



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

**MINUTES OF REGULAR MEETING – ENGINEERING WORKSHOP
OF THE BOARD OF DIRECTORS**
Thursday, May 22, 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 6:02 p.m.
Pledge of Allegiance was led by President Slawson.
Invocation was given by Director Hoffman.*

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

Roll Call:

Directors present:	Covington, Hoffman, Ramirez (6:10 p.m.), Slawson, Williams
Directors absent:	None
Staff present:	General Manager Dan Jagers Director of Engineering Mark Swanson Director of Information Technology Robert Rasha Human Resources Manager Ren Berioso Associate Civil Engineer Evan Ward Engineering Assistant Khalid Sebai Executive Assistant Lynda Kerney
Legal Counsel	James Markman

Members of the public who registered their attendance or appeared online: Kevin Walton, Larry Smith, Robert Ybarra, and Lance Eckhart, San Geronio Pass Water Agency; Nyles O'Harra, Yucaipa Valley Water District. Representing the Beaumont Heights project: Grant Ross, Orbis Real Estate Partners; Jonathan Shardlow, Allen Matkins; Cesar Mota, Michale Baker International.

Public Comment: None.

1. Adjustments to the Agenda: None.

2. Presentation: San Gorgonio Pass Water Portfolio Strategic Program – Lance Eckhart, General Manager, San Gorgonio Pass Water Agency

Lance Eckhart presented a comprehensive overview of the San Gorgonio Pass Water Agency's (SGPWA) water supply portfolio and long-term strategy. He explained the "four pillars" of the SGPWA water system: the diverse and flexible portfolio itself, statewide conveyance, local projects, and financial sustainability. As a "drip emitter" at the end of the State Water Project, the Agency faces conveyance and energy cost challenges, which underscores the importance of local recharge projects and interagency collaboration. SGPWA has invested heavily in local facilities, including new recharge basins and water leases, and emphasized the importance of being agile in the California water market.

Eckhart detailed active and future water supply projects, including the long-term Ventura Table A lease and participation in the Sites Reservoir and Delta Conveyance Project. Sites Reservoir, in particular, is a cornerstone of SGPWA's dry-year strategy, and is expected to come online in the 2030s. He stressed that Sites is not just a backup resource but a "breathing" reservoir designed for rapid fill-and-release operations to maximize water utility statewide. Water banking, both locally and externally, is an essential hedge against drought cycles, and SGPWA has placed water in other basins like Antelope Valley – East Kern (AVEK) and is exploring partnerships with San Bernardino Valley Municipal Water District.

In closing, Eckhart focused on optimization of operations, including timing water delivery to reduce energy costs and leveraging the agency's extensive toolset to manage supply proactively. He emphasized the long-term sustainability of the region's supply outlook through 2070 and beyond, supported by conservation, recycling, and coordinated planning. Collaboration with retail agencies and flexibility in water delivery and storage strategies were recurring themes. The presentation concluded with emphasis on maintaining interagency cooperation and adaptability in the face of regulatory, financial, and climatic uncertainty.

General Manager Dan Jagers added that 6,000 acre-feet (af) was sold and 3,000 af was bought back at a lower cost, highlighting the importance of recharge capacity and real-time market agility.

Board members engaged in a detailed discussion following the presentation. Director Hoffman inquired about the reliability of the State Water Project, to which Eckhart acknowledged aging infrastructure but affirmed its overall sound condition, noting some subsidence concerns in the Central Valley that are being addressed. Director Covington asked whether the portfolio accounted for drought conditions, and Eckhart confirmed it does, with long-term averages incorporating historical drought scenarios. Director Covington also asked about State Water Project East Branch conveyance capacity, and Eckhart explained the system functioned effectively during the 2022 wet year, indicating sufficient capacity under high-demand conditions.

Director Williams raised questions about the Banning Flume's availability and potential use in addressing Banning's Chromium-6 issue. Eckhart explained Banning Heights has primary rights, with surplus flowing to the City of Banning, and suggested collaborative use of imported water could offer a practical alternative to costly treatment.

Director Ramirez inquired about San Bernardino Valley Municipal Water District's acquisition of hydroelectric plants; Eckhart noted no impact to current partnerships but suggested it could help preserve water rights and reduce energy costs. Director Ramirez also asked about participation in resiliency partnerships, and Mr. Eckhart confirmed SGPWA's involvement in regional banking efforts like the Santa Ana River Conservation and Conjunctive Use Program (SARCCUP). President Slawson inquired about turf replacement initiatives, and Eckhart indicated grant-funded efforts with local HOAs had stalled, though staff continue to explore regional conservation opportunities.

3. Beaumont Heights Business Center

- a. Resolution 2025-15: Acknowledging the Review, Receipt and Acceptance of the Water Supply Assessment and Consideration of Will-Serve Letter for the Proposed Beaumont Heights Business Center located southeast of the intersection of California Avenue and Highway 79**
- b. Resolution 2025-16: Requesting the Riverside Local Agency Formation Commission to take Proceedings for Annexation of a Portion of the District's Service Boundary**

Associate Civil Engineer Evan Ward presented the project details of the proposed Beaumont Heights Business Center which includes 5 million square feet of industrial development on 384 acres, with an estimated water demand of 294.4 acre-feet per year. Following a prior meeting on March 12, 2025, the Water Supply Assessment (WSA) was revised to address Board concerns; most notably the inclusion of recycled water supplies in planning assumptions. The revised version defers the use of recycled water until 2030 and updates the dry-year analysis tables accordingly. Because the project lies outside the District's current boundaries, annexation through Riverside LAFCO would be required. At the March 12, 2025 meeting concerns had been raised, particularly regarding the assumed availability of recycled water in the WSA.

General Manager Dan Jagers provided background on ongoing efforts with the City of Beaumont and the SGPWA to finalize a recycled water agreement, noting that the City's adaptive management plan tentatively indicates availability by 2028. However, until such an agreement is in place, Jagers emphasized that the District must take a cautious and transparent approach. Accordingly, the WSA had been revised to exclude recycled water from the projected supply until at least 2030. These changes were reflected in the dry-year analysis tables, and a new explanatory paragraph was inserted in the WSA's non-potable section. Jagers also affirmed that staff had cross-checked the cumulative impact of this and other pending projects against the District's Urban Water Management Plan (UWMP) projections and found the current pace of development and demand to remain within planned levels.

Director John Covington expressed concern that repeated inclusion of recycled water in WSA's for pending projects—without certainty of supply—created "paper water" that risked over-allocation. He emphasized that his duty as an elected official and resident was to ensure responsible water planning based on reality, and acknowledged that the revised WSA better aligned with his concerns about over-reliance on uncertain recycled water supplies.

Director David Hoffman echoed Covington's concerns, recalling his tenure on the Recycled Water Committee and observing that progress had been slow and uncertain. Hoffman noted that recycled water demand peaks in summer when supply availability

is typically lowest, further complicating reliance on that source. He supported Covington's call for greater caution and consistency in WSA assumptions going forward. Director Lona Williams affirmed her support for the project, stating she preferred industrial development over residential, and expressed confidence in the District's ability to serve the project with potable water in the interim. President Daniel Slawson clarified that recycled water availability had not been a deciding factor for him, as he anticipated domestic supply would be used in the near term. He acknowledged ongoing frustrations with the City's delays but expressed appreciation for staff's revisions and transparency.

Director Andy Ramirez raised a question about whether the City of Beaumont would be participating in the annexation process. Ward confirmed that the City would act as lead agency and that concurrent annexation into both City and District service boundaries would occur. Ramirez also asked about coordination with Caltrans on traffic impacts. Project representative Grant Ross stated that the developer had committed to highway improvements and participated in a regional traffic impact study.

The Board took three actions to approve the Beaumont Heights Business Center project:

1. *Adopted Resolution 2025-15, Acknowledging the Review, Receipt and Acceptance of the Water Supply Assessment for the Proposed Beaumont Heights Business Center located southeast of the intersection of California Avenue and Highway 79 by the following vote:*

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

2. *Approved the "Will Serve Letter" for water service to the proposed development of the Beaumont Heights Business Center by the following roll-call vote:*

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

3. *Adopted Resolution 2025-16: Requesting the Riverside Local Agency Formation Commission to take Proceedings for Annexation of a Portion of the District's Service Boundary of the following parcels:*

APNs 424-090-007, 424-090-008, 424-110-007, 424-110-008, 424-110-009, 424-110-010, 424-130-001, 424-130-002, 424-130-003, 424-140-001, and 428-020-001

by the following roll-call vote:

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

4. California Environmental Quality Act (CEQA) Notice of Exemption for the 2600 – 2400 Non-Potable Water Pressure Reducing Station (west of Palmer Avenue and north of Morris Street within the Fairway Canyon community)

Director of Engineering Mark Swanson explained the need for the Pressure Reducing Station for the irrigation needs of the Fairway Canyon HOA and Nicklaus Park and to bolster the non-potable system in the area. General Manager Jagers indicated this also supports the District's Chromium VI avoidance strategy and existing development. This action is for the CEQA component of the project.

In response to Director Ramirez, Mr. Swanson further clarified the need for the station to complete the non-potable system in the area, and Mr. Jagers noted this would restore the planned pressure in the area. It is funded through developer fees (capacity charges), not through rates, he stated.

The Board accepted the findings of staff that the 2600-2400 Non-Potable Water Pressure Reducing Station project located west of Palmer Avenue in the City of Beaumont (Riverside County Assessor's Parcel No. 413-460-060) is exempt from the California Environmental Quality Act (CEQA) and directed staff to file a Notice of Exemption with the Riverside County Clerk-Recorder by the following roll-call vote:

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

5. Authorize the Expenditure of Funds for Materials and Labor for the Construction of the 2600-2400 Non-Potable Water Pressure Reducing Station (west of Palmer Avenue and north of Morris Street within the Fairway Canyon community)

Director of Engineering Swanson advised this is the same project as described in Item 4 and pointed to a handout for this item. He provided further detail on the project activity and detailed the costs. He noted the work would be done by District field crews. The revised cost tables on the handout include construction staking.

Director Covington asked if there was any way to locate it above grade, and Swanson explained the need for a vault in consistency with adjacent facilities. General Manager Jagers noted the advantage of work done by District field crews and the project funding via capacity charges.

Director Williams noted that the contingency amounts had been rounded upwards from 10 percent and requested staff identify that in the future.

The Board authorized the General Manager to direct staff to purchase materials and provide District labor, equipment, and testing necessary to complete the construction of the 2600-2400 Non-Potable Water Pressure Reducing Station in an amount not to exceed \$336,000 by the following roll-call vote:

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

6. District Capital Improvement Plan Quarterly Update

Director of Engineering Mark Swanson provided a comprehensive quarterly update on the District's Capital Improvement Program. He discussed:

Ongoing Projects – Under Construction

- The Cherry Avenue / International Park Road Transmission Pipeline (also called the “Noble Pipeline”) is nearly complete, with the exception of installation of a 14” butterfly valve. The valve size is uncommon, resulting in delay in its delivery.
- The “B” Line Transmission Pipeline in Edgar Canyon has approximately 1,200 of the 3,000 feet installed. Large boulders required specialized equipment to break through, slowing progress. Excavated material is being saved for use as riprap on future District projects.

Well Projects

- Well 1A is under development and recently produced 1,500 gallons per minute during testing. Samples have been collected to test for Chromium-VI (Cr6).
- Well 2A construction is about to begin.
- Wells 30 and 31 are proposed for relocation near the mound area of the Noble Creek Recharge Facility (NCRF) to reduce potential Cr6 exposure. An amendment to the well design contract will be brought forward to reflect this relocation.
- Future well siting efforts are underway in coordination with the San Geronio Pass Water Agency's recharge efforts at Brookside West.

Ongoing Projects – Design or Pre-Construction

- The Noble Tank No. 2 project is ready to go out to bid, but is being delayed to coordinate with a future booster station project. Staff is working on a parallel design and plan to propose a contract amendment for additional design services. Cost savings may be realized by using in-house design expertise supported by consultants, particularly for structural work.
- The Pipeline #3 Egan Alley project was delayed due to a City paving moratorium. It is now one of three pipelines being prepped for bidding, along with 11th Street and American Avenue.

- Noble Creek Recharge Facility upgrades have been delayed because the ponds have remained full.

Additional Pipeline and Booster Projects

- A group of six Cherry Valley pipelines is approaching design completion. Staff is coordinating with the Department of Water Resources (DWR), which holds primary easements due to the State Water Project East Branch Extension. This has complicated the design process, but DWR has been cooperative.
- Staff may seek to integrate a portion of the Avenida Sonrisa pipeline with the Noble booster station plans to allow for better water movement in the event of climate-related supply reductions from Edgar Canyon.
- The 2023-2024 service lateral replacement project is focused on older areas of town. Due to recent City paving, construction is on hold. It will be completed in-house once the paving moratorium lifts or if leaks develop.
- Tank coating and rehabilitation (Cherry, Vineland, and Lower Edgar) is queued behind the Noble Tank bidding package as the next priority.

Booster Station Updates

- The 2850 to 3040 zone booster near the Vineland tanks is under design and a consultant meeting is upcoming.
- The 2750 to 2850 zone upgrade (Cherry tanks) is in early stages, with help expected from on-call engineering consultants.
- The non-potable booster station near the wastewater treatment plant is on hold, pending progress on recycled water agreements.

Feasibility Studies and Future Facilities

- The Well Feasibility and Siting Study, conducted by Dudek, is 99 percent complete. The project will identify optimal well sites and water quality zones.
- A proposed Administration and Operations Center is in early planning stages.
- Chromium-6 (Cr6) compliance: Three wells exceed the new State MCL; two are co-owned with the City of Banning. Blending is not currently a recognized treatment method by the state, and cost estimates for Cr6 treatment are around \$900 per acre-foot (af) including pumping. Strategies may include maximizing non-potable use to avoid treatment altogether.
- Two non-potable pressure regulating valve (PRV) stations are planned for the west side of the District.
- The 2025 Service Replacement Project (Elm and Wellwood Avenues, 8th to 10th Streets) will proceed after the City completes sidewalk work. This project is aimed at moving aging service laterals out of alleys and into public streets. A budget request for hydrant relocation will come to the Board in the near future.

Director Covington asked whether stormwater had been used to fill the recharge ponds during the winter. Staff responded that most of the water was imported, not stormwater. Jagers explained that Pond 1 has a percolation issue due to compaction during past construction of the MDP Line 16. Staff is planning to excavate and relocate dirt within the site to restore function. Covington followed up regarding a metering device, and staff noted that it has not yet been installed because Pond 1 has been full of water most of the year. Additionally, unauthorized grading upstream has sent sediment-laden water into the system, prompting staff to bypass Pond 1 to avoid impacting the other ponds.

Director Ramirez asked about the number of wells exceeding the Cr6 MCL. Jagers replied that three wells are affected; two of which are co-owned with the City of Banning. Ramirez also asked whether blending has been considered. Jagers explained that although the District has developed blending models, the State does not currently accept blending as a best available technology for Cr6. Blending would also require new transmission pipelines and blending stations, which could be cost-prohibitive. Jagers emphasized the District's current focus on routing Cr6-impacted water into the non-potable system to avoid costly treatment.

Director Ramirez noted staff's efforts on the CIP and the importance in outreach efforts by the ad hoc Communications Committee.

7. Consideration of Attendance at Upcoming Events and Authorization of Reimbursement and Per Diem *(tabled from May 14, 2025)*

General Manager Jagers introduced the report and reminded the Board to respond to staff for events in which they are interested in attending.

8. Reports For Discussion and Possible Action *(tabled from May 14, 2025)*

a. Ad Hoc Committees

- i. Communications: Director Ramirez advised that there has been positive engagement with several hundred ratepayers, and the budget is being maintained. Articles have been produced on District activities. The SGPWA will have a booth at the Cherry Festival and staff has been encouraged to provide District promotional items for the event.
- ii. Sites Reservoir: No report
- iii. Bogart Park: No report
- iv. Water Re-Use 3x2: Mr. Jagers noted that staff is waiting to hear from the City's consultant.
- v. Board Policies: Director Covington indicated that work is continuing, and policies will continue to be brought to the Board for consideration.

b. 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 pre-approval status) will provide a brief report following attendance.

- o Beaumont Chamber of Commerce Breakfast on April 11, 2025 (Hoffman, Ramirez, Slawson, Williams)
- o CSDA 2025 Special District Leadership Academy on April 21-23, 2025 (Slawson, Williams)
- o San Geronio Pass Water Agency Meeting on May 5, 2025 (Slawson)
- o CSDA Webinar: Innovative Approaches to Building Infrastructure on May 6, 2025 (Ramirez)

- Beaumont Chamber of Commerce Breakfast on May 7, 2025 (Williams)
- Building Industry Association (BIA) Riverside and San Bernardino Economic Update on May 8, 2025 (Slawson, Williams)
- CSDA Webinar: Successful Communication Strategies for Public Agencies on May 13, 2025 (Ramirez, Slawson, Williams)
- San Gorgonio Pass Water Agency meeting on May 19 (Slawson, Ramirez)

c. Directors' General Comments

Director Hoffman offered compliments to field staff for the weed abatement at the Hannon Tank.

Director Ramirez commended the team at the SGPWA for highlighting the importance of participating in webinars and conferences and maximizing the benefits of attendance. He noted the SGPWA attendance at a northern California conference which garnered only positive comments.

9. Topic List for Future Meetings

	Item requested	Date of request	Requester
A	Report on alternative energy sources (Agendize in August per Dan Jaggars 2/27/25)	12/14/2022 and 2/12/2025	Ramirez

10. Announcements

President Slawson called attention to the following announcements:

- District office will be closed Monday, May 26 in observance of Memorial Day
- San Gorgonio Pass Regional Water Alliance: Wednesday, May 28 at 5 p.m.
- Beaumont Basin Watermaster Committee: Wednesday, June 11 at 11 a.m. (Note change of date)
- Regular Board Meeting: Wednesday, June 11 at 6 p.m.
- Personnel Committee: Tuesday, June 17 at 4:30 p.m.
- Engineering Workshop: Thursday, June 26 at 6 p.m.
- Finance & Audit Committee meeting: Wednesday, July 2 at 3 p.m. (note change of date due to holiday)
- District office will be closed Thursday, July 3 in observance of Independence Day

11. Closed Session: 8:51 p.m.

President Slawson announced the following Closed Session items:

a. CONFERENCE WITH LABOR NEGOTIATORS

Government Code Section 54957.6

District designated representative: Dan Jaggars, General Manager

Employee organization: BCVWD Employee Association and Contract Positions

- b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to California Government Code Section 54956.8
Property: APNs 408-080-009, 408-080-010, 408-080,011, 480-080-012
Agency Negotiator: Dan Jaggars, General Manager
Under Negotiation: Price and terms of payment
- c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to California Government Code Section 54956.8
Property: Sites Reservoir and water rights associated therewith
Agency Negotiator: Dan Jaggars, General Manager
Under Negotiations: Continued participation in financial support of the Project

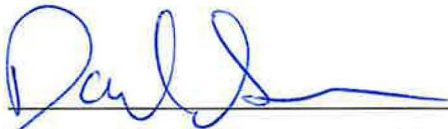
Reconvene in Open Session: 9:52 p.m.

12. Report on Action Taken During Closed Session

President Slawson stated that there was no reportable action taken.

13. Adjournment

President Slawson adjourned the meeting at 9:52 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