



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

**MINUTES OF REGULAR MEETING – ENGINEERING WORKSHOP
OF THE BOARD OF DIRECTORS**
Thursday, January 25, 2024 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: *Vice President Slawson opened the meeting at 6:10 p.m.*

Pledge of Allegiance was led by Vice President Slawson.

Invocation was given by Director Ramirez.

Announcement and Verification of Remote Meeting Participation
No Board members were attending via teleconference.

Roll Call:

Directors present:	Ramirez, Slawson, Williams
Directors absent:	Covington, Hoffman
Staff present:	General Manager Dan Jagers Assistant Director of Finance and Administration Sylvia Molina Director of Engineering Mark Swanson Director of Information Technology Robert Rasha Civil Engineering Assistant Evan Ward Development Services Technician Lilian Tienda Field Superintendent Julian Herrera Water Utility Worker I Joshua Rogers Executive Assistant Lynda Kerney
Legal Counsel	James Markman

Members of the public who registered their attendance: Kevin Walton of the San Geronio Pass Water Agency; Kayla Karten, and Bill Strand.

Public Comment: None.

- 1. Adjustments to the Agenda:** None.
- 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**

Director of Engineering Mark Swanson explained the project location, noting the property would need to be annexed, and there are no existing District facilities in the area. There is potable and nonpotable demand (total of 2.2 EDUs), and fire flow demand, and a Plan of Service will be required. The applicant would be required to extend infrastructure across to serve the property, he advised.

Staff has met a few times with applicant Ryan Engh to review the project and requirements in depth, Mr. Swanson assured. The District has identified a well site as condition of approval, he added. General Manager Jagers reiterated the project location and small demand.

Vice President Slawson invited public comment. Mr. Bill Strand, project civil engineer representing the Engh family, noted the property had been owned since 1988 and the family is excited to move forward with development of a 3-story, 120,000 square-foot self-storage facility that will include at-grade RV and boat parking. The parcel is 13.5 acres, half of which is an existing dry wash. The plan includes an office with two single stall restrooms, and drought tolerant landscaping.

Mr. Strand noted that the applicant has been working with staff to identify a well site.

Director Williams asked about the length of the required pipeline extension, noting it was a substantial distance. Jagers described two possible alternatives and said it will be finalized through the development process. The project engineer and architect have been briefed by staff, he said.

In response to Director Williams, Mr. Strand confirmed that the applicant understood the distance required to install new lines to serve the property and the costs to be incurred by the applicant / developer.

Mr. Jagers and Mr. Swanson assured that the master plan and alternative had been discussed, and the applicant had been referred to LAFCO.

Director Ramirez asked about the needed well site and pointed to the condition of approval related to water facilities. Mr. Jagers indicated that the mainline and facilities extension agreement with the developer includes their development and facilities plans along with the well site. That agreement sets the stage for the District to move forward with collection of fees. All of the development in the community pays for development of the well, he noted.

In answer to Director Ramirez, Jagers confirmed that the applicant would be required to dedicate space for the well site, and Swanson pointed to Condition 9. Director Ramirez asked for related costs and planning details of the half-acre site to avoid later surprises. Jagers explained the minimum requirements, which were outlined for the applicant in a meeting the previous day. Director Ramirez requested the requirements be detailed in the WSL to the developer.

Vice President Slawson asked about water service to other, neighboring storage facilities. Swanson said those were not within the BCVWD boundaries, and they have their own wells. Fire flow requirements were not likely as substantial when those were built, Jagers posited.

Mr. Swanson confirmed for Vice President Slawson that boring under the freeway (at the Fire Station / Potrero Boulevard) was still an option for the developer. The

developer will need to make those decisions, and it will be evaluated on the Engineering side as to acceptability.

The Board approved the request for water service WSL and annexation 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 including the well site conditions outlined by the General Manager:

- *Create well site as part of the development*
- *Quarter-acre footprint with a half acre to grow into over time*
- *Location accessible to the District*
- *Provide easement, and ingress/egress*
- *Dedicate the site to the District*

by the following roll-call vote:

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

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 East 6th Street and Xenia Avenue in the City of Beaumont

Director of Engineering Mark Swanson described the project location, which will require annexation, and the nearby District facilities. The development will include 66 apartment units, day care center, recreation room and laundry facility, and an irrigation / nonpotable demand. Staff worked with the developer to establish a conservative baseline approach, and the total water consumption is estimated to be 44.6 EDUs (21,700 gallons per day).

Mr. Swanson pointed out the condition allowing for a water audit to assure the EDUs are accurate for capacity charges and effects to the system. The project will require a Plan of Service. Each building will have a separate meter, he explained.

Vice President Slawson invited public comment. There was none.

Director Ramirez asked the applicant if they were aware of all costs and charges for the conditions of development outlined. Ms. Kayla Karten, project civil engineer, confirmed that the applicant is aware of the general capacity fees and conditional fees associated with the improvements, as documented.

Director Williams asked for clarification of the area of proposed annexation. Mr. Swanson noted that the parcel to the north is not currently facing development. Upon completion of the Xenia project parcel, a single parcel would be remaining to be annexed. Vice President Slawson drew attention to the annexation process resulting in leaving an unannexed island.

The Board approved the request for water service Will Serve Letter and annexation 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, by the following roll-call vote:

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

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

Director of Engineering Mark Swanson introduced the 15-unit apartment development on an infill lot on 6th Street between Illinois and American. He estimated potable consumption of 4,383 gallons per day (gpd), plus 380 gpd of nonpotable for a total of 9.8 EDUs. The lot is within the service area boundaries.

Swanson noted that Condition 6 allows for a water audit to assure there is no water waste. No mainline extension is necessary but front footage fees will be due.

The Board approved the request for water service Will Serve Letter 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, by the following roll-call vote:

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

5. Update: Revenues and Expenses Related to District Residences

Assistant Director of Finance and Administration Sylvia Molina reviewed the concept and basis of the monthly maintenance fee for the District residences, to be reviewed on an annual basis. She provided current total fees and proposed fees to become effective February 1, 2024. General Manager Jagers reminded that this information had been requested to come to the Board annually.

Vice President Slawson recalled that when he was first seated on the Board, the residences fees were \$200 per month. This makes everything fair and reasonable, he noted.

Vice President Slawson invited public comment. There was none.

6. Presentation and Update on BCVWD Capital Improvement Program

Director of Engineering Mark Swanson reminded that this report has been requested quarterly.

Swanson provided a thorough report to the Board on District activities. He and Mr. Jagers discussed recently completed projects and ongoing projects, and responded to questions from the directors. Swanson updated the Board on several projects upcoming, and several planned for the future.

Director Ramirez provided positive comments on the presentation and suggested the next report include projected start dates for upcoming projects.

Mr. Jagers added that there have been many accomplishments and there is momentum on many projects. He pointed out there have been contributions of infrastructure from developers that are plan-checked and shepherded by staff. There have been many improvements in the last seven to eight years.

Vice President Slawson invited public comment. There was none.

7. Briefing on Current Cases Regarding the Sustainable Groundwater Management Act and Adjudication Processes

For the Board's edification, District Legal Counsel James Markman reviewed current legal cases and the oversight of the California Department of Water Resources related to the Sustainable Groundwater Management Act.

8. Update on Making Conservation a California Way of Life (AB 1668 and SB 606)

This item was tabled to a future meeting.

9. Reports for Discussion and Possible Action

a. Directors' Reports:

- i. Beaumont Chamber of Commerce Breakfast on January 12, 2024 (Slawson, Williams)
- ii. Collaborative Agencies Committee Meeting on January 17, 2024 (Ramirez)
- iii. CSDA Webinar: Keeping Up with the Brown Act on January 23, 2024 (Slawson, Ramirez, Williams)
- iv. CSDA Virtual Workshop: Board Member Best Practices on January 24 & 25, 2024 (Ramirez, Slawson)
- v. San Geronimo Pass Water Agency Board meeting (Slawson)

vi. San Gorgonio Pass Regional Water Alliance (Slawson)

b. Directors' General Comments:

Director Williams announced her appointment to the ACWA Groundwater Committee.

c. General Manager's Report:

Mr. Jagers reported:

- This week, there will be a script with director talking points for the video to be produced by CV Strategies in preparation for the video shoot on Feb. 22. There will be a planning meeting with CV Strategies on Feb. 12. The final video will be posted on the website on April 1.
- Will be meeting tomorrow at the City of Beaumont with Senator Rosilicie Ochoa-Bogh regarding water infrastructure requirements

d. Legal Counsel Report: None.

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

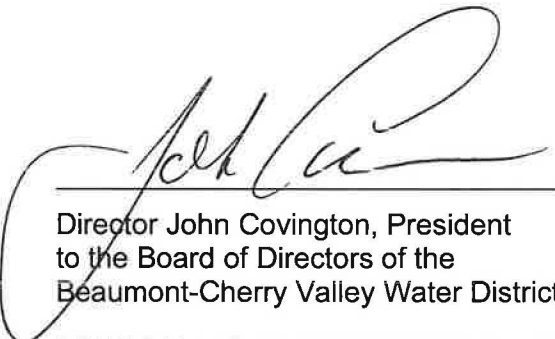
11. Announcements

Vice President Slawson called attention to the following announcements:

- 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

Vice President Slawson adjourned the meeting at 7:46 p.m.



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

ATTEST:



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