



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

**MINUTES OF REGULAR MEETING – ENGINEERING WORKSHOP
OF THE BOARD OF DIRECTORS**
Thursday, February 27, 2025 at 6:00 p.m.

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

Call to Order: *President Slawson opened the meeting at 6:04 p.m.
Pledge of Allegiance was led by Director Hoffman.
Invocation was given by Director Williams.*

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

Roll Call:

Directors present:	Covington, Hoffman, Slawson, Williams
Directors absent:	Ramirez
Staff present:	General Manager Dan Jagers Director of Engineering Mark Swanson Director of Information Technology Robert Rasha Engineering Assistant Evan Ward Human Resources Manager Ren Berioso Development Services Technician Lilian Tienda Water Utility Superintendent Julian Herrera Administrative Assistant Cenica Smith
Legal Counsel	James Markman

Members of the public who registered their attendance: Joyce McIntire, Yucaipa Valley Water District; Directors Blair Ball and Kevin Walton, San Geronio Pass Water Agency; Donna Shin, and Kyle Ficke.

Public Comment: None.

- 1. Adjustments to the Agenda:** General Manager Jagers requested continuance of Item 7: Discussion of Data Scrubbing Services.
- 2. District Capital Improvement Plan Quarterly Update**

Director of Engineering Mark Swanson provided a comprehensive quarterly update on the District's Capital Improvement Plan. . The presentation opened with the nearly completed 3040 Pressure Zone Transmission Pipeline along Cherry Avenue and International Park Road. The project, which includes approximately 2,400 feet of 24-inch ductile iron pipe (along with 30-inch and 14-inch connections), is awaiting final valve installations and road restoration. It is partially funded by the American Rescue

Plan Act (ARPA), with \$1.28 million anticipated out of the total \$2.17 million cost. Once complete, the new pipeline will serve as a transmission main, while the existing 14-inch line will remain in place for local distribution.

Swanson and General Manager Dan Jagers gave detailed updates on active well development. Well 1A, a replacement project located at 12th and Palm, is currently undergoing reaming and design modifications following the detection of chromium-6. Mr. Jagers responded to a question from President Slawson regarding Cr(VI) affected wells and water testing at different levels. The District plans to test-pump Well 1A and may temporarily route its water into the non-potable system. The results will inform the final design for Well 2A, located at 12th and Michigan. Wells 30 and 31, originally proposed in different locations, are now slated for relocation to the north end of the Noble Creek Recharge Facility to minimize chromium-6 exposure and improve mound control. Coordination with Webb and Associates and the San Geronio Pass Water Agency (SGPWA) is ongoing to optimize the siting of these wells.

Among completed pipeline projects, Swanson highlighted the District's self-performed work on a segment of Elm Avenue. Two remaining segments related to that work—11th Street from Elm to Beaumont Avenue and American Avenue from 6th to 8th Streets—are in final design or planned for construction by District staff. He also detailed a long-deferred pipeline replacement on Egan Avenue, originally delayed by a city moratorium on pavement cuts. With moratoriums lifted and a new agreement in place, the District is finalizing bid documents for this and related projects. Additionally, the District is finalizing the Well Siting and Feasibility Study, with plans to bring it to the Board as a receive-and-file item soon.

Swanson reported on progress with the "B-Line" Upper Edgar Canyon Transmission Pipeline, which will consist of 3,000 feet of 12-inch ductile iron pipe along a dirt road in the canyon. The project design and environmental clearance are complete, and the District is awaiting delivery of materials to begin construction in spring. The project also qualifies for ARPA funding. Other ongoing design efforts include the Noble Tank No. 2 project and associated Cherry Avenue pipeline, which will add 2 million gallons of storage. Demolition of the old Riverside County Parks maintenance building and concrete foundation has been completed by District field staff to reduce construction costs. Once bid documents are updated to reflect these changes, the project will move forward.

Swanson's further updates covered the District's work on booster and pressure-regulating stations, both for potable and non-potable systems. He noted that the Vineland and Cherry booster stations are in design, with survey and geotechnical work underway. Non-potable PRV projects at Palmer Avenue and other locations are progressing with survey work and coordination with the Fairway Canyon HOA and the City of Beaumont, particularly where pavement work is imminent. These facilities are essential for enabling the District to deliver water from non-potable wells—especially those impacted by chromium-6—into areas not yet served by recycled water.

The update also addressed projects scheduled for the near future. The 2024 Replacement Pipelines project, awarded to Cozad & Fox earlier in February, includes approximately 5,735 feet of 8-inch pipeline replacements in locations such as Egan Avenue, Wellwood Avenue, Elm Avenue, Lincoln Avenue, Avenida Sonrisa, and Orange Avenue. The 2025 Service Replacement Project is being expanded to coordinate with the City's sidewalk replacement program on Elm and Wellwood Avenues between 8th and 12th Streets. The goal is to relocate or replace aging

services and abandon existing alley mains, enabling the City to proceed with street improvements without risking disruption from future water main work.

Both Swanson and Jagers responded to questions from Board members and Covington invited staff to observe a similar tank project under construction. The Board indicated satisfaction with updates presented quarterly.

3. Review of Water Supply Assessment for Water Service for the Proposed Beaumont Heights Project located southeast of the intersection of California Avenue and Highway 79

Engineering Assistant Evan Ward introduced the draft Water Supply Assessment (WSA) for a proposed 5.1 million square foot industrial warehouse development over 11 parcels near California Avenue and Highway 79. He noted the project requires annexation and the developer has worked with District staff to prepare the WSA. The developer estimates annual water use at approximately 294.4 acre-feet, equivalent to 539.6 dwelling units. Significant infrastructure will be needed due to the distance from existing systems, which will be addressed further in the Plan of Service required for the annexation.

Ward added that the District has a history of agreements with developers who construct major infrastructure, allowing for potential reimbursement from future projects that benefit from it. General Manager Jagers commented that the City's 2020 General Plan update rezoned the southwest area, and this project is consistent with that plan. President Slawson acknowledged the site's mountainous terrain. Director Williams clarified that the WSA was for discussion only, and Mr. Grant Ross, representing the developer, stated they were progressing through entitlements but did not yet have a timeline for LAFCO. Ward indicated the WSA could return for Board approval as soon as March.

Director Williams inquired about impacts to the adjacent Harmony Haven Children and Youth Center (formerly Merv Griffin Village), and Ross confirmed they are coordinating with the County Supervisor's office and have laid out the project site to minimize impacts. He also pointed out the project had undergone high-level water use analysis and represented lower water demand compared to the previously proposed 6,000-home urban village.

Williams questioned the difference between projected water supply and demand as shown in Tables 3-1 and 3-2 of the WSA. Jagers clarified that Table 3-1 reflects system demands and SGPWA imported water needs, while Table 3-2 accounts for all sources including recycled water and Edgar Canyon well output. The differences stem from preliminary projections, but Jagers assured the Board that staff regularly refines these figures and incorporates conservation mandates like Making Conservation a California Way of Life (MCCWL), which is expected to reduce long-term projections through 2045.

Williams asked about the Edgar Canyon wells, which the WSA describes as preferred due to their lower cost and exemption from replenishment requirements, yet are unable to meet average demand. Jagers confirmed the District's five-year average daily demand is approximately 36.98 acre-feet, while the Canyon wells historically provide about 2,100 acre-feet annually—roughly 15.5 percent of current needs. Williams also flagged problematic wording in the WSA, suggesting "never" be changed to "not yet"

when discussing past water demand levels. Jagers agreed to revise the language before final consideration.

Director Covington voiced concern about relying on the 2020 Urban Water Management Plan (UWMP) when a new 2025–2030 plan is forthcoming, especially under evolving state conservation requirements. He cautioned against overcommitting resources based on favorable water years, noting that drought cycles often shift the burden to existing customers. Ward and Swanson assured that anticipated developments and conservation trends are considered in planning. Jagers added the next UWMP is due in July 2026, and discussions are underway with the SGPWA about a regional planning effort.

Covington emphasized the risk of making commitments based on uncertain long-term supply projections, even if data appear sound. Jagers responded that WSAs undergo thorough review at multiple staff levels and acknowledged the inherent challenges in forecasting 20 years out. He expressed confidence in the WSA's accuracy.

Williams asked whether the District would still have enough water supply if it opted out of participating in the Sites Reservoir project. Jagers responded that current planning indicates this would not significantly impact supply. She also inquired about the District's 80,000 acre-foot storage right in the Beaumont Basin. Jagers said current storage is about 34,000–36,000 acre-feet and the goal is to have five years' supply. However, filling the basin to capacity could cause water loss due to basin slope and geology, so the basin is actively managed through conjunctive use and coordination with regional partners.

Jagers explained that overfilling the basin creates a mound effect, potentially leading to faster outflow. Instead, the strategy is to maintain a stable operating level while extracting and recharging water annually, sharing the storage burden with agencies like SGPWA.

Swanson confirmed that staff would work with the consultant to make minor language changes to the WSA. If revisions are completed in time, the final WSA, Will-Serve Letter, and LAFCO resolution package will be presented to the Board at the next regular meeting or at the Engineering Workshop.

4. Resolution 2025-07: Amending the District's Policies and Procedures Manual

- a. Policy 7004 Email and Communication (pages 102 - 123)
- b. Policy 7006 Password (pages 124 - 134)
- c. Policy 7011 Cellular Telephone Usage (pages 135 - 145)

Human Resources Manager Ren Berioso introduced the proposed policy revisions to the Policies and Procedures Manual Part I Sections 45 and 46. The three policies were designed to protect the District against cybersecurity threats and mitigate any legal risks. Input was received from staff, and the policies were reviewed by legal counsel and recommended by the Personnel Committee and are in alignment with the National Institute of Science and Technology (NIST).

The Board adopted Resolution 2025-07: Amending the District's Policies and Procedures Manual: Part I Sections 45 and 46, and established Policies 7004, 7005, and 7011 by the following roll-call vote:

MOVED: Covington	SECONDED: Williams	APPROVED 4-0
AYES:	Covington, Hoffman, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Ramirez	

5. Request for Update to Will-Serve Letter for Proposed Phase 2 of Wolverine Project Located North of Prosperity Way and East of Potrero Boulevard (Previously Known as Parcel Map 34209 and Crossroads Logistics Center)

Engineering Assistant Evan Ward advised that this project dates back to 2004 and was originally part of the Crossroads Center project. Staff estimates total water consumption of 13.9 acre feet per year (25.5 Equivalent Dwelling Units) for potable and non-potable water. Existing infrastructure in Prosperity Way can serve the project and no front footage fees will be due.

President Slawson asked about a reimbursement agreement for the developer of the infrastructure. Mr. Jagers provided a short history and explained that the components of the project extended the infrastructure with additional facilities which were paid for by the developer then dedicated to the District. He noted that additional appropriate facilities fees were charged. This is the last parcel to be developed on a project 20 years in the making.

Developer representative Donna Shin greeted the Board.

Director Covington asked about the annual water demand and Mr. Ward replied 12,395 gallons per day aggregate. Covington recommended staff consider aggregate water use as recycled water is not available.

The Board approved the update to Will-Serve Letter for water service with conditions as enumerated for the proposed continued industrial development (Wolverine Phase 2) located at Riverside County Assessor's Parcel Number (APN) 424-050-016 north of Prosperity Way and east of Potrero Boulevard within the City of Beaumont by the following roll-call vote:

MOVED: Williams	SECONDED: Slawson	APPROVED 4-0
AYES:	Covington, Hoffman, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Ramirez	

6. Nominations for California Special Districts Association Board of Directors, Southern Network Seat B

The Board took no action.

7. Discussion of Data Scrubbing Services - LeoWeb Protect Services

President Slawson continued this item at the request of staff.

8. Topic List for Future Meetings

	Item requested	Date of request	Requester
A	Report on alternative energy sources (Agendize in the next quarter)	1/23/25	Ramirez

General Manager Jagers recommended addressing item A in five to six months when more information is available.

9. Announcements

President Slawson called attention to the following announcements:

- Beaumont Basin Watermaster Committee: Wednesday, Mar. 5 at 11 a.m.
- Collaborative Agencies Committee: Wednesday, Mar. 5 at 5 p.m.
- Finance & Audit Committee meeting: Thursday, Mar. 6 at 3 p.m.
- Regular Board Meeting: Wednesday, Mar. 12 at 6 p.m.
- Personnel Committee: Tuesday, Mar. 18 at 5:30 p.m.
- San Geronio Pass Regional Water Alliance: Wednesday, Mar. 26 at 5 p.m.
- Engineering Workshop: Thursday, Mar. 27 at 6 p.m.
- Beaumont Basin Watermaster Committee: Wednesday, Apr. 2 at 11 a.m.

10. Closed Session: 7:41 p.m.

President Slawson announced the following Closed Session items:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to California Government Code Section 54956.8
Property: Sites Reservoir and water rights associated therewith
Agency Negotiator: Dan Jagers, General Manager
Under Negotiations: Continued participation in financial support of the Project

Reconvene in Open Session: 8:35 p.m.

11. Report on Action Taken During Closed Session

President Slawson stated that there was no reportable action taken.

12. Adjournment

President Slawson adjourned the meeting at 8:35 p.m.



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

ATTEST:



Director Andy Ramirez, Secretary
to the Board of Directors of the
Beaumont-Cherry Valley Water District