The letter should be delivered to:**

**Recipient:**    Dan Jaggars, General Manager  
                    Beaumont Cherry Valley Water District  
                    Beaumont, CA 92223-9581

**PLEASE CHOOSE ONE:**

☐ **Mail (above address)**                      ☒ **E-mail**  
☐ **Fax**    ☐ **Will pick up**

The District reserves the right to impose terms and conditions in Will Serve Letters and/or Water Supply Assessment Reports that take into account water availability issues, conservation issues and the District's existing facilities, all of which impact the District's ability to provide service to the subject property and maintain the District's ability to meet existing water demands.

  
Applicant's Signature

10/13/2023  
Date





**Beaumont-Cherry Valley Water District  
Regular Board Meeting  
January 25, 2024**

Item 3

**STAFF REPORT**

**TO:** Board of Directors

**FROM:** Dan Jagers, General Manager

**SUBJECT: Request for *Will-Serve Letter* and Annexation Approval for a Proposed Multi-Family Residential Development “Beaumont Multifamily” (APN 419-170-034 and 419-170-035) – northeast corner of E 6th Street & Xenia Avenue, in the City of Beaumont**

**Staff Recommendation**

Review the request for water service and annexation approval for the proposed multi-family residential development located at Riverside County Assessor’s Parcel Number (APN) 419-170-034 and 419-170-035, northeast corner of E 6th Street & Xenia Avenue, within the City of Beaumont, subject to payment of all deposits and fees to the District and securing all approvals from the City of Beaumont, and:

1. Consider a *Will-Serve Letter* for the Project:
  - a. Approve the Application & furnish the *Will-Serve Letter* per conditions as enumerated, or
  - b. Deny the Application for Water Service
2. Consider Project Annexation into District Service Area Boundary:
  - a. Approve the Request for Annexation of APNs 419-170-034 and -035 to the District, or
  - b. Deny the Request for Annexation

**Executive Summary**

The Applicant, Xenia Avenue Development Holding Company LLC, has requested potable and non-potable water service from the District for a proposed multi-family residential development across 2.0 acres and composed of sixty-six (66) dwelling units, daycare space, an office suite with restrooms, on-site laundry, and a community room. The Project has landscape area totaling 0.48 acres on all sides of the property. The Project is located within the District’s Sphere of Influence but outside of the District’s Service Area Boundary, therefore the Applicant is required to undergo the annexation process through Riverside Local Agency Formation Commission (LAFCO).

**Table 1 – Project Summary**

Applicant	Xenia Avenue Development Holding Company LLC
Owner / Developer	Oman-Gibson Associates / Community HousingWorks
Development Type	High-Density Residential
Development Name	Beaumont Multifamily
Annexation Required (Yes/No)	Yes – Requires Annexation
Estimated Potable Consumption	43.1 EDUs
Estimated Irrigation (Non-Potable) Consumption	1.5 EDUs
Total Water Consumption (EDUs)	44.6 EDUs



## **Background**

The Applicant, Xenia Avenue Development Holding Company LLC (on behalf of the Owner), has requested water service from the District for a Project located at APN 419-170-034 and 419-170-035 which proposes a 2.0-acre multi-family residential development. The Project has identified a development consisting of affordable housing comprised of two apartment buildings with the following breakdown: thirty (30) 1-bedroom units, eighteen (18) 2-bedroom units, and eighteen (18) 3-bedroom units, for a total of sixty-six (66) dwelling units. In addition to a management office suite with restrooms, the Applicant has planned for shared indoor spaces including daycare, laundry, and a community room. The proposed landscaping is composed of multiple biofiltration basins, landscaping along all sides of the property and within the spaces between buildings, a BBQ area, and two (2) courtyards.

The Project has frontage on 6th Street and on Xenia Avenue and is located within the District's potable 2750 Pressure Zone (PZ) and non-potable 2800 PZ. The District has identified an existing 12" asbestos cement pipe (ACP) (2750 PZ) potable distribution main running along the south side of the property in 6th Street and a 12" ACP (2750 PZ) potable distribution main running along the west side of the property in Xenia Avenue. There is also an existing 24" Ductile-Iron pipe (DIP) non-potable transmission main (2800 PZ) in Xenia Avenue. The Applicant may be required to upgrade facilities along all property frontage where facilities exist or are insufficient to serve the Project.

## **Discussion**

The Applicant has identified a need for domestic and irrigation water service and has provided their estimated on-site domestic and landscaping demands.

**TABLE 2: Estimated Water Consumption**

Demand	Est. Consumption (GPD)	Est. Consumption (EDUs)
Residential (Potable) Water Demand	19,285	39.6
Daycare Center (Potable) Water Demand	576	1.2
Community/Laundry Room (Potable) Water Demand	1,118	2.3
Irrigation (Non-Potable) Water Demand	730	1.5
<b>Total Water Demand</b>	<b>21,709</b>	<b>44.6</b>

The Applicant proposes to install four (4) domestic meters (one meter for each building), one (1) irrigation meter, and a fire service connection from the 12" ACP potable water distribution mains that exist within 6th Street and Xenia Avenue. The District has a 24" non-potable water DIP in Xenia Avenue, therefore, the Project shall take irrigation service from the non-potable system.

The property is located within the District's Sphere of Influence but not within the District's Service Area Boundary, therefore the Project will require annexation. District Staff informed the Applicant that the preparation of the LAFCO application package and fees associated with annexation



activity into the District will be the responsibility of the Applicant, including the Plan of Service, which will be required.

Upon approval of service, the Applicant shall prepare water improvement plans detailing connections to the existing potable and non-potable infrastructure and pay all applicable District deposits and fees, including, but not limited to, water capacity charges, an in-tract water service installation charge (Applicant shall enter into a facilities extension agreement), front-footage fees (residential), inspection deposits, and GIS deposits.

Final domestic and irrigation meter sizes will be determined by the Applicant. Fire Flow requirements will be determined by the City of Beaumont Fire Department and will dictate actual required fire suppression needs of the Project.

The Applicant will also be conditioned to secure final project approvals from the City of Beaumont for the Project development prior to construction.

### **Conditions of Development**

Prior to final Project development, the following conditions must be met:

1. The Applicant shall conform to all District requirements (including the Regulations Governing Water Service) and/or all City of Beaumont requirements.
2. The Applicant shall work with Riverside LAFCO for annexation into the District's Service Boundary.
3. The Applicant shall install a fire service connection(s) to support the City of Beaumont Fire Department's requirement for off-site and/or on-site fire suppression.
4. The Applicant will be required to pay for additional storage relating to the Project's volumetric quantity of water greater than the baseline fire flow demand (1,000 gpm for 2 hours).
5. The Applicant will be required to pay residential front-footage fees along all property frontages where facilities are currently installed for potable and non-potable facilities.
6. The District reserves the right to review annual consumption data (water consumption audit) and adjust the Applicant's capacity charges (facilities fees) at final buildout of the project and when project facilities are fully utilized for any amount greater than 44.6 EDUs (41.0 EDUs [20,979 gpd] for the domestic demand and 1.5 EDUs [730 gpd] for the irrigation demand) as identified in Table 2.
7. To minimize irrigation consumption, the District requires the applicant to conform to the City of Beaumont "Landscape Standards" Ordinance pertaining to water efficient landscape requirements, and the following:
  - a. Landscaped areas which have turf, shall have "smart irrigation controllers" which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall, automatically



determine watering schedule based on weather conditions, and not require seasonal monitoring changes. Orchard areas, if any, shall have drip irrigation.

- b. Landscaping in non-turf areas should be drought-tolerant, consisting of planting materials which are native to the region. Irrigation systems for these areas should be drip or bubbler type.

### **Fiscal Impact**

No negative fiscal impact to the District. All fees and deposits will be paid by the Applicant.

### **Attachments**

1. APN 419-170-034 & -035 Vicinity Map
2. APN 419-170-034 & -035 Architecture Plan
3. APN 419-170-034 & -035 Prelim Site Plan
4. Will Serve Request Application

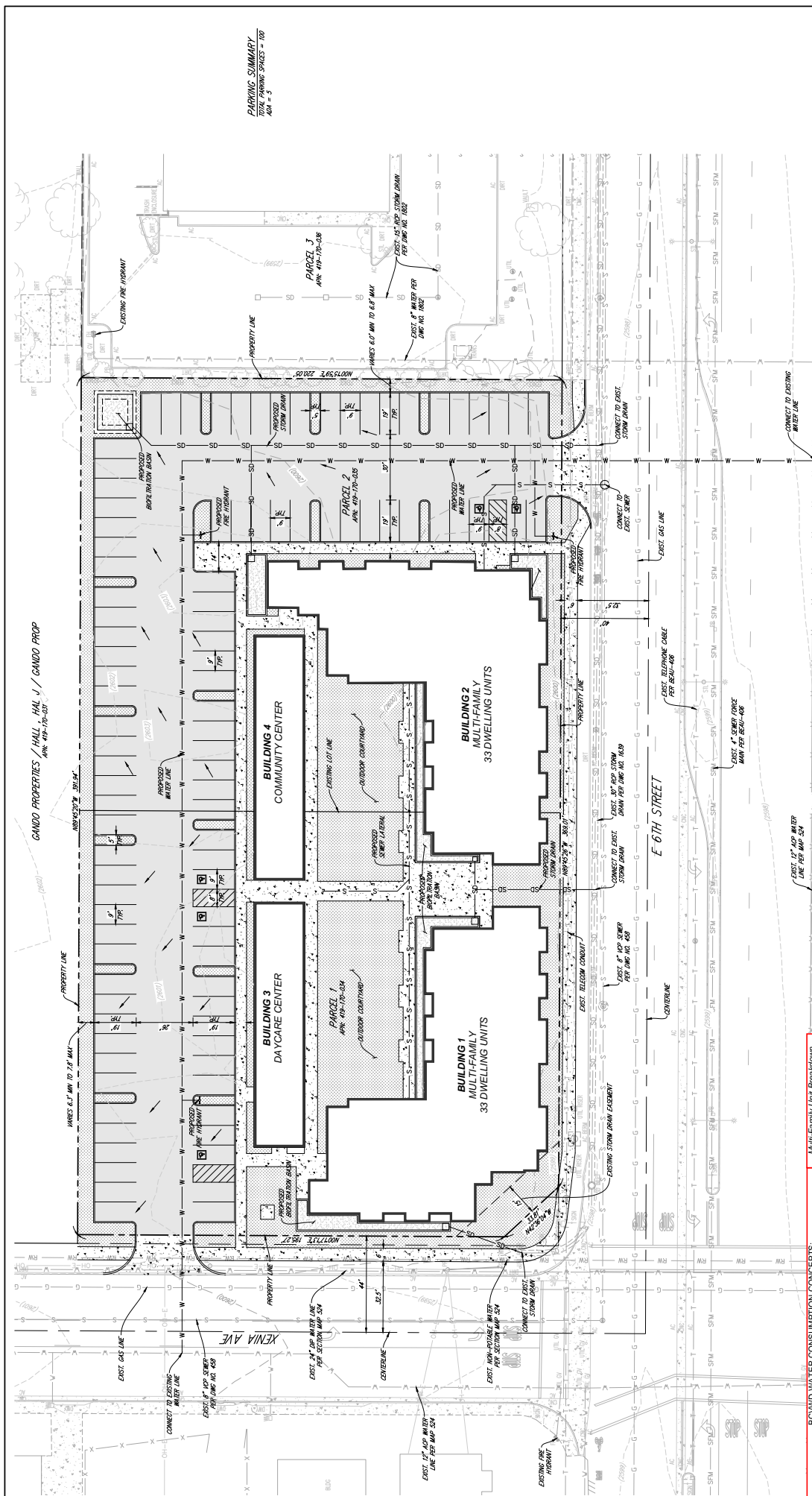
Staff Report Prepared by Evan Ward, Civil Engineering Assistant

**Attachment 1**  
**APN 419-170-034 & -035 Vicinity Map**

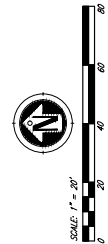








PARKING SUMMARY  
TOTAL PARKING SPACES = 180  
APR = 3



**Multi-Family Unit Breakdown**  
(Total Site):

30 - 1 Bedroom (480 SF)
18 - 2 Bedroom (700 SF)
18 - 3 Bedroom (900 SF)
66 DU Total (33 DU/nc)

Estimated site occupant load (total people based on 1.5 persons per bedroom): 180 people based on 1.5 persons per bedroom)

**BOWID WATER CONSUMPTION CONCEPTS:**

**BUILDING 1 = Multi-Family 33 residential dwellings units.**  
**BUILDING 2 = Multi-Family 33 residential dwellings units.**  
**BUILDING 3 = 2,500 SF Daycare Center**  
(Hours of operation from 7am-6pm (5 days a week), 24 children childcare daycare (2 years old and above), anticipated 2-3 staff, anticipated 3 toilets/3 sinks, 1 kitchen sink)  
**Estimated use = 976 gallons per day**

**BUILDING 4 = 2,500 SF Community Center**  
(Retail) Office hours of operation from 9am - 5pm (5 days a week), Community Room (hours of operation from 2am-6pm (5 days a week), anticipated 2 toilets/2 sinks, 1 kitchen sink, 1 bathroom sink, 1 laundry sink, 1 dishwasher, 1 refrigerator)  
**Estimated use = 1,118 gallons per day**

Private On-site Landscape Demand = Total landscape area is approximately 21,000 SF  
**Estimated use = 730 gallons per day**

## Attachment 4



## BEAUMONT CHERRY VALLEY WATER DISTRICT

560 Magnolia Avenue • PO Box 2037

Beaumont, CA 92223-2258

Phone (951) 845-9581

www.bcvwd.org

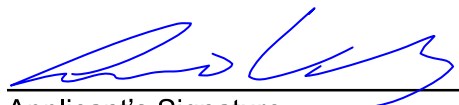
☒ **Will Serve Request**      ☐ **Water Supply Assessment (SB210)**

Applicant Name: Xenia Avenue Development Holding Company, LLC	Contact Phone # [REDACTED]
Mailing Address: [REDACTED]	Fax #: [REDACTED]
City: [REDACTED]	E-mail: [REDACTED]
State & Zip: [REDACTED]	
<b>Service Address:</b> Northeast Corner of 6th Street and Xenia Avenue, Beaumont, CA 92223	
<b>Assessor's Parcel Number (APN), Tract Map No. Parcel Map No.:</b> 419-170-034 & 419-170-035	
<b>Project Type:</b> <input type="checkbox"/> Single-Family <input checked="" type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Minor Subdivision (5 lots or less) <input type="checkbox"/> Major subdivision (6+ lots) <input type="checkbox"/> Other	
<b>Site Map Attached:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

The letter should be delivered to:

<b>Recipient:</b> Andrew Van Loy, PE (Civil) - Excel Engineering [REDACTED] [REDACTED]
<b>PLEASE CHOOSE ONE:</b> <input type="checkbox"/> Mail (above address) <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Will pick up

The District reserves the right to impose terms and conditions in Will Serve Letters and/or Water Supply Assessment Reports that take into account water availability issues, conservation issues and the District's existing facilities, all of which impact the District's ability to provide service to the subject property and maintain the District's ability to meet existing water demands.

  
 Applicant's Signature

10/30/2023

Date



**Beaumont-Cherry Valley Water District  
Regular Board Meeting  
January 25, 2024**

Item 4

**STAFF REPORT**

**TO:** Board of Directors

**FROM:** Dan Jagers, General Manager

**SUBJECT:** Request for *Will-Serve Letter* for a Proposed Multi-Family Residential Development “Aegis Builders Apartments” (APN 419-232-039) – 1360 E. 6th Street, west of American Avenue and east of Illinois Avenue in the City of Beaumont

**Staff Recommendation**

Review the request for water service for the proposed multi-family residential development “Aegis Builders Apartments” located at 1360 E. 6th Street, Riverside County Assessor’s Parcel Number (APN) 419-232-039, within the City of Beaumont, subject to payment of all deposits and fees to the District and securing all approvals from the City of Beaumont, and:

- A. Approve the Application for Water Service and furnish the *Will-Serve Letter* per conditions as enumerated, or
- B. Deny the Application for Water Service

**Executive Summary**

The Applicant, Andresen Architecture Inc., has requested domestic and landscape irrigation water service from the District for a proposed multi-family residential development composed of fifteen (15) dwelling units on an existing vacant parcel located on the north side of 6th Street between Illinois Avenue and American Avenue. A single two-story building is proposed with a tot lot, trash enclosure, outdoor barbecue area, parking lot, open space common area(s), and perimeter landscaping. The project is located within the District’s Sphere of Influence and Service Boundary.

**Table 1 – Project Summary**

Applicant	Andresen Architecture Inc.
Owner / Developer	Kenneth & Kim Catanzarite / Aegis Builders Inc.
Development Type	High-Density Residential
Development Name	Aegis Beaumont Apartments
Annexation Required (Yes/No)	No
Estimated Potable Consumption	9.0 EDUs
Estimated Irrigation (Non-Potable) Consumption	0.8 EDUs
Total Water Consumption (EDUs)	9.8 EDUs

**Background**

The Applicant, Andresen Architecture Inc. (on behalf of the Owner), has requested water service from the District for a Project located at APN 419-232-039 and proposed as a 0.68-acre multi-family residential development with 0.21 acres of landscaping composed of shrubs, ornamental grasses, and trees along the perimeter of the property. The Project has frontage along 6th Street



and is located within the District's potable 2750 Pressure Zone (PZ). District staff identifies that a existing 12" asbestos cement pipe (ACP) potable distribution main is located along the south side of 6th Street that could service the Project. The Applicant may be required to upgrade facilities along all property frontage where facilities exist or are insufficient to serve the Project. With existing potable facilities within 6th Street, the project will be subject to front footage fees.

### **Discussion**

The Applicant provided estimated total water usage (ETWU) of 138,500 gallons per year for the on-site landscaping which appears reasonable to District staff. District staff estimated the average daily domestic residential demand based on the proposed number of dwelling units and consumption of other similar developments. Table 2 identifies the total estimated consumption of the project.

**TABLE 2: Estimated Water Consumption**

Demand	Est. Consumption (GPD)	Est. Consumption (EDUs)
Residential (Potable) Water Demand	4,383	9.0
Irrigation (Non-Potable) Water Demand	380	0.8
<b>Total Water Demand</b>	<b>4,763</b>	<b>9.8</b>

The Applicant proposes to install two (2) meters (domestic and irrigation) and a fire service connection on the south side of the property within 6th Street. The meters may be serviced from the 12" ACP potable water distribution main in 6th Street. The District does not have non-potable facilities within 6th Street or in the vicinity of the project, nor are there planned facilities identified in the Non-Potable Water Master Plan, therefore, the Project shall take its irrigation service from the potable system.

Upon approval of service, the Applicant shall prepare water improvement plans detailing connections to the existing potable infrastructure and pay all applicable District deposits and fees, including, but not limited to, water capacity charges, meter fees, front-footage fees, inspection deposits, and GIS deposits.

Final domestic and irrigation meter sizes will be determined by the Applicant. Fire Flow requirements will be determined by the City of Beaumont Fire Department and will dictate actual required fire suppression needs of the Project.

Prior to construction, the Applicant will be conditioned to secure final project approvals from the City of Beaumont.

### **Conditions of Development**

Prior to service being provided, the Applicant shall conform to all District requirements for water service and all City of Beaumont requirements.



1. The Applicant shall conform to all District requirements (including the Regulations Governing Water Service) and/or all City of Beaumont requirements.
2. The Applicant shall install appropriate fire service connection(s) to support the City of Beaumont Fire Department's requirement for off-site and/or on-site fire suppression.
3. The Applicant will be required to prepare water improvement plans and execute a water main extension agreement for facilities and pay all deposits, fees, and construction and inspection costs related to said facilities.
4. The Applicant will be required to pay for additional storage relating to the Project's volumetric quantity of water greater than the baseline fire flow demand (1,000 gpm for 2 hours).
5. The Applicant will be required to pay residential front-footage fees along all property frontages where facilities are currently installed.
6. The District reserves the right to review annual consumption data (water consumption audit) and adjust the Applicant's capacity charges (facilities fees) at final buildout of the project and when project facilities are fully utilized for any amount greater than 9.8 EDUs (9.0 EDUs [4,383 gpd] for the domestic demand and 0.8 EDUs [380 gpd] for the irrigation demand) as identified in Table 2.
7. To minimize irrigation consumption, the District requires the applicant to conform to the City of Beaumont Amended Chapter 17.06 "Landscape Standards" Ordinance pertaining to water efficient landscape requirements, and the following:
  - a. Landscaped areas which have turf, shall have "smart irrigation controllers" which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall, automatically determine watering schedule based on weather conditions, and not require seasonal monitoring changes. Orchard areas, if any, shall have drip irrigation.
  - b. Landscaping in non-turf areas should be drought-tolerant, consisting of planting materials which are native to the region. Irrigation systems for these areas should be drip or bubbler type.

### **Fiscal Impact**

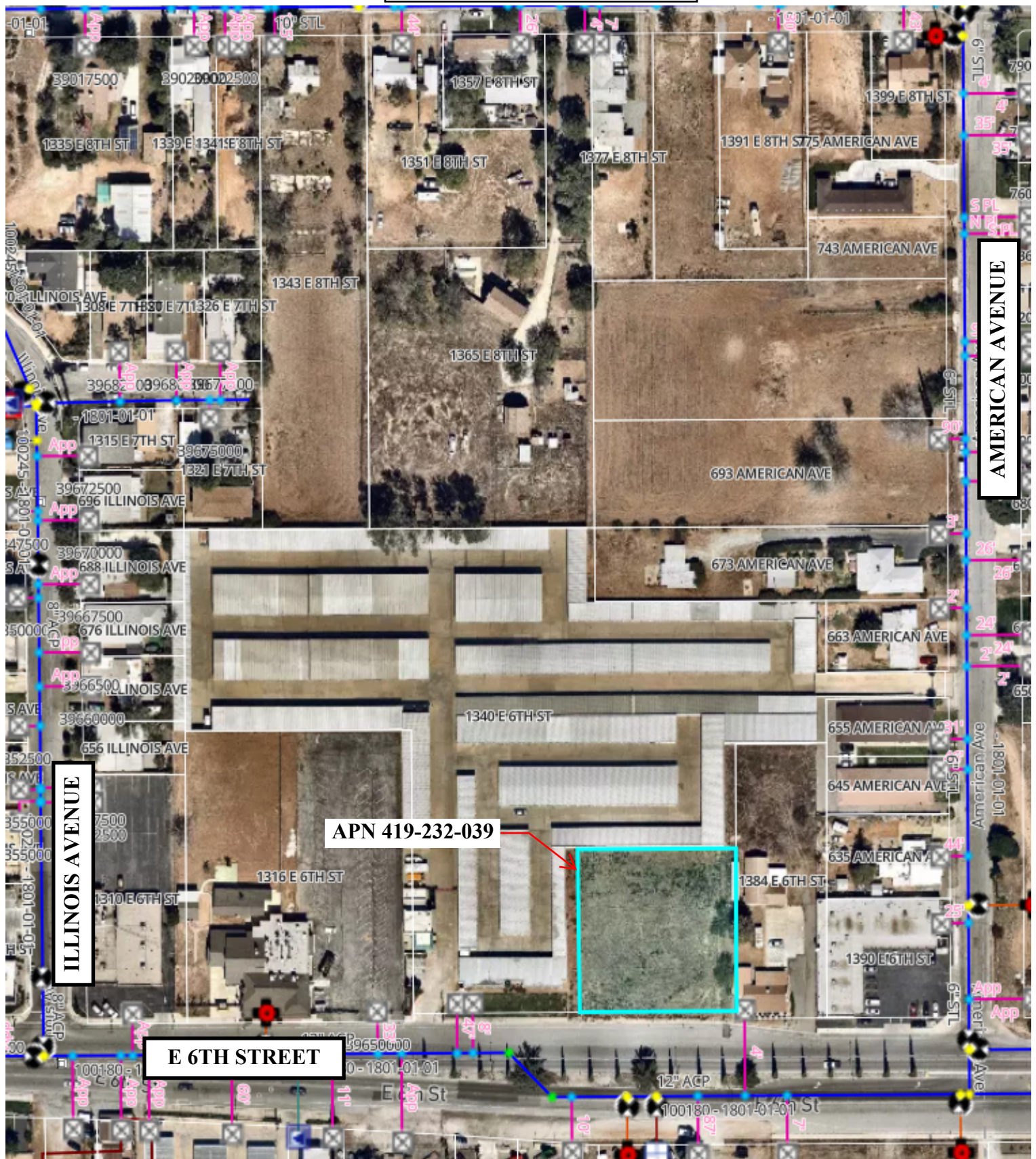
No negative fiscal impact to the District. All fees and deposits will be paid by the Applicant.

### **Attachments**

1. APN 419-232-039 Vicinity Map
2. APN 419-232-039 Site Plan
3. APN 419-232-039 Plot Plan
4. APN 419-232-039 Landscape Plan
5. Will Serve Request Application

Staff Report Prepared by Evan Ward, Civil Engineering Assistant

**Attachment 1**  
**APN 419-232-039 Vicinity Map**



**Attachment 2**  
**APN 419-232-039 Site Plan**  
*Proposed 15-Unit Apartment Building For:*  
***Aegis Builders***  
1360 East 6th Street, Beaumont, CA



**OWNER:**  
KENNETH CANTANARITE  
2331 WEST LINCOLN AVE  
SUITE 100  
KALAMAZOO, MI 49001  
kcalamazoo@cantanarite.com  
(734) 678-2100

**DEVELOPER:**  
AEGIS BUILDERS, INC.  
DARRYL MOORE  
10000 S. HARTS CREEK RD.  
ANN ARBOR, MI 48106  
dmoore@aegisbuilders.com

**PROJECT ADDRESS:**  
1360 EAST 6TH STREET,  
BEAUMONT, CA

**ARCHITECT:**  
ANDERSEN ARCHITECTURE INC.  
1769 ORANGE WAY  
FONTANA, CA 92335  
info@andersonarch.com  
doug.anderson@aallim.com

**CONTACT:**  
419-232-2310

**URL:**

PROJECT DESCRIPTION:	PROPOSED 15 UNITS ALLOWED	15 UNITS ALLOWED
LOT AREA (0.660 ACRES)	8,412 SF	14,708 SQ. FT.
BUILDING FOOTPRINT	29,969 SF (100%)	4 STORIES OR 60 FT.
NET LOT AREA	8,397 SF (1%)	
LANDSCAPE AREA	12,112 SF (39%)	
HARDSCAPE AREA		
MAXIMUM DENSITY: 22 UNITS / ACRE		
MAXIMUM HEIGHT REQ.		
MAXIMUM HEIGHT REQ.		
MINIMUM BEACON		
COVERED PATIO (1):	1,102 SF	
COVERED PATIO (2):	102 SF	
COVERED PATIO (3):	8,078 SF	
COVERED PATIO (4):	71,102 SF	
COVERED PATIO (5):	1,323 SF	
COVERED PATIO (6):	102 SF	
COVERED PATIO (7):		
COVERED PATIO (8):	686 SF	
COVERED PATIO (9):	1,372 SF	
COVERED PATIO (10):	1,372 SF	
COVERED PATIO (11):	102 SF	
COVERED PATIO (12):	102 SF	
COVERED PATIO (13):	2,222 SF	
COVERED PATIO (14):	3,741 SF	
COVERED PATIO (15):	74 SF	
COVERED PATIO (16):		
COVERED PATIO (17):		
COVERED PATIO (18):		
COVERED PATIO (19):		
COVERED PATIO (20):		
COVERED PATIO (21):		
COVERED PATIO (22):		
COVERED PATIO (23):		
COVERED PATIO (24):		
COVERED PATIO (25):		
COVERED PATIO (26):		
COVERED PATIO (27):		
COVERED PATIO (28):		
COVERED PATIO (29):		
COVERED PATIO (30):		
COVERED PATIO (31):		
COVERED PATIO (32):		
COVERED PATIO (33):		
COVERED PATIO (34):		
COVERED PATIO (35):		
COVERED PATIO (36):		
COVERED PATIO (37):		
COVERED PATIO (38):		
COVERED PATIO (39):		
COVERED PATIO (40):		
COVERED PATIO (41):		
COVERED PATIO (42):		
COVERED PATIO (43):		
COVERED PATIO (44):		
COVERED PATIO (45):		
COVERED PATIO (46):		
COVERED PATIO (47):		
COVERED PATIO (48):		
COVERED PATIO (49):		
COVERED PATIO (50):		
COVERED PATIO (51):		
COVERED PATIO (52):		
COVERED PATIO (53):		
COVERED PATIO (54):		
COVERED PATIO (55):		
COVERED PATIO (56):		
COVERED PATIO (57):		
COVERED PATIO (58):		
COVERED PATIO (59):		
COVERED PATIO (60):		
COVERED PATIO (61):		
COVERED PATIO (62):		
COVERED PATIO (63):		
COVERED PATIO (64):		
COVERED PATIO (65):		
COVERED PATIO (66):		
COVERED PATIO (67):		
COVERED PATIO (68):		
COVERED PATIO (69):		
COVERED PATIO (70):		
COVERED PATIO (71):		
COVERED PATIO (72):		
COVERED PATIO (73):		
COVERED PATIO (74):		
COVERED PATIO (75):		
COVERED PATIO (76):		
COVERED PATIO (77):		
COVERED PATIO (78):		
COVERED PATIO (79):		
COVERED PATIO (80):		
COVERED PATIO (81):		
COVERED PATIO (82):		
COVERED PATIO (83):		
COVERED PATIO (84):		
COVERED PATIO (85):		
COVERED PATIO (86):		
COVERED PATIO (87):		
COVERED PATIO (88):		
COVERED PATIO (89):		
COVERED PATIO (90):		
COVERED PATIO (91):		
COVERED PATIO (92):		
COVERED PATIO (93):		
COVERED PATIO (94):		
COVERED PATIO (95):		
COVERED PATIO (96):		
COVERED PATIO (97):		
COVERED PATIO (98):		
COVERED PATIO (99):		
COVERED PATIO (100):		
COVERED PATIO (101):		
COVERED PATIO (102):		
COVERED PATIO (103):		
COVERED PATIO (104):		
COVERED PATIO (105):		
COVERED PATIO (106):		
COVERED PATIO (107):		
COVERED PATIO (108):		
COVERED PATIO (109):		
COVERED PATIO (110):		
COVERED PATIO (111):		
COVERED PATIO (112):		
COVERED PATIO (113):		
COVERED PATIO (114):		
COVERED PATIO (115):		
COVERED PATIO (116):		
COVERED PATIO (117):		

PARKING SUMMARY:	
15 PARKING SPACES (13 COVERED SPACES)	25 SPACES REQD UNIT (6 UNITS X 2)
5 PARKING SPACES (3 COVERED SPACES)	2 SPACES REQD UNIT (6 UNITS X 2)
20 PARKING SPACES (14 COVERED SPACES)	TOTAL PARKING REQUIRED
2 PARKING SPACES	PARKING PROVIDED
10% OF TOTAL NUMBER OF PARKING SPACES TOY CAR/VAN <sup>1</sup> (C08C1 100.4.2)	(INCLUDING ACCESSIBLE PARKING)
25% OF TOTAL NUMBER OF PARKING SPACES TOY CAR/VAN <sup>1</sup> (C08C 4.100.4.2)	EV CHARGING STATIONS REQUIRED:
25% OF TOTAL NUMBER OF PARKING SPACES TOY CAR/VAN <sup>1</sup> (C08C 4.100.4.2)	EV CHARGING STATIONS PROVIDED:
3 EVCS PROVIDED TOY CAR/VAN <sup>1</sup>	
7 EVCS PROVIDED TOY CAR/VAN <sup>1</sup>	
2 EVCS PROVIDED TOY CAR/VAN <sup>1</sup>	
OPEN SPACE:	
1500 SQ. FT.	COMMON OPEN SPACE REQD
2419 SQ. FT.	100 SF FOR UNIT (15 X 20)
	COMMON OPEN SPACE PROVIDED
	AMENITIES PROVIDED:
	BIG WITH TRELLEYS, TUBS, GOLF

**OPEN SPACE:**

COMMON OPEN SPACE REQ.	1,500 SQ. FT.
100 SF FOR UNIT (15 x 200)	
COMMON OPEN SPACE PROVIDED	2,413 SQ. FT.

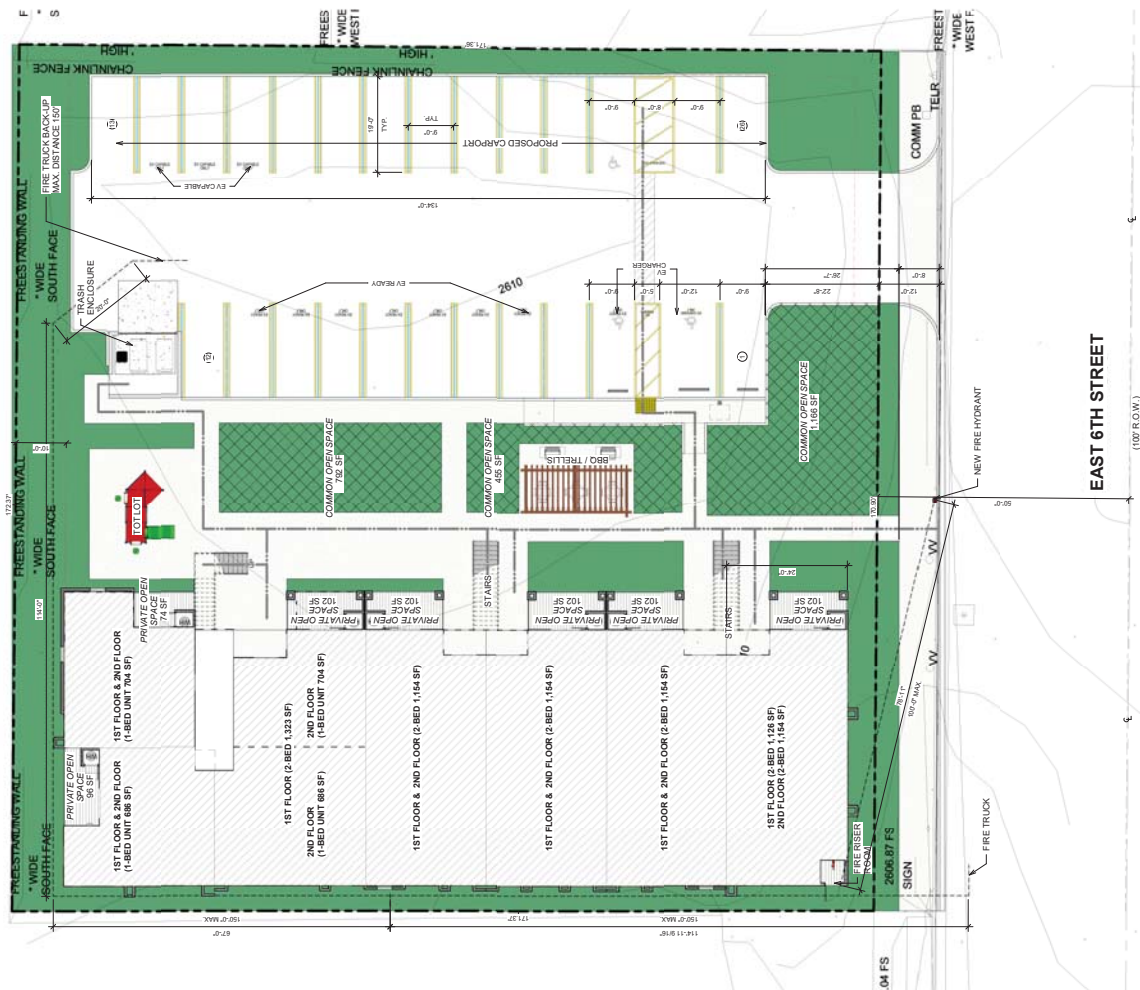
**AMENITIES PROVIDED:**

BBO WITH TRELLIS, TOT  
LOT, OPEN COMMON AREA

Proposed 15-Unit Apartment Building For:  
**Aegis Builders**  
1360 East 6th Street, Beaumont, CA

[illegible]

# Site Plan



Sequence of Drawings - DR	
Number	Description
DL1	Site Plan
DL2	Floor Plans
DL3	Overall Floor Plans
DL4	3D Views & Ext. Elevations
of 1.	Plot Plan

Site Plan  
1" = 10'-0"



Vicinity Map



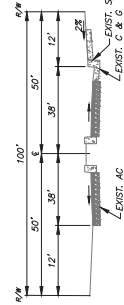
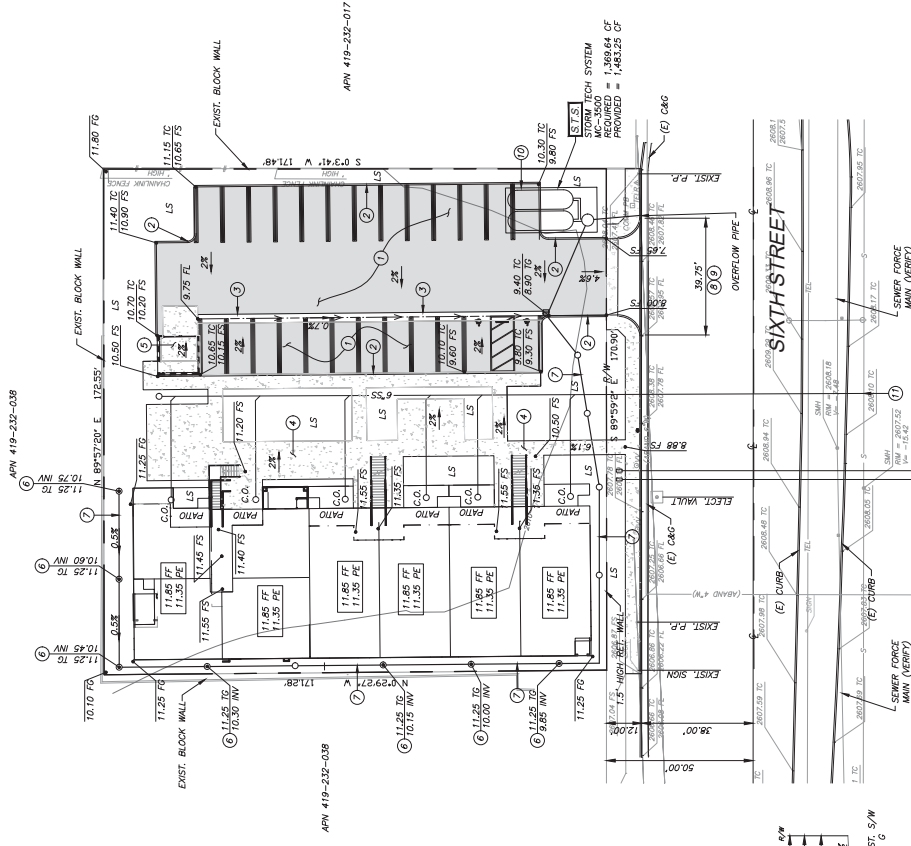
# APN 419-232-039 Plot Plan

# PLOT PLAN

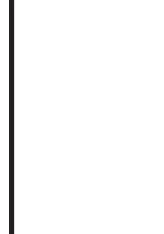
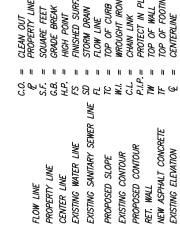
BEING A PORTION OF PARCEL 2 P.M.B. 169/14-15 RECORDS OF RIVERSIDE COUNTY

SAKE ENGINEERS, INC.

JUNE, 2023



SIXTH STREET  
TYP. STREET SECTION:  
NTS



PREPARED UNDER THE DIRECTION OF:

---

SAM AKBARPOUR P.E. RCE. 053038

SCALE	1" = 20'	<b>SAKE ENGINEERS, INC.</b> ENGINEERING • SURVEYING • LAND DEVELOPMENT 400 S. MAINWAY AVE., STE. 202 CORPUS CHRISTI, TEXAS 78401 (951) 239-4041	J.N. SHEET	OF 1	DWG. NO.
DATE	6/20/2023				
DRAWN:	JAC				
DESIGNED:	SA				
CHECKED:	SA				
BULK PLOT	AFC				
		FILE: SERVER\PROJECTS\UN44721\OWN\PILOPLAN			

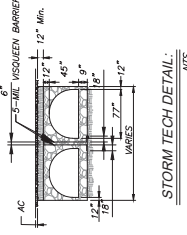
PLOT PLAN  
CITY OF REALMONT

## REVISIONS

BY

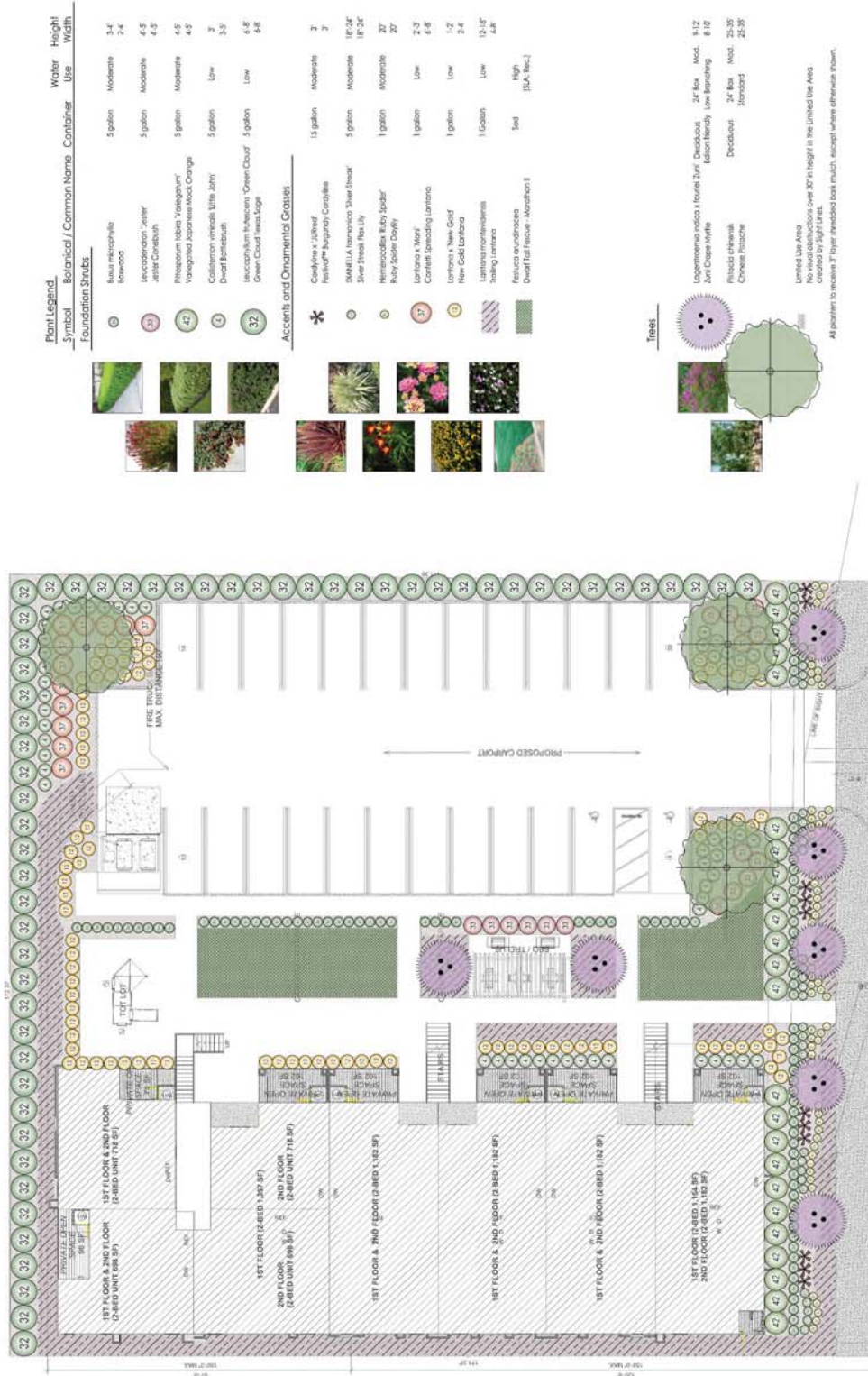
CONSTRUCTION NOTES:

- 1 - CONST. - AC OVER - AB PER SOL. ENG.
- 2 - CONST. 6" CURB
- 3 - CONST. RIBBON GUTTER W=3"
- 4 - CONST. 4" FPC WALKWAY
- 5 - CONST. COVERED TASH ENCLOSURE
- 6 - INSTALL 4" AREA DRAIN
- 7 - INSTALL 4" PVC PIPE
- 8 - CONST. DRIVEWAY APPROACH
- 9 - SAWCUT & REMOVE EXIST. CURB & GUTTER
- 10 - CONST. STORM TECH. SYSTEM PER DETAIL HEREON
- 11 - INSTALL 6" SERIES LATERAL
- 12 - INSTALL - WATER METER (IRRIGATION)
- 13 - INSTALL - WATER METER (DOMESTIC)



**STORM TECH DETAIL:**

ACTC



Plant Legend

Symbol	Botanical / Common Name	Container	Water Use	Height	Width
--------	-------------------------	-----------	-----------	--------	-------

32	Banksia integrifolia	5 gallon	Moderate	3-4'	2-4'
32	Banksia	5 gallon	Moderate	3-4'	2-4'
32	Leucadendron 'Jester'	5 gallon	Moderate	4-5'	4-5'
32	Leucadendron	5 gallon	Moderate	4-5'	4-5'
32	Phoradendron 'Virens'	5 gallon	Moderate	4-5'	4-5'
32	Phoradendron	5 gallon	Moderate	4-5'	4-5'
32	Callistemon viminalis 'Little John'	5 gallon	Low	3'	3'
32	Callistemon viminalis	5 gallon	Low	3'	3'
32	Leucadendron 'Green Cloud'	5 gallon	Low	6-8'	6-8'
32	Leucadendron	5 gallon	Low	6-8'	6-8'

Accents and Ornamental Grasses

*	Coreopsis 'Jubilee'	15 gallon	Moderate	3'	3'
*	Coreopsis	15 gallon	Moderate	3'	3'
32	Samolus 'Sue's Blue'	5 gallon	Moderate	18-24"	18-24"
32	Samolus	5 gallon	Moderate	18-24"	18-24"
32	Hebe 'Blueberry'	1 gallon	Moderate	20"	20"
32	Hebe	1 gallon	Moderate	20"	20"
32	Lantana 'New Gold'	1 gallon	Low	2-3'	2-3'
32	Lantana	1 gallon	Low	2-3'	2-3'
32	Hebe 'Blueberry'	1 gallon	Low	2-4'	2-4'
32	Hebe	1 gallon	Low	2-4'	2-4'
32	Leucadendron 'Green Cloud'	1 gallon	Low	12-18"	12-18"
32	Leucadendron	1 gallon	Low	12-18"	12-18"
32	Leucadendron 'Green Cloud'	1 gallon	Low	12-18"	12-18"
32	Leucadendron	1 gallon	Low	12-18"	12-18"

Trees

32	Leucadendron 'Green Cloud'	24" Box	Mod.	8-12'	8-12'
32	Leucadendron	24" Box	Mod.	8-12'	8-12'
32	Leucadendron 'Green Cloud'	24" Box	Mod.	8-12'	8-12'
32	Leucadendron	24" Box	Mod.	8-12'	8-12'

All plantings to receive 2" layer mulch, except where otherwise shown.

PRELIMINARY WATER USE CALCULATIONS

Reference Eto	SS.6	Conservation Factor	0.55 (practical)		
Maximum Allowable Water Allocation Equation: MAWA = (Eto) (0.62) [(ETAF x LA) + (1-ETAF) x SA]					
Eto	0.62	ETAF	LA	1-ETAF	SA
55.6	0.62	0.55	9535	0.45	1177

Estimated Total Water Use Equation:  
ETWU = Eto x 0.62 + ETAF x LA

HYDROZONE MATRIX

ZONE	HYDROZONE	S.F.	% TOTAL	PLANT TYPE	PLANT FACTOR	IRIGATION EFFICIENCY	Eto	ETAF	LA	ETWU	IRIGATION METHOD
1ST FLOOR & 2ND FLOOR (2-BED UNIT 101-102)	101-102	4766	50%	LOW	0.30	0.81	55.60	0.62	0.37	4766	Engineers
1ST FLOOR & 2ND FLOOR (2-BED UNIT 103-104)	103-104	3452	36%	MODERATE	0.50	0.81	55.60	0.62	0.37	3452	Engineers
1ST FLOOR & 2ND FLOOR (2-BED UNIT 105-106)	105-106	160	2%	MODERATE	0.50	0.81	55.60	0.62	0.37	160	Engineers
5th FLOOR (5-BED UNIT 107-108)	107-108	1177	12%	S/A					1.00	1177	Engineers
Total Landscape										118,461	9,535

HYDROZONE MATRIX

ZONE	HYDROZONE	S.F.	% TOTAL	PLANT TYPE	PLANT FACTOR	IRIGATION EFFICIENCY	Eto	ETAF	LA	ETWU	IRIGATION METHOD
1ST FLOOR & 2ND FLOOR (2-BED UNIT 101-102)	101-102	4766	50%	LOW	0.30	0.81	55.60	0.62	0.37	4766	Engineers
1ST FLOOR & 2ND FLOOR (2-BED UNIT 103-104)	103-104	3452	36%	MODERATE	0.50	0.81	55.60	0.62	0.37	3452	Engineers
1ST FLOOR & 2ND FLOOR (2-BED UNIT 105-106)	105-106	160	2%	MODERATE	0.50	0.81	55.60	0.62	0.37	160	Engineers
5th FLOOR (5-BED UNIT 107-108)	107-108	1177	12%	S/A					1.00	1177	Engineers
Total Landscape										118,461	9,535

Note: Landscape to be installed with low-volume drip irrigation and automatic, weather sensing irrigation controller.

**Attachment 5**  
**Will Serve Request Application**



**BEAUMONT CHERRY VALLEY WATER DISTRICT**

560 Magnolia Avenue • PO Box 2037

Beaumont, CA 92223-2258

Phone (951) 845-9581

www.bcvwd.org

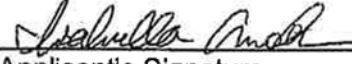
☒ **Will Serve Request**      ☐ **Water Supply Assessment (SB210)**

Applicant Name: Isabella Andresen	Contact Phone # [REDACTED]
Mailing Address: [REDACTED]	Fax #: 
City: [REDACTED]	E-mail: [REDACTED]
State & Zip: [REDACTED]	
Service Address: 1360 E 6th Street, Beaumont, CA 92223	
Assessor's Parcel Number (APN), Tract Map No. Parcel Map No.: 419-232-039	
Project Type: <input type="checkbox"/> Single-Family <input checked="" type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Minor Subdivision (5 lots or less) <input type="checkbox"/> Major subdivision (6+ lots) <input type="checkbox"/> Other	
Site Map Attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**The letter should be delivered to:**

Recipient: Isabella Andresen [REDACTED] [REDACTED] [REDACTED]	
<b>PLEASE CHOOSE ONE:</b> <input type="checkbox"/> Mail (above address) <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Will pick up	

The District reserves the right to impose terms and conditions in Will Serve Letters and/or Water Supply Assessment Reports that take into account water availability issues, conservation issues and the District's existing facilities, all of which impact the District's ability to provide service to the subject property and maintain the District's ability to meet existing water demands.

  
Applicant's Signature

10/24/2023

Date



**Beaumont-Cherry Valley Water District  
Regular Board Meeting  
January 25, 2024**

Item 5

**STAFF REPORT**

**TO:** Board of Directors  
**FROM:** Dan Jagers, General Manager  
**SUBJECT:** Update: Revenues and Expenses Related to District Residences

---

**Staff Recommendation**

No recommendation, informational only.

**Executive Summary**

Staff has calculated the 2024 Monthly Maintenance Fee based on the three components of said rate for approval:

1. Cost Recovery – Based on home value
2. Inflation Escalator – Based on cost of living index, with a 3% cap
3. Fixed Water Charge – Based on 8 units of water for a 5/8" meter

**Background**

On October 13, 2021, the Personnel Committee (Committee) set a goal of assuring that the monthly maintenance fees charged are fair and equitable, comport with legal considerations, and account for the work provided by the employee-occupants. The Board of Directors (Board) reviewed and approved the recommended calculation, which is to be updated annually, effective the 1<sup>st</sup> of February of the new year.

**Cost Recovery**

Staff presented the option of using the common real estate rule of thumb for budgeting annual residential maintenance costs<sup>1</sup>, which recommends that a homeowner should budget between 1 to 4 percent of the home's value. The Committee discussed the appropriate amount for evaluation and recommended to the Board using a 2.5 percent recovery basis of each residence, plus 10% contingency. This would take into consideration potential renovations, which would result in lessened short-term maintenance needs, along with typical ongoing estimated maintenance needs.

Table 1, Cost Recovery, provides the calculation for this portion of the monthly fee.

---

<sup>1</sup> <https://www.millionacres.com/real-estate-investing/articles/how-much-money-budget-home-maintenance/#:~:text=Generally%20speaking%2C%20you%20should%20expect,to%20spend%20on%20annual%20upkeep>



**Table 1 – Cost Recovery**

Residence	Home Value (\$175/SF)	2.5% Maintenance + 10% Contingency	2022 Monthly Maintenance Fee <sup>1</sup>
A	\$255,500	\$7,026.25	\$585.52
B	\$227,500	\$6,256.25	\$521.35
C	\$210,000	\$5,775.00	\$481.25
D	\$362,250	\$9,961.88	\$830.16

(1) Example: Residence A has a home value of \$255,500 and is the base rate for 2022-2031. The 2.5% maintenance charge for this is \$6,387.50. The 10% contingency charge is \$638.75. The two charges combined are \$7026.25 for the year. The monthly charge is the annual charge divided by the 12 months, rounded to the nearest penny. Note, the estimated home values to recalculate the 2.5% cost recovery are scheduled to be reevaluated on or around 2031.

### Inflation Escalator

To assure that monthly maintenance fee does not fall behind the cost of living index, or inflation rate, the Committee recommended adding a clause to the District Residences and Facility Emergency Policy to provide for an annual escalator.

The recommended escalator would be equal to the District's annual Cost of Living Adjustment (COLA) or a maximum of 3 percent, whichever is less, and that has been incorporated into the Policy document for Board approval. The maximum approved is below the 5 percent maximum allowable rent increases as established by the Tenant Protection Act of 2019.

The 2023 COLA was approved at 5%, meaning a 3% maximum escalator was implemented. The 2024 COLA is 3.7%, meaning a 3% maximum escalator. Table 2, Inflation Escalator, provides the calculation for this portion of the monthly fee.

**Table 2 – Inflation Escalator**

Residence	2022 Monthly Maintenance Fee	2023 Escalator (2022 Maintenance + 3%)	2024 Escalator (2023 Maintenance +3%)
A	\$585.52	\$603.09	\$621.18
B	\$521.35	\$536.99	\$553.10
C	\$481.25	\$495.69	\$511.59
D	\$830.16	\$855.06	\$880.71

### Fixed Water Charge

Based on the locations of the properties, a regular meter is not applicable for water service. The Board approved the Committee recommendation for an alternative calculation for a fixed water charge based on 8 hundred-cubic-feet (ccf) of water with a 5/8" meter. Table 3, Fixed Water Charge, provides the calculation for this portion of the monthly fee.

**Table 3 – Fixed Water Charge**

Charge	2024 Rate	2024 Billable amount
5/8" Bi-monthly Rate	\$29.63	\$14.82
Single Family – Tier 1 Rate	\$0.88	\$7.04
State Water Project (SGPWA) rate	\$0.72	\$5.76
SCE Power Charge (pumping) rate	\$0.42	\$3.36
	<b>Total Monthly Billable</b>	<b>\$30.98</b>



### Total Monthly Charge

The 2024 Monthly Maintenance Fee is a combination of the costs associated with each property. The cost includes the cost recovery amounts, with the inflation escalator, for each property, with the fixed water charge applied. Table 4, 2024 Monthly Maintenance Fee, provides the calculation that combines all of the items associated with the cost, for one total charge for each property.

**Table 4 – 2024 Monthly Maintenance Fee**

<b>Residence</b>	<b>2024 Recovery + COLA</b>	<b>Cost 2024 Water Charge</b>	<b>Fixed</b>	<b>2024 Maintenance Fee</b>	<b>Monthly</b>	<b>2024 Maintenance</b>	<b>Total</b>
<b>A</b>	\$621.18	\$30.98		\$652.16		\$7,825.92	
<b>B</b>	\$553.10	\$30.98		\$584.08		\$7,008.96	
<b>C</b>	\$511.59	\$30.98		\$542.57		\$6,510.84	
<b>D</b>	\$880.71	\$30.98		\$911.69		\$10,940.28 <sup>2</sup>	
				<b>Total</b>		\$32,286.00	

### Fiscal Impact

The fiscal impact of the Monthly Maintenance Fees are up to \$32,286.00 for 2024. At the time of the report, Residence D is vacant and has the potential of having \$0 in maintenance fees. Should the property continue to be vacant from February 1, 2024, forward, the adjusted fiscal impact of the Monthly Maintenance Fees would be \$21,345.72 collected from staff.

Staff Report prepared by Sylvia Molina, Assistant Director of Finance and Administration

---

<sup>2</sup> Property was vacated in March 2023 and was calculated with a \$0 budget for 2024 pending review.

**Item 6**


# Beaumont-Cherry Valley Water District

Serving the Beaumont, Cherry Valley and some areas of Calimesa

## District CIP Update

Presentation to  
Board of Directors  
January 25, 2024  
Engineering Workshop

1



➤ District CIP Overview

- Recently Completed Projects
- On-Going Projects
- Upcoming Projects

2

# Recently Completed Projects

3

## On-Going Projects

### *2022-2023 Service Replacements*

2022-2023 Service Lateral Replacement			
	Location / Area	Completion Status	Approx. Completion Date
1	Laraine Drive	100%	June 2023
2	Cyrise Lane and Sherie Court	100%	July 2023
3	Donna Drive	100%	July 2023
4	Maple Avenue	100%	July 2023
5	Thirteenth Street	100%	July 2023
6	Sixth Street	100%	Aug 2023

- Cost \$516,000
- Currently Performing Preliminary Design For 2023-2024 Service Replacements



4

## RECENTLY COMPLETED PROJECTS

### *Pennsylvania Widening – Facilities Relocation (City Project)*

- Relocation of existing District Air Vacuum Assemblies and Blow Off Devices for City's widening of Pennsylvania Avenue
  - Coordination with Union Pacific Railroad
- Cost \$35,000

5

## On-Going Projects (Under Construction)

6

## On-Going Projects

### *5<sup>th</sup> Street & Michigan Pipeline Replacement*

- 5<sup>th</sup> Street – California Avenue to Michigan Avenue (P-2750-0097)
  - 3,920 LF – New 12" main (potable)
  - 8" stubouts for future north/south street realignments
- Michigan Ave – 5<sup>th</sup> Street to 6<sup>th</sup> Street (P-2750-0092)
  - 985 LF – New 8" main (potable)
- Retrofit and installation of approx. 20 services
- Repaving Anticipated to be Complete on January 25, 2024
- Cost \$1.75M (5<sup>th</sup> Street) and \$386k (Michigan)
- This project was accelerated due to the City's planned paving of 5<sup>th</sup> Street.



7

## On-Going Projects

### *5<sup>th</sup> Street & Michigan Pipeline Replacement*



8

### On-Going Projects

#### 5<sup>th</sup> Street & Michigan Pipeline Replacement



9



### On-Going Projects

#### Well Replacement & New Wells

Well #	CIP Project #	Location	Well Type	Estimated Cost	Status
1A	W-2750-0005	12 <sup>th</sup> & Palm	Replacement	\$4.96M	Drilling Underway
2A	W-2750-0001	12 <sup>th</sup> & Michigan	Replacement	\$7.13M	Drilling Underway
30	W-2750-0002	Noble Creek Park	New	\$8.39M	Awaiting Completion of Well Siting Study
31	W-2850-0001	Within Tract 31470-2 (Sundance)	New	\$8.39M	Awaiting Completion of Well Siting Study

10

# On-Going Projects (In Design)

11



## Upcoming Projects

3040 Pressure Zone Cherry  
Avenue / International Park  
Road Transmission Pipeline

T-3040-0001 (P-3040-0009)

2,400 LF of 24" Potable  
Pipeline

- Design 100% Complete
- CEQA/NEPA 100% Complete
- Bid Documents Being Finalized

• Cost \$1.86M

Project to Receive ARPA Funding in  
the Amount of Approx. \$1.28M

12



## Upcoming Projects

### Noble Tank No. 2 & Cherry Avenue Pipeline (T-3040-0001)

- Design 100% Complete
- CEQA/NEPA 100% Complete
- Bid Documents Being Prepared
- Cost \$4.15M – Tank

13



## Upcoming Projects

### “B” Line Upper Edgar Transmission Pipeline P-3620-0001

3,000 LF of 12” Potable Pipeline

- Design 100% Complete
- CEQA/NEPA 100% Complete
- Project Bid Documents Underway
- Cost \$1.5M

Project to Receive ARPA Funding in the Amount of Approx. \$1.3M

14



## Upcoming Projects

### Noble Creek Recharge Facility Phase 2 Grading and Water Transfer Upgrades

- Pond 1 – New Tank Pad Grading
- Pond Water Transfer Facility Upgrades
- Work to be conducted 2024-2025, contingent on import and storm water operations.

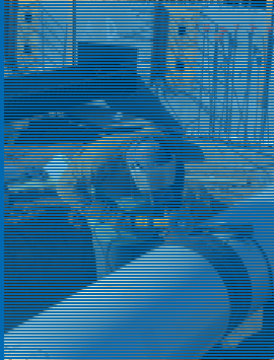
15

## Upcoming Projects

### *2020-2021 Replacement Pipelines*

	Pipeline	CIP Project #	Proposed Diameter	Approx. Length (ft)
1	Lambert Road	P-3040-0024	8"	250
2	Bing Place	P-3040-0023	8"	250
3	View Drive, Sky Lane, Star Lane	P-3040-0025	8"	1,180
4	Utica Way	P-3040-0026	8"	700
5	Avenida Sonrisa	P-3330-0003	8"	1,450
6	Avenida Miravilla	P-3620-0009	8"	400

- Design – 90% Complete
- CEQA – 100% Complete
- Coordination with DWR Required



- Cost - \$1.62M
- All Pipelines Located in Cherry Valley

16



## Upcoming Projects

### 2023 Replacement Pipelines

	Pipeline	CIP Project #	Diameter	Length
1	11th Street - Elm Ave to west of Beaumont Ave	P-2750-0056	8"	+/-2,000 LF
2	American Avenue 6th Street to 8th	P-2750-0095	8"	+/-1,200 LF
3	Elm Avenue South of 4th Street	P-2750-0091	8"	+/-850 LF

- Design – 30% Complete
- Environmental Notice of Exemption
- Elm Ave - Coordination with Developer Required
- Total Project Cost - \$ 2.61M

17



## Upcoming Projects

### Well Feasibility and Siting Study

- Project is 60-70% Complete
- Estimated Cost - \$92,000

18



## Upcoming Projects

### Tank Coating & Rehabilitation

- Cherry No. 1 Tank (TM-2750-0001)
- Cherry No. 2 Tank (TM-2750-0001)
- Vineland No. 1 Tank (TM-2850-0001)
- Lower Edgar Tank (TM-3040-0001)
- Estimated Cost - \$140,210 (Consultant)

19



## Upcoming Projects

### 2023-2024 Service Lateral Replacements (P-2750-0098)

- Continued City Pavement Rehabilitation
- Estimated to be 80-100 Existing Service Laterals
- Scope for Survey Underway
- Estimated Cost \$574k

20



## Upcoming Projects

### Potable Pressure Zone 2850 to 3040 (BP-2850-0001)

- Project Awarded to Consultant.
- Notice to Proceed Forthcoming

### Pressure Zone 2750 to 2850 (BP-2750-0001)

- Preliminary Design Underway

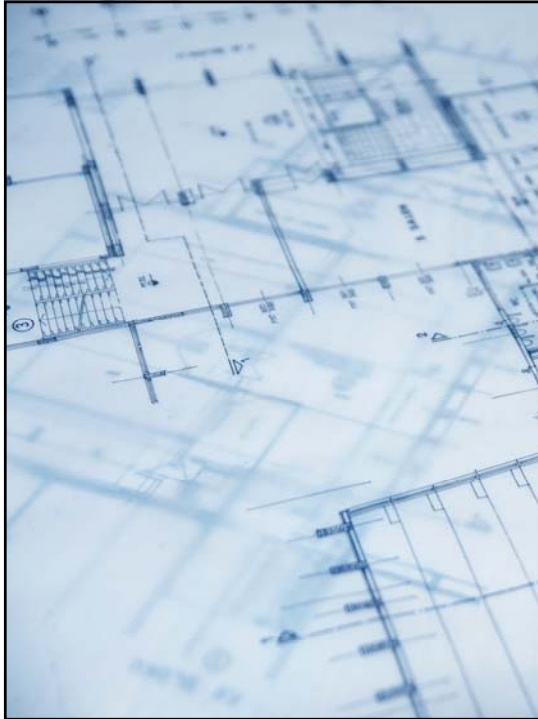
### Non-Potable 2800 Pressure Zone at WWTP (NBP-2600-0001)

- Continued Efforts with City Regarding Recycled Water

21

## Future Projects (Planning / RFP)

22



## Future Projects

### Engineering and Operations Center

- Space Needs for Engineering Department and Operations
- Services must expand to accommodate growth per the Urban Water Management Plan
- The current configurations are outdated and in disrepair

23



## Future Projects

### Non-Potable PRV Stations

- Pressure Zone 2800 to 2600 (NR-2800-0001)
  - Deodar & I-10 Crossing
- Pressure Zone 2800 to 2600 (NR-2800-0002)
  - 4<sup>th</sup> Street and Potrero Blvd.
- Pressure Zone 2600 to 2400 (NR-2600-0001)
  - Palmer Avenue between Armour Ave & Morris St.

24



## Future Projects

### Orange Avenue – 6<sup>th</sup> to 8<sup>th</sup> Street Replacement Pipeline (P-2750-0099)

- Construction of Approximately 1,100 LF – New 8" Diameter Pipeline to Replace Existing 6" Steel
- Cost - \$746,000

25

<h2 style="text-align: center;">Future Projects</h2> <h3 style="text-align: center;">2024 Replacement Pipelines</h3>					
	Pipeline	CIP Project #	Diameter	Length	Est. Cost
1	Egan Avenue – 5 <sup>th</sup> Street to 8 <sup>th</sup> Street	P-2750-0066	8"	+/- 1,250 LF	\$456,000
2	Wellwood Avenue – 5 <sup>th</sup> Street to 7 <sup>th</sup> Street	P-2750-0067	8"	+/- 615 LF	\$192,000
3	Elm Avenue – 6 <sup>th</sup> Street to 7 <sup>th</sup> Street	P-2750-0068	8"	+/- 450 LF	\$120,700
4	Lincoln Avenue – Noble Street to West End	P-3040-0021	8"	+/- 1,320 LF	\$397,600
5	Avenida Sonrisa – North to Avenida Miravilla through Alley	P-3330-0007	8"	+/- 1,000 LF	\$629,900

26

**BEAUMONT-CHERRY VALLEY WATER DISTRICT****GENERAL MANAGER'S REPORT**

**DATE:** January 2024  
**TO:** Board of Directors  
**FROM:** Dan Jagers, General Manager

<b>TABLE A REPORT HIGHLIGHTS</b>	<b>REPORT PAGE #</b>
AMR / AMI Project	2
Water Production	3

**ACWA 2024-2025 Committees**

ACWA President Cathy Green announced her appointments to the Association's committees, which will provide key technical, policy, and organizational input to the ACWA Board of Directors for the 2024-2025 term. **Director Lona Williams has been appointed to serve on the ACWA Groundwater Committee.**

**MEDIA COVERAGE**

MDP Line 16 was covered in the December edition of ACWA News with a half page feature on page 14. See attachment 1.

**GOALS FOR 2024**

- Improve customer communication and service
- Adhere to State and Federal drinking water standards, focusing on regulatory water quality sampling
- Upgrading infrastructure
- Complete deployment of the AMR / AMI project
- Increase valve maintenance activities
- Implement a GPS-enabled system for accurate mapping
- Advance Capital Improvement Projects

## ACWA NEWS FEATURES MDP LINE 16 AWARDS

MDP Line 16 was featured on a half-page spread in the December 15, 2023 edition of ACWA News. The online version can be accessed here: (See page 14)

[https://www.acwa.com/wp-content/uploads/2023/12/AN-Vol51-No-12.pdf#msdyntrid=ablZ0qK\\_48PbPxV0z7owe2GokFHfredbsEu4BuZq35k](https://www.acwa.com/wp-content/uploads/2023/12/AN-Vol51-No-12.pdf#msdyntrid=ablZ0qK_48PbPxV0z7owe2GokFHfredbsEu4BuZq35k)

## FINANCE AND ADMINISTRATION

Customer Service and Finance staff are in the process of closing the books for 2023. They will be making the necessary accruals and adjustments to ensure we are correctly applying GAAP for financial statement reporting purposes, with the auditors anticipated to be on site in early April 2024.

Finance staff was notified that the District's Annual Comprehensive Financial Report for 2022 will receive the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting. Staff intends to present this achievement at the February Regular Board meeting.

The approved 2024 Operating Budget has been uploaded to the District's enterprise software system and is available for utilization and tracking of 2024 Revenue and Expenses. Staff will continue to track and review all transactions impacting the budget, with oversight from the Finance and Audit Committee.

## OPERATIONS

Recharge efforts continue with reduced flows to facilitate pond maintenance. District staff is working with SGPWA to keep total flows at 18 cfs between all facilities (including SGPWA ponds) while allowing coordinated maintenance at each facility. Maintenance will begin at NCRF Phase I, then Phase II and finally all flow will be diverted to BCVWD to allow maintenance at SGPWA ponds.

The Well 1A and 2A redrill project has commenced with conductor casings being completed at both sites. Sound walls are being installed with drilling equipment arriving thereafter.

The 5th Street main and service line replacement project is nearing completion with final paving pending.

## AMR / AMI Project

The Automatic Meter Reading / Automated Meter Infrastructure (AMR/AMI) project has required the support and participation of all departments. In addition to changing out of all meters, staff processed work orders, verified account changes, adjusted meter reading routes, wrote digital code, and deployed software in support of the project.

Staff applied for and received two separate grant extensions as unforeseen supply chain disruptions caused delays in AMR deployment. Further, the team navigated a global pandemic, two wildfires, mud and debris flow events, the worst drought on record, followed by the wettest winter on record, and numerous other obstacles to near completion of the project.

Full AMR deployment is anticipated in early 2024 as Operations staff completes the handful of remaining large size meter installations.

In November 2023, staff launched Phase 1 - the AMI portion of the project - by deploying two collectors and six repeaters at various District-owned facilities. The IT department has worked closely with Operations staff to select sites and test coverage of the AMI equipment. Additionally, IT is testing

2024-01-25

GM's REPORT – PAGE 2

software, data collection, signal strength, and back-end systems that will provide a seamless transition to the new platform. Two repeaters and four collectors will be added to contribute to the overall coverage.

Initial testing has been favorable with collector and repeater coverage exceeding expectations. AMI deployment is ahead of schedule and full conversion is anticipated in early 2024, before the deadline identified in the most recent grant extension.

Wells 1A and 2A

The Contractor has begun work with both 1A and 2A conductor casings being installed and construction of the soundwall underway.

Wells 18 and 21

District staff identified an apparent direct short to ground in either the subgrade wiring or submersible electric motor at Well 18. Additionally, Well 21 experienced a sudden decline in production capacity. District staff prepared a bid document for repair activities at both well sites. Upon receipt of said bids, staff will bring a recommendation of award to the lowest responsive bidder to the Board for consideration.

Leaks repaired

November 2023: Six (6) main line leaks and two (2) service line leaks were addressed.

December 2023: Four (4) main line leaks and one (1) service line leak were addressed.

Oak Valley Parkway pipeline

After experiencing several leaks along the pipeline, a total of 240 feet were replaced. The line is maintaining service pressure at this time. The potential visit to the manufacturer, at their expense, by representatives from District staff and the contractor to witness the investigation of the leaking bells is pending and is not yet scheduled.

TABLE B – Groundwater Production

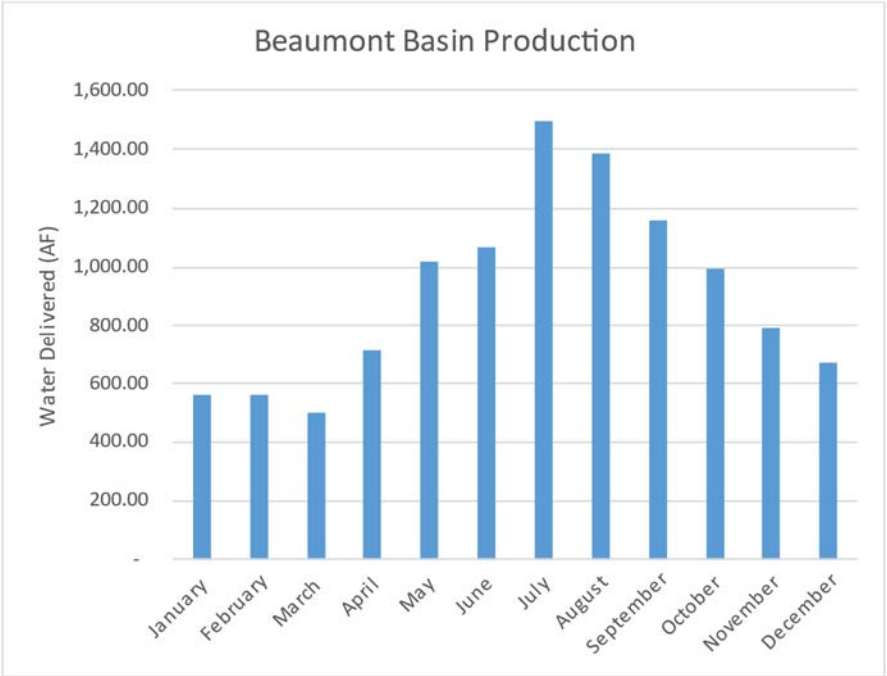


TABLE C – Groundwater Production

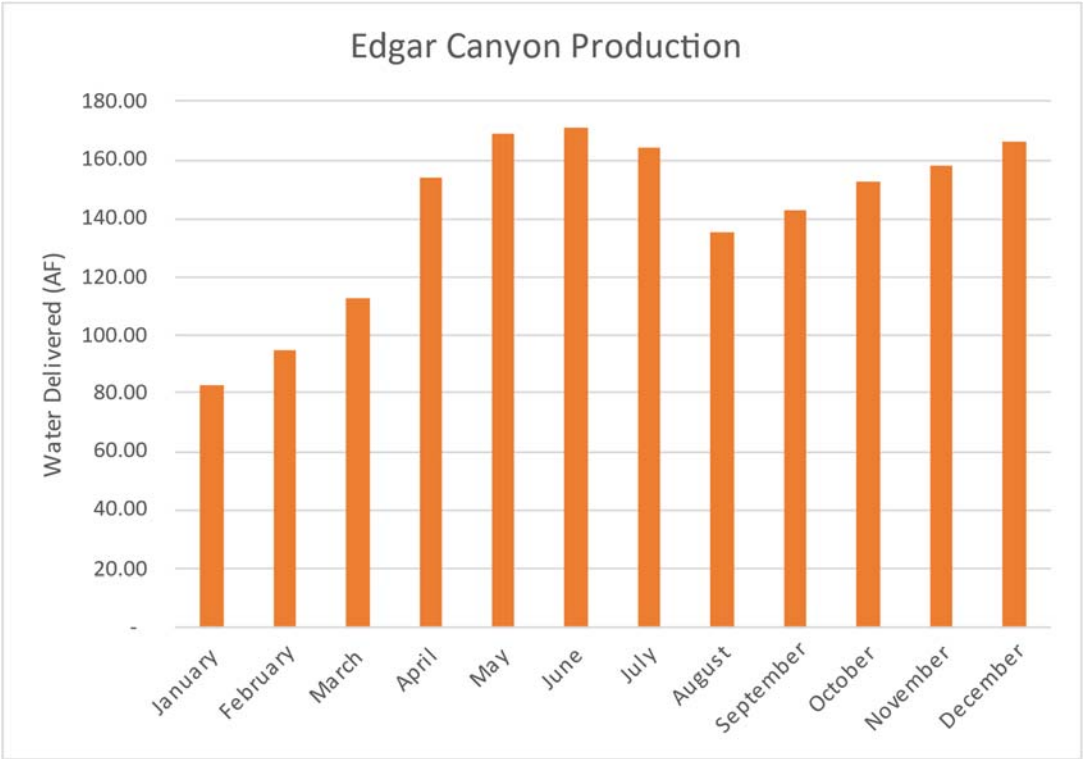
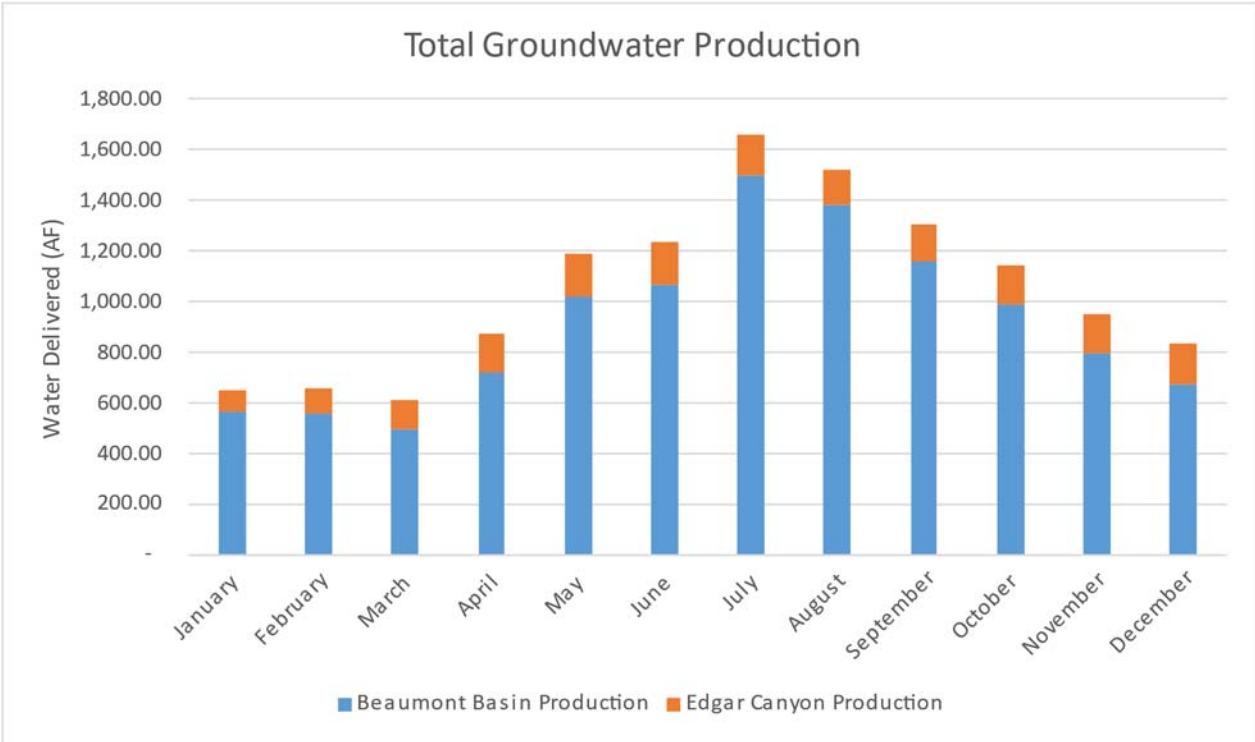
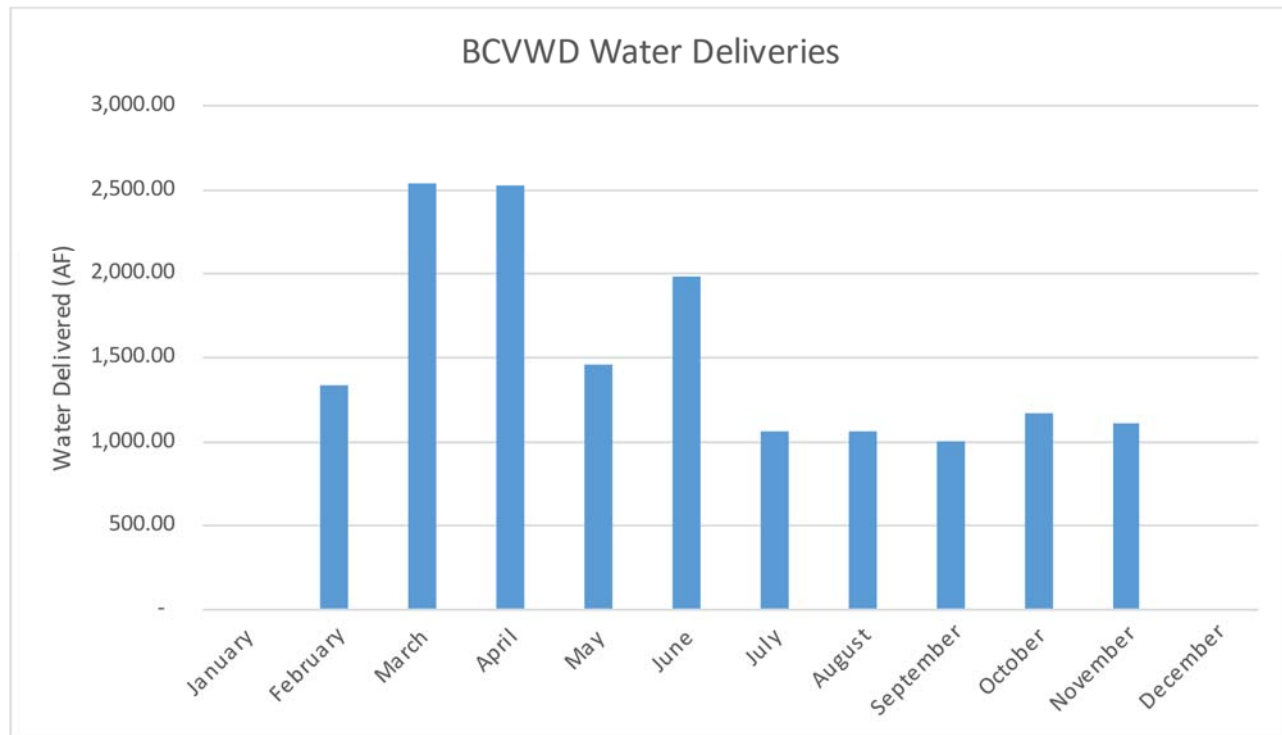


TABLE D – Total Monthly Groundwater Production



**TABLE E – Total Monthly Imported Water Delivery**



## EXECUTIVE OFFICE

**TABLE F - General Manager's activity status**

A - DISTRICT HAPPENINGS		
A1	AMR / AMI Project	See update on Page 2 of this Report
A2	Capacity Charges Study (Raftelis)	Revaluation of costs to ensure accuracy in progress, presentation of Draft study expected early 2024
A3	Engineering and Operations Center	Evaluating available District properties Considering RFP for architectural services
A4	District residences	Personnel Committee to review policy in February
A5	Pennsylvania Avenue facilities relocation	All District work on Pennsylvania Ave widening was complete in October, 2023. The final piece was extension of a blow off and air vac out of the proposed road in the Railroad right of way
A6	Well drilling 1A and 2A	See update on Page 3 of this Report
A7	Cherry Valley Boulevard Temporary Services	LAFCO process beginning soon
A8	Policies and Procedures Manual	Discussed prioritization with the Personnel Committee. Work is ongoing

<b>B - LOCAL AGENCY HAPPENINGS</b>		
B1	City of Beaumont – Cooperative Agreement (encroachment permit and paving)	Under review by City Manager and staff.
B2	City of Beaumont – Recycled Water Agreement	City Manager Elizabeth Gibbs reported that the City anticipates the next meeting in early February, with a 2x2x2 Committee meeting in mid- to late February
B3	City of Beaumont Landscape Ordinance	Updating language in District conditions of approval for developers to reflect provisions of ordinance
<b>C - CALIFORNIA HAPPENINGS</b>		
C1	SWRCB Chromium 6 MCL update	Nick Blair, State Relations Advocate II, Association of California Water Agencies (ACWA) will speak to the Alliance members about Chrom 6 at the 1/24/24 meeting of the San Geronio Pass Regional Water Alliance
C2	Delta Conveyance	On December 21, 2023, the Department of Water Resources approved the Delata Conveyance project. DWR certified the ERI and completed an extensive environmental review. The “Bethany Reservoir” alignment was selected for further engineering, design and permitting.
C3	Zero Emission Trucks – Advanced Clean Fleet rules	The Advanced Clean Fleet regulation took effect January 1, 2024. This requires local agencies’ purchases of medium and heavy-duty vehicles to be zero emissions vehicles: 50 percent between 2024 and 2026, and 100 percent starting in January 2027. Fleet inventories must be reported to the California Air Resources Board.
C4	Recharge capacity and State Project Water	Ongoing, per update herein.
C5	AB 1668 and SB 606: Making Conservation a California Way of Life	General Manager Jagers gave a presentation on this subject to the San Geronio Pass Regional Water Alliance on January 24, 2024.
C6	Sites Reservoir <a href="https://sitesproject.org/">https://sitesproject.org/</a>	The Bureau of Reclamation and Sites Project Authority certified the final EIR and approved the project to move forward. Shortly thereafter, an environmental lawsuit was filed.  Construction is still expected to begin in 2024.

## ATTACHMENTS

1. ACWA: Priority Issues Update – January 2024
2. ACWA E-News – Coverage of MDP Line 16

# ACWA UPDATE ON PRIORITY ISSUES

A high-level look at recent ACWA activity and initiatives.



## JANUARY 2024

---

### Climate Resilience Bond

ACWA continues to meet with various partners to discuss a water (climate resilience) bond for the November 2024 ballot. ACWA is focused on bond language and amounts for ACWA's recommended categories. Last year, staff advocated with support-if-amended positions on four separate bond proposals with the bulk of the advocacy being focused on SB 867 (Allen), which would provide \$15.5 billion in funding for various water and natural resources issues, including recycled water, desalination, groundwater recharge, water storage, conveyance, dam safety, safe drinking water, PFAS remediation, water conservation, and several other critical water infrastructure categories. ACWA will continue to work with a broad range of partners on the various bond proposals through the new legislative year.

#### STAFF CONTACT

**Adam Quiñonez**  
State Relations Director  
[adamq@acwa.com](mailto:adamq@acwa.com)

### Water Use Efficiency

On Jan. 4, the Legislative Analyst's Office (LAO) released a report to the Legislature, "Assessing Early Implementation of Urban Water Use Efficiency Requirements." The report evaluates the state's current implementation of the Making Water Conservation a Way of Life framework and specifically the State Water Resources Control Board's draft regulation. The report finds that the State Water Board's "proposed regulations will create challenges for water suppliers in several key ways, in many cases without compelling justifications" and makes recommendations to the Legislature that it says would "ease suppliers' administrative burden and potentially reduce costs." Many of the findings and recommendations are similar to the issues and solutions that ACWA and member agencies have raised to the State Water Board in a coalition comment letter and public workshop last October and in ongoing meetings with State Water Board staff. More information on the draft regulation is available in ACWA's two-page fact sheet at [acwa.com/resources](https://acwa.com/resources).

#### STAFF CONTACT

**Chelsea Haines**  
Regulatory Relations Manager  
[chelseah@acwa.com](mailto:chelseah@acwa.com)

### Direct Potable Reuse

The State Water Board on Dec. 19 adopted regulations on direct potable reuse, concluding a 13-year legislative and regulatory process that included extensive advocacy from California's water and wastewater community. For ACWA member agencies, adoption of the regulations represents a major milestone that will facilitate the ability to expand their water recycling capabilities, a vital part of strengthening water resilience against climate change impacts. As adopted, the regulations address a number of issues identified by ACWA and a coalition led by WaterReuse. The regulations establish criteria for introducing recycled water either directly into a public water system or into a raw water supply immediately upstream of a water treatment plan. The coalition comment letter is available to download at [acwa.com/resources](https://acwa.com/resources).

#### STAFF CONTACT

**Stephen Pang**  
State Relations Advocate  
[stephenp@acwa.com](mailto:stephenp@acwa.com)

### Clean Fleets Regulation

The California Air Resources Board's (CARB) new Advanced Clean Fleets Regulation (ACF) went into effect Jan. 1, requiring vehicle fleet owners and operators, including all public agencies, to start purchasing zero-emission vehicles. ACWA has been actively engaged in the development of the regulation for several years and last year advocated on behalf of member agencies in the Legislature for a bill that provides flexibility in complying with the regulation. In addition, CARB selected ACWA State Relations Advocate Nick Blair to participate in CARB's Truck Regulation Implementation Group, which is meeting quarterly to help CARB work through ACF implementation issues as they arise for public water agencies. CARB has a number of resources available, including fact sheets, online training webinars and reporting guidance documents, to help public agencies comply with the regulation. Access those resources on CARB's [website](https://www.carb.ca.gov).

#### STAFF CONTACT

**Nick Blair**  
State Relations Advocate  
[nickb@acwa.com](mailto:nickb@acwa.com)

## State Budget

Gov. Gavin Newsom on Jan. 10 unveiled his \$291.4 billion proposed [state budget](#) for the 2024-'25 fiscal year. The proposed budget would reduce funding for watershed climate resilience, recycled water, flood protection, PFAS treatment and Forecast-Informed Reservoir Operations to help address an estimated \$37.9 billion shortfall. It would also include new funding for flood protection and the Salton Sea. While the significant shortfall must be addressed, ACWA will advocate to maintain funding for water and climate issues. More information is available in an ACWA Advisory at [acwa.com/notifications](https://acwa.com/notifications).

### STAFF CONTACT

**Adam Quiñonez**  
State Relations Director  
[adamq@acwa.com](mailto:adamq@acwa.com)

## Delta Conveyance

The Department of Water Resources (DWR) certified the Final Environmental Impact Report (EIR) and approved the Delta Conveyance Project on Dec. 21, advancing an essential piece of the governor's Water Supply Strategy. DWR selected the Bethany Reservoir Alignment alternative for further engineering, design and permitting. The approval comes after DWR released the Final EIR for the project earlier in the month.

### STAFF CONTACT

**Stephen Pang**  
State Relations  
Advocate  
[stephenp@acwa.com](mailto:stephenp@acwa.com)

## EPA Lead and Copper Rule Improvements

On Dec. 6, 2023, the U.S. Environmental Protection Agency (EPA) published the proposed Lead and Copper Rule Improvements (LCRI). The proposal is part of EPA's two-step rulemaking approach to address lead in drinking water under the Safe Drinking Water Act. First, EPA allowed the 2021 [Lead and Copper Rule Revisions](#) (LCRR) to go into effect. Second, EPA published the LCRI to further clarify and build on the LCRR's regulatory foundation.

Water systems must comply with the majority of LCRR by Oct. 16 of this year. EPA intends to finalize the LCRI, which has various proposed changes aimed to simplify the LCRR, prior to the LCRR compliance date. Key changes would include mandatory 100% lead service line replacement within 10 years or less, lowering the lead action level as well as updates to tap sampling procedures, public notification requirements and compliance deadlines. EPA will host a public hearing on the proposed LCRI on Jan. 16. ACWA and the California Municipal Utilities Association will be submitting joint comments on the proposal.

### STAFF CONTACT

**Madeline Voitier**  
Federal Relations  
Representative  
[madelinev@acwa.com](mailto:madelinev@acwa.com)

## Summaries of Legislation and Appellate Cases

ACWA has produced the "[2023 Summary of Legislation](#)" and "[2023 Summary of Appellate Cases](#)" publications as valuable resources for members. The "[2023 Summary of Legislation](#)" provides information on legislation that was signed by the governor during the first year of the 2023-'24 Legislative Session that will impact ACWA members. Code sections and bill and chapter numbers are provided for each measure for reference.

The "[2023 Summary of Appellate Cases](#)" highlights 2022-'23 court decisions that might be of interest to member agencies and their legal counsel. The document was prepared by members of the ACWA Legal Affairs Committee and other attorneys from the water community. It includes summaries of cases related to water, transparency, employment, rates and the California Environmental Quality Act, among other topics. Both publications are available to download at [acwa.com/resources](https://acwa.com/resources).

### STAFF CONTACT

**Summary of Legislation**  
**Kylie Wright**  
State Relations Analyst  
[kyliew@acwa.com](mailto:kyliew@acwa.com)

**Summary of Appellate Cases**  
**Kristopher Anderson**  
State Relations  
Advocate  
[krisa@acwa.com](mailto:krisa@acwa.com)

## Quench California

ACWA's award-winning statewide public education campaign, QuenchCA, has toolkit resources available to help agencies educate customers about the importance of water infrastructure. Existing resources include social media posts and graphics and continued paid partnership opportunities. More information about the partnership program is available [online](#). The toolkits and videos are available to members at [acwa.com/resources](https://acwa.com/resources). More information on the campaign is also available at [QuenchCA.com](https://QuenchCA.com).

### STAFF CONTACT

**Heather Engel**  
Director of  
Communications  
[heathere@acwa.com](mailto:heathere@acwa.com)

## Upcoming Events - Visit [www.acwa.com/events](https://www.acwa.com/events) for more

- [ACWA DC2024](#): Annual Washington, D.C. Conference - **February 27-29**
- [ACWA 2025 Legislative Symposium](#) - **April 10**

## Innovative Stormwater Capture Project Earns Awards

An innovative stormwater capture project, known as the Beaumont MDP Line 16, received two notable awards earlier this year and will advance for state-level recognition. The project was a joint venture between ACWA member agencies Beaumont-Cherry Valley Water District (BCVWD) and Riverside County Flood Control and Water Conservation District.

The MDP Line 16 is an underground storm drain that serves as both a tool for flood protection in the Cherry Valley community and a vital means of conservation, with the ability to capture enough water to supply as many as 900 local families for a year.

The project received the Outstanding Flood Control Project of the Year Award from the American Society of Civil Engineers (ASCE) Los Angeles Section and an Outstanding Flood Management Project accolade from the ASCE San Bernardino and Riverside branch. The project is now under consideration for an ASCE Region 9 Award, which encompasses all of California.

"We are honored to receive distinguished recognition for this unique solution to flood mitigation and groundwater replenishment," BCVWD Board Director Andy Ramirez stated in a news release. "Not only did we create a critical tool for long-term water sustainability, but we built local and regional partnerships that are committed to safeguarding drinking water resources for years to come."

The project eases flood impacts by capturing 150 to 500 acre-feet of stormwater annually in an area especially susceptible to flooding. Without the drain, stormwater would continue to flow alongside Brookside Avenue in Cherry Valley and directly into Marshall Creek, to be lost downstream.

Captured stormwater can now be delivered directly to BCVWD's existing recharge ponds, which feed the Beaumont groundwater basin. The project fosters adaptability to California's shifting weather patterns, allowing BCVWD to bank additional water supplies during wet years

and rely on increased water security during dry spells.

BCVWD and Riverside County Flood Control celebrated the launch of the project on Sept. 7, 2023, with a ribbon-cutting ceremony. The day featured remarks by Riverside County Supervisor Yxstian Gutierrez, BCVWD General Manager Daniel Jagers, and Riverside County Flood Control General Manager-Chief Engineer Jason Uhley. The event offered a facility tour and was attended by BCVWD Board members and key partner agencies from around the region.

The project received \$1.2 million through the Proposition 84 Integrated Regional Water Management Implementation Grant, supported by the Department of Water Resources and the Santa Ana Watershed Project Authority. For more information, visit [www.bcvwd.org](http://www.bcvwd.org). ♦

## TUD Secures Community Wildfire Defense Grant

The Tuolumne Utilities District (TUD) recently announced the acquisition of a U.S. Department of Agriculture Forest Service Community Wildfire Defense Grant.

The grant, totaling \$249,927 will allow TUD to develop a comprehensive Wildfire Risk Mitigation Plan- a roadmap for addressing local wildfire risk. A key focus of the grant will be to establish a Wildfire Protection Draft-Points Plan, strategically identifying raw water fire draft-points throughout the district.

Notably, the driving force behind securing this vital funding was Board Vice President, Ron Ringen and Board Director, Barbara Balen (who served as

Board President at the time of the grant application), both dedicated advocates for the community's safety. Their commitment and leadership were pivotal in navigating the grant pursuit process, showcasing TUD's proactive approach to wildfire prevention.

Ringen expressed his excitement stating in a new release: "I'm just thrilled that we are going to be getting that grant to finally accomplish our goal, which will benefit

the entire community. By improving firefighters' access to untreated water sources, we preserve the system's potable water for critical drinking and sanitary purposes." ♦

