



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

**MINUTES OF SPECIAL MEETING – ENGINEERING WORKSHOP
OF THE BOARD OF DIRECTORS**
Tuesday, February 24, 2026 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 Williams opened the meeting at 6:04 p.m.
Pledge of Allegiance was led by Director Hoffman.
Invocation was given by President Williams.*

Announcement and Verification of Remote Meeting Participation
Director Slawson attended the meeting via teleconference under the Just Cause provision pursuant to Government Code 54953.8

Roll Call:

Directors present:	Covington, Hoffman, Slawson, Williams
Directors absent:	Ramirez
Staff present:	General Manager Dan Jagers Director of Engineering Mark Swanson Director of Finance and Administration Sylvia Molina Director of IT and Cybersecurity Robert Rasha Director of Operations James Bean Human Resources and Risk Manager Ren Berioso Associate Civil Engineer Evan Ward Engineering Assistant Khalid Sebai Executive Assistant Lynda Kerney
Legal Counsel	Steven Flower

Members of the public who registered their attendance or appeared online: Larry Smith, Dr. Blair Ball.

Public Comment:

Larry Smith of the San Gorgonio Pass Water Agency (SGPWA) explained the significance of the upcoming election for the special district seat on the Riverside Local Agency Formation Commission, and the need for representation from the Pass area. Mr. Jagers noted that Mr. Smith had indicated interest in representing the region if support was offered.

- 1. Adjustments to the Agenda:** None.
- 2. California Environmental Quality Act Notice of Exemption for Installation of 54 Linear Feet of 16-inch Ductile Iron Pipe for the Brookside Avenue Heli-Hydrant Water System Connection Project (APN 404-010-016)**

Director of Engineering Mark Swanson presented a Notice of Exemption (NOE) for installation of approximately 54 linear feet of pipeline for the heli-hydrant project. This action pertains only to the short pipeline extension intended to serve a future District well site, and the SGPWA has already completed California Environmental Quality Act (CEQA) review for the primary hydrant facility and system connection. The limited scope of work occurs within a previously disturbed area and qualifies as a categorical exemption, he said.

Director Covington inquired about next steps following CEQA approval. Swanson explained that subsequent actions would include finalizing the cost-sharing agreement with the SGPWA, securing an easement for the pipeline improvements, and pursuing a future grant deed for the well site. Swanson also outlined the anticipated timeline, indicating a goal of returning with agreements in March and coordinating construction during spring break to minimize impacts to nearby schools.

The Board accepted the findings of staff that the installation of approximately 54 linear feet (LF) of 16-inch ductile iron pipe extending from the proposed heli-hydrant connection toward a future well site on APN 404-010-016 is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), and directed staff to file a Notice of Exemption with the Riverside County Clerk-Recorder by the following roll-call vote:

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

3. Parcel Measurement Project Update – Eagle Aerial Solutions

General Manager Jagers explained that the Eagle Aerial effort is intended to address discrepancies in the State’s Urban Water Use Objective calculations, which rely on outdated 2018 parcel data. Jagers noted that the District has experienced significant growth since that time, with thousands of new or misclassified parcels not accurately reflected in the State’s dataset, resulting in an apparent exceedance of the District’s assigned water use budget. He stated that the District believes it is much closer to compliance than current State calculations indicate and is working to correct the underlying data.

Director of Engineering Swanson provided a detailed overview of the technical issues and described how parcels built after 2018 or those initially lacking landscaping were often categorized incorrectly, leading to underestimation of allowable water use. Swanson reported that Eagle Aerial Solutions has begun identifying new and misclassified parcels and has already analyzed a substantial portion of the dataset, with thousands more requiring review. He emphasized that this process involves detailed, parcel-by-parcel validation.

Swanson further described the GIS-based “WaterView” platform provided by Eagle Aerial, which allows staff to visualize water use patterns across the District. The system compares actual consumption to calculated allocations and displays results

using a color-coded map, enabling staff to identify areas of higher water use and potential inefficiencies. He noted that while the tool is still being refined, it represents a significant advancement in the District's ability to understand and manage compliance with State mandates.

Jagers explained that although the District is currently reported as exceeding its water use target, this is largely a function of incomplete data rather than actual overuse. Staff is preparing a comprehensive submittal to the State to update parcel information and correct misclassifications, and he expressed cautious optimism that the District will be able to eliminate or significantly reduce the reported deficit. He also noted that the current reporting period is effectively a transition year, with no penalties imposed, but emphasized that future compliance requirements will become more stringent.

Jagers also highlighted the broader regulatory context, noting that State-imposed reductions in allowable indoor water use will continue over time, further tightening overall water budgets. He discussed the interaction between conservation mandates and recycled water planning, explaining that reduced indoor water use may decrease wastewater flows, thereby limiting the availability of recycled water supplies even as the State encourages expanded reuse. He described this as a conflicting policy dynamic that may have long-term implications for water supply planning.

Director Covington asked whether the use of recycled water provides any benefit under the State's framework. Jagers responded that recycled water used for irrigation is treated more favorably in the calculations, as it is not subject to the same landscape efficiency reductions as potable water; however, Swanson noted that the District currently lacks dual-plumbed residential systems that would allow widespread use of recycled water for landscape irrigation.

Director Hoffman raised concerns about visible excessive irrigation and runoff, and asked whether the District has authority to address such situations. Jagers responded that State requirements will increasingly push agencies toward enforcement roles, but emphasized that the District's current approach is focused on education and outreach. Director of Finance and Administration Sylvia Molina added that the District already implements a notification program, including field verification, property tagging, and follow-up letters, and is exploring ways to integrate Eagle Aerial data and advanced metering information to better identify and address high water use.

Director Williams asked several questions regarding the interpretation of landscape data, ownership and long-term accessibility of the GIS platform, and the relationship between reduced consumption targets and system operations. Swanson clarified the distinction between correcting parcel classifications and managing customer usage. Jagers noted that the GIS platform is proprietary to Eagle Aerial, although underlying data can be retained by the District, and that ongoing updates will likely be necessary as development continues. In response to questions about emergency water use, staff clarified that State compliance is based on metered consumption and does not include unmetered uses such as firefighting.

Staff emphasized that the District's primary objective is to correct the State's dataset to accurately reflect existing development and to position the District for compliance as regulations evolve.

4. Consider Correspondence re: Making Conservation a California Way of Life Regulations - Legislative Advocacy and Statutory Clarification Request

General Manager Jagers presented a draft legislative advocacy letter regarding the State's "Making Conservation a California Way of Life" regulations, noting that the item originated from prior Board direction to engage on the issue. Jagers explained that staff had prepared a draft letter outlining concerns with the regulatory framework but recommended pausing before transmitting it in order to better understand the District's position as additional data becomes available through the Eagle Aerial analysis.

Director of Engineering Mark Swanson stated that while the draft letter identifies valid concerns, including the need for greater flexibility and clarification from the State, it may be premature to proceed. He explained that ongoing parcel data analysis could significantly improve the District's compliance position, and that it would be beneficial to evaluate the results of that work before advancing formal advocacy. Swanson also noted that many agencies are facing similar challenges, and broader industry response may develop as implementation progresses.

Jagers added that, based on discussions with Eagle Aerial Solutions, the District is not alone in appearing out of compliance under the current State calculations, and that many agencies are performing worse relative to their assigned targets. He indicated that BCVWD's recent growth and newer development patterns may ultimately position the District more favorably once data corrections are complete. He further explained that future regulatory milestones, including incorporation of commercial, industrial, and institutional water use and additional reductions in indoor water use standards, may present more significant challenges and could warrant future advocacy.

Director Covington asked whether the intent was for the letter to be issued solely by the District or as part of a broader, multi-agency effort. Swanson responded that while collaboration with other agencies would be desirable, staff has not yet coordinated with regional partners and would need to better understand shared concerns before pursuing a joint approach. Covington expressed support for advocacy efforts but noted skepticism that such correspondence would result in meaningful changes at the State level. He suggested that legal challenges may ultimately be necessary to address regulatory overreach and indicated a willingness to support such efforts if warranted.

Director Slawson expressed support for continued communication with the State, stating that it is important to document concerns and maintain engagement even if immediate results are uncertain. Director Williams concurred with staff's recommendation to pause, indicating that it would be prudent to evaluate the outcome of the Eagle Aerial analysis and monitor actions by other agencies before proceeding with formal correspondence. She also expressed concern regarding the practicality of the regulations and their alignment with real-world conditions.

In response to a follow-up question from Director Covington regarding prior District correspondence, staff indicated they did not recall receiving formal responses from the State to earlier comment letters. Jagers noted that while extensive testimony had been provided by multiple agencies during the regulatory development process, most concerns were not incorporated into the final regulations, reflecting the State's broader policy direction.

Staff emphasized that the draft letter remains available and can be refined or advanced at a later date as the District's position becomes clearer. The Board reached consensus to defer action on the correspondence and revisit the item following further analysis and regional developments.

5. Nominations for California Special Districts Association Board of Directors, Southern Network Seat C

No nomination was made. President Williams suggested staff bring the item back to a future meeting for consideration by Director Ramirez.

6. Topic List for Future Meetings:

	Item requested	Date of request	Requester
1	Update on Grand Avenue pipeline project	1/22/26	Covington
2	Revisit the LAFCO election nomination / ballot	2/24/26	Slawson

7. Announcements

President Williams called attention to the following announcements:

- ~~Engineering Workshop: Thursday, Feb. 26 at 6:00 p.m. CANCELED~~
- Finance & Audit Committee Meeting: Thursday, Mar. 5 at 3 p.m.
- Regular Board Meeting: Wednesday, Mar. 11 at 6:00 p.m.
- Personnel Committee: Tuesday, Mar. 17 at 5:30 p.m.
- San Geronio Pass Regional Water Alliance: Wednesday, Mar. 25 at 5 p.m.
- Engineering Workshop: Thursday, Mar. 26 at 6:00 p.m.
- Beaumont Basin Watermaster Committee: Wednesday, Apr. 1 at 11 a.m.
- Collaborative Agencies Committee: Wednesday, Apr. 1 at 5 p.m.

8. Recessed to Closed Session: 7:20 p.m.

President Williams announced the following Closed Session items:

- a. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
To which the District is a party pursuant to GC Section 54956.9(d)(1):
Draper 26, LLC vs Beaumont-Cherry Valley Water District
Riverside County Superior Court, Case no. CVR12406726
- b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to California Government Code Section 54956.8
Property: APN 407-170-008 and 407-170-029
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: APN 407-150-016
Agency Negotiator: Dan Jaggars, General Manager
Under Negotiation: Price and terms of payment

Reconvene in Open Session: 7:27 p.m.

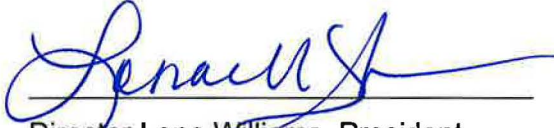
9. Report on Action Taken During Closed Session

President Williams announced there was no reportable action taken in Closed Session.

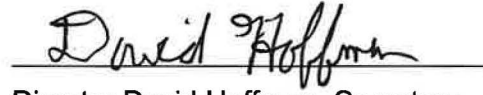
10. Adjournment

President Williams adjourned the meeting at 7:27 p.m.

ATTEST:



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



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