



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

**MINUTES OF REGULAR MEETING – ENGINEERING WORKSHOP
OF THE BOARD OF DIRECTORS**
Thursday, August 27, 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 6:00 p.m.
Pledge of Allegiance was led by Director Hoffman.
Invocation was given by Director Covington.*

Roll Call:

Directors present:	Covington, Hoffman, Williams
Directors absent:	Ramirez, Slawson
Staff present:	General Manager Dan Jagers Director of Engineering Mark Swanson Director of Operations James Bean Director of Finance and Administration Sylvia Molina Director of IT and Cybersecurity Robert Rasha Water Utility Superintendent Julian Herrera Associate Civil Engineer I Evan Ward Development Services Technician Lillian Medellin Tienda Administrative Assistant Cenica Smith
Legal Counsel	James Markman

Members of the public who registered their attendance or appeared online: Michael Miller, Celeste Salazar, Pablo Balbeuna.

Public Comment: None.

- 1. Adjustments to the Agenda:** General Manager Jagers recommended tabling Item 4 due to quorum requirements.
- 2. Request for a Will-Serve Letter for a Proposed Single-Family Residence on the west side of Cherry Avenue, north of Antonell Court, on Riverside County Assessor's Parcel Number (APN) 415-091-012 in the City of Beaumont**

Associate Civil Engineer I Evan Ward presented a request for a Will-Serve Letter for a proposed single-family residence and attached accessory dwelling unit (ADU) on the west side of Cherry Avenue, north of Antonell Court, on APN 415-091-012. Ward advised that, during final review of the site plan, staff identified the attached ADU and revised the estimated capacity allocation from 1.0 to 1.3 equivalent dwelling units (EDUs), consisting of 1.0 EDU for the primary residence and 0.3 EDU for the ADU. He explained that because the ADU would be constructed concurrently with the new

single-family residence, the additional capacity charge was calculated proportionately based on relative square footage. Ward noted that the revision did not change the proposed development shown on the submitted site plan.

Ward reported that the project is within the District's 2750 Pressure Zone and service boundary and that an existing 24-inch ductile iron potable water main in Cherry Avenue fronts the property; therefore, no water main extension or annexation would be required. The applicant would be responsible for applicable fees, deposits, and construction costs. General Manager Jaggars advised that staff had notified the applicant of the revised 1.3-EDU allocation and that the change was understood. The applicant indicated she had nothing further to add. Director Covington noted that he had not initially realized the project included an ADU because it was not identified in the staff report, although it was shown on the site plan.

The Board approved the request for a Will-Serve Letter for the proposed single-family residence located on Riverside County Assessor's Parcel Number 415-091-010, within the City of Beaumont located on the west side of Cherry Avenue, north of Antonell Court, with 1.3 EDUs and conditions as enumerated, by the following roll-call vote:

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

3. Request for Extension of Will-Serve Letter for Proposed RV Storage Facility Located on Riverside County APN 403-220-014 at the Northwest Corner of Beaumont Avenue and Cherry Valley Boulevard in the Community of Cherry Valley

Mr. Ward presented a request to extend a previously approved Will-Serve Letter for a proposed approximately 6.4-acre recreational vehicle storage facility on APN 403-220-014 at the northwest corner of Beaumont Avenue and Cherry Valley Boulevard. He explained that the project consists of an open-layout RV storage facility with no occupied structures or domestic water demand, with water service proposed only for landscape irrigation and fire protection. The Board originally approved the Will-Serve Letter on September 26, 2023; it expired on September 26, 2024. The applicant requested additional time to complete the entitlement, and development processes.

Ward reported that the project remains substantially consistent with that previously approved, with an estimated irrigation demand of 1.0 EDU. Because non-potable water infrastructure is not available or planned for the area, landscape irrigation would be served by the potable water system. The applicant would be responsible for fire service improvements required by the fire department and all applicable District fees, deposits, construction costs, and County of Riverside approvals. President Williams confirmed that the applicant had not requested an extension when the Will-Serve Letter expired in 2024.

Director Covington questioned the absence of any domestic water demand for the facility, noting that the proposed water use was limited to irrigation and fire protection and questioning whether there would be even incidental domestic use, such as a hose

bib. He acknowledged that the distinction was likely moot because recycled water was not available or anticipated in the area and expressed no other questions or concerns.

The Board approved the request for an extension of the previously approved Will-Serve Letter for the proposed recreational vehicle (RV) storage facility located on APN 403-220-014 at the northwest corner of Beaumont Avenue and Cherry Valley Boulevard in the community of Cherry Valley, subject to payment of all applicable District deposits and fees, securing all required approvals from the County of Riverside, and subject to the conditions enumerated by the following roll-call vote:

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

4. California Environmental Quality Act Notice of Exemption for the P-3620-0016 Pipeline Replacement Project within Assessor's Parcel Numbers (APNs) 401-190-047 and 401-190-012 and within the Avenida Miravilla right-of-way in the Community of Cherry Valley (continued from August 12, 2026)

President Williams continued this item to the September 9, 2026 meeting due to quorum requirements. With Director Hoffman required to recuse himself, and two directors absent, this item would be unable to obtain a majority vote.

5. California Environmental Quality Act Notice of Exemption for the S-2750-0001 Service Replacements Project

Director of Engineering Mark Swanson presented the California Environmental Quality Act (CEQA) determination for the S-2750-0001 Service Replacements Project, noting that the item had returned following the Board's August 12 discussion. At that meeting, the Board authorized construction funding but did not approve the CEQA determination, instead requesting that staff return with additional information. Swanson advised that the project scope and staff's CEQA determination remained unchanged. The project consists of replacing and relocating 53 existing water service connections along Elm Avenue between 8th and 11th Streets and Wellwood Avenue between 8th and 10th Streets. The existing services are generally located in alleyways and would be connected to existing mains in the streets, allowing the aging alley mains to ultimately be abandoned. The work would serve existing customers within previously disturbed roadway and utility areas and would not expand the District's service area or increase system capacity.

Staff determined the project qualifies for categorical exemptions under CEQA Guidelines Sections 15301 for existing facilities and 15302(c) for replacement or reconstruction of existing utility facilities. Staff also evaluated whether environmental conditions or exceptions would preclude use of the categorical exemptions and identified none. Addressing the concern raised at the previous meeting regarding Assembly Bill 52 (AB 52), Swanson explained that formal AB 52 consultation is not triggered when a project is determined to be categorically exempt. He emphasized that staff must nevertheless consider cultural, historical, and other environmental

conditions in determining whether a categorical exemption is appropriate. If something of potential significance were encountered during construction, work would stop and the appropriate notifications and environmental review procedures would be initiated. Swanson also noted the importance of completing as much of the work as possible before the City of Beaumont's (City) planned paving and reported that staff was coordinating with the City and its contractor regarding the schedule.

General Manager Jagers emphasized that staff had further reviewed the CEQA and AB 52 requirements following the Board's concerns voiced at the August 12 meeting. He reported that staff had developed guidance for evaluating future categorical exemptions and AB 52 considerations and acknowledged that the District has a longstanding consultation request from the Morongo Band of Mission Indians.

President Williams expressed appreciation for the expanded staff report and its explanation of the exemptions. Director Covington thanked staff for returning with the requested additional research and explanation. He explained that his concern had been to ensure that staff independently evaluated whether a categorical exemption was appropriate rather than relying on its use for previous projects, and he expressed satisfaction that staff had thoroughly researched and verified the determination.

The Board made the following findings:

1. *The S-2750-0001 Service Replacements Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Sections 15301 (Class 1 – Existing Facilities) 15302(c) (Replacement or Reconstruction of Existing Facilities), and*
2. *None of the exceptions identified in State CEQA Guidelines Section 15300.2 apply based on the record before the District and directed staff to file a Notice of Exemption with the Riverside County Clerk-Recorder by the following roll-call vote:*

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

6. California Environmental Quality Act (CEQA) Notice of Exemption for the Construction of Well 30 Project at the Southeast Corner of Beaumont Avenue and Cherry Valley Boulevard in the community of Cherry Valley

Director of Engineering Swanson explained that Well 30 is a new production well and was therefore evaluated under a different categorical exemption. Because of the nature of the project, staff retained Geovironment Consulting to conduct the environmental evaluation. The consultant visited the site, reviewed the project and existing conditions, and determined that the project qualifies for a Class 3 categorical exemption under CEQA Guidelines Section 15303(d), New Construction or Conversion of Small Structures.

Swanson described the proposed well site as an already graded and actively managed area adjacent to the recharge ponds that has previously been used for District activities. The project would include the production well and wellhead facilities, along with temporary drilling equipment, settling tanks, cuttings handling, sound-control facilities, piping, and short utility connections. He clarified that a future pipeline in

Cherry Valley Boulevard would be a separate project with its own CEQA review. Geovironment Consulting evaluated existing site conditions, biological, cultural and historical resources, noise, traffic, air and water quality, and other potential environmental concerns and found no condition that would preclude reliance on the Class 3 exemption. Swanson emphasized that the District's 2003 Environmental Impact Report for the Noble Creek Recharge Facility provided background information but was not being relied upon as the environmental approval for Well 30; the current Notice of Exemption was a separate, project-specific determination.

Jaggers explained that, in response to concerns raised at the August 12 meeting, staff specifically returned to the environmental consultant regarding the applicability of AB 52 and tribal consultation. He noted that the site has been actively disturbed and managed as part of the recharge facility and that the consultant's recommendation was based on its professional evaluation of the project and site conditions. Jaggers stated that, based on the consultant's analysis and the proposed categorical exemption, separate AB 52 tribal consultation was not considered necessary.

Director Covington clarified that his concerns at the August 12 meeting had not been limited to AB 52. He understood that formal AB 52 requirements would not apply if a categorical exemption was appropriate, but wanted assurance that the District was not routinely relying on Notices of Exemption merely because they provided an easier environmental review pathway. While acknowledging the consultant's supporting environmental report, Covington questioned whether a new production well should be considered a small project. He asked whether legal counsel had reviewed the environmental determination.

Swanson responded that the final report had not been circulated to legal counsel, although he had previously discussed the project's CEQA approach with counsel and had been advised to allow the environmental consultant to fully evaluate the project and determine the appropriate CEQA pathway. Legal Counsel Markman stated that he had discussed the project with staff and considered the environmental documentation unusually thorough for this type of project. When Covington asked directly whether Markman recommended proceeding with the exemption, Markman responded affirmatively. Markman also noted that no neighbor or other potentially affected party had challenged the proposed determination.

Director Hoffman asked about the status and operation of Well 30. Jaggers clarified that the District had received a bid but had not yet awarded the construction contract and advised that the well would ultimately have approximately 400 to 800 horsepower, depending on the final configuration.

The Board made a finding that the construction of the Well 30 Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15303(d) (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: Williams	SECONDED: Hoffman	APPROVED 3-0
AYES:	Covington, Hoffman, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	Ramirez, Slawson	

7. Update: Beaumont Master Drainage Plan Line 16 Grand Avenue Project and Noble Creek Recharge Facility

General Manager Jagers advised that the update was being provided in response to the Board's request to keep the Beaumont Master Drainage Plan Line 16 project and permanent flow monitoring work moving forward. He reported that water deliveries to the Noble Creek Recharge Facility were expected to conclude in early September and noted that Article 21 water could potentially become available as early as October. Jagers identified permanent flow monitoring at the inlet and discharge locations as the principal priority communicated by the Board.

Mr. Swanson reported that staff had narrowed the potential monitoring equipment to several leading options and was contacting manufacturers to confirm that the equipment would perform under the site's particular hydraulic conditions. He emphasized that Engineering, Operations, and Information Technology staff would be involved in selecting a system that would meet the District's operational and data needs. Staff intended to finalize the selection, purchase the equipment, and proceed with installation.

Jagers explained that the primary technical concern involved the proposed monitoring point. Staff believed an appropriate system has been identified but was confirming that the equipment could accurately measure flow under those conditions. The intent was to install the equipment on District property, keep the affected pond out of service during installation, begin collecting data, and validate the results. If monitoring proved inaccurate because of the downstream hydraulic conditions, staff could install a secondary monitoring location farther upstream, although that location would not capture all of the desired flow. Jagers anticipated purchasing the equipment within the next few weeks.

Jagers also reported that one remaining slide gate would be installed and that staff was evaluating access improvements at the discharge location into Noble Creek at Pond 4. Staff was considering a lower-cost dock-type access system rather than more extensive scaffolding. He noted that existing gate access was manageable operationally and reiterated that the primary objective was completing the inlet and outlet flow monitoring.

Director Covington expressed appreciation for the update and indicated that monthly reports were not necessarily needed, provided the project continued to advance and did not remain unresolved six months later.

The Board received and filed the Beaumont Master Drainage Plan (MDP) Line 16 Storm Drain Project update by the following roll-call vote:

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

8. Topic List for Future Meetings:

	Item requested	Date of request	Requester
1	Legal Counsel update on SGMA activities	3/11/26	

9. Announcements

President Williams called attention to the following announcements:

- Finance & Audit Committee meeting: Thursday, Sept. 3 at 3:00 p.m.
- District offices will be closed on Monday, Sept. 7 in observance of Labor Day
- Regular Board Meeting: Wednesday, Sept. 9 at 6:00 p.m.
- Personnel Committee: POSTPONED to Tuesday, Sept. 22 at 4:30 p.m.
- San Geronio Pass Regional Water Alliance: Wednesday, Sept. 23 at 5 p.m.
- Engineering Workshop: Thursday, Sept. 24 at 6:00 p.m.

10. Recessed to Closed Session: 6:45 p.m.

Cenica Smith announced the following Closed Session items:

- CONFERENCE WITH LABOR NEGOTIATORS
Government Code Section 54957.6
District designated representative: Dan Jagers, General Manager
Employee organization: BCVWD Employee Association and Contract Positions
- CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: 1 case
- CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code section 54956.8
Property: 635 Veile Avenue (Unit A, Unit B), Beaumont, CA
District Negotiator: Dan Jagers and Mark Swanson
Under Negotiation: Both price and terms of payment
- CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to California Government Code Section 54956.8
Property: APNs 407-170-008 and 407-170-029
Agency Negotiator: Dan Jagers, General Manager
Under Negotiation: Price and terms of payment

Reconvene in Open Session: 7:04 p.m.

11. Report on Action Taken During Closed Session

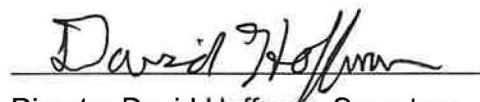
President Williams announced there was no reportable action taken.

12. Adjournment: *President Williams adjourned the meeting at 7:04 p.m.*

ATTEST:



Director Lona Williams, President
to the Board of Directors



Director David Hoffman, Secretary
to the Board of Directors