



**BEAUMONT-CHERRY VALLEY WATER DISTRICT
SPECIAL MEETING AGENDA
ENGINEERING WORKSHOP OF BOARD OF DIRECTORS
560 Magnolia Avenue, Beaumont, CA 92223
Thursday, February 1, 2018
Workshop Session at 7:00 p.m.**

Call to Order, President Covington

Roll Call

Public Comment

PUBLIC COMMENT: At this time, any person may address the Board of Directors on matters within its jurisdiction which are not on the agenda. However, any non-agenda matters that require action will be referred to Staff for a report and possible action at a subsequent meeting. To provide comments on specific agenda items, please complete a speaker's request form and provide the completed form to the Board Secretary prior to the Board meeting. Please limit your comments to three minutes. Sharing or passing time to another speaker is not permitted.

ACTION ITEMS

- 1. Review of 2018-2027 10-Year Capital Improvement Plan (page 3)**
- 2. Discussion of a potential lease agreement with SMSA Limited Partnership, dba Verizon Wireless for a cellular tower located on District property at the Lower Edgar Canyon Tank, APN 401-160-161 in the community of Cherry Valley (pages 4 – 12)**
- 3. General Manager's Report**
- 4. Topics for Future Meetings**
- 5. Adjournment**

AVAILABILITY OF AGENDA MATERIALS - Agenda exhibits and other writings that are disclosable public records distributed to all or a majority of the members of the Beaumont-Cherry Valley Water District Board of Directors in connection with a matter subject to discussion or consideration at an open meeting of the Board of Directors are available for public inspection in the District's office, at 560 Magnolia Avenue, Beaumont, California ("District Office"). If such writings are distributed to members of the Board less than 72 hours prior to the meeting, they will be available from the District Office at the same time as they are distributed to Board Members, except that if such writings are distributed one hour prior to, or during the meeting, they can be made available from the District Office in the Board Room of the District's Office.


REVISIONS TO THE AGENDA -In accordance with §54954.2(a) of the Government Code (Brown Act), revisions to this Agenda may be made up to 72 hours before the Board Meeting, if necessary, after mailings are completed. Interested persons wishing to receive a copy of the set Agenda may pick one up at the District's Main

Office, located at 560 Magnolia Avenue, Beaumont, California, up to 72 hours prior to the Board Meeting.

REQUIREMENTS RE: DISABLED ACCESS - In accordance with §54954.2(a), requests for a disability related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting, should be made to the District Office, at least 48 hours in advance of the meeting to ensure availability of the requested service or accommodation. The District Office may be contacted by telephone at (951) 845-9581, email at info@bcvwd.org or in writing at the Beaumont-Cherry Valley Water District, 560 Magnolia Avenue, Beaumont, California 92223.

**CERTIFICATION OF POSTING
SPECIAL MEETING**

I certify that on or before January 29, 2018, a copy of the foregoing notice was posted near the regular meeting place of the Board of Directors of Beaumont-Cherry Valley Water District and to its website at least 24 hours in advance of the meeting (Government Code §54956(a)).


LYNDA J. KERNEY, for
Yolanda Rodriguez
Director of Finance and Administration



BEAUMONT-CHERRY VALLEY WATER DISTRICT

PLACEHOLDER

DATE: February 1, 2018

SUBJECT: Item 1 – 2018-2027 Capital Improvement Plan

Copies of the

2018-2027 Capital Improvement Plan - DRAFT

Will be available as handouts at the Meeting



**Beaumont-Cherry Valley Water District
Special Board Meeting
February 1, 2018**

Item 2

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

A handwritten signature in blue ink, appearing to read "DJ", is written over a horizontal line.

SUBJECT: Discussion of a potential lease agreement with SMSA Limited Partnership, dba Verizon Wireless for a cellular tower located on District property at the Lower Edgar Canyon Tank, APN 401-160-161 in the community of Cherry Valley

Staff Recommendation

No recommendation.

Background

SMSA Limited Partnership has approached BCVWD with a proposal to locate a cellular telephone tower on the site of the Lower Edgar Canyon Tank. The site is located east of Edgar Canyon Road and west of Avenida Miravilla, with access from Oak Glen Road using the District's Edgar Canyon service road. The tower and accessory building would be located northeast of the lower Edgar Tank site, east of the existing 1-million gallon reservoir and at the base of the retaining wall. The footprint (lease area) of the tower and accessory building would consist of approximately 375 square feet.



SMSA LP's representatives propose to be granted access to the secured area of the reservoir via a 12-ft wide easement. The District would have final approval of any tower disguise (pine tree), building design, and landscaping plans to assure the area is aesthetically pleasing and non-intrusive upon final site assessment by District staff and as shown on the attached Verizon preliminary drawings showing the proposed facility.

Staff will work with SMSA Limited Partnership and District legal counsel to arrive at an acceptable lease agreement. The tower facility must also obtain all required permits from the County of Riverside, fire department and other agencies. Staff will monitor construction of the tower to assure all compliance with all District conditions and safety requirements.



Fiscal Impact

It is anticipated that the tower lease could provide at least an income to the District of +/- \$1,600 per month with an annual escalator of 3 percent on the lease anniversary date. The initial lease term would be five (5) years, with extensions (options) to be negotiated for up to four (4) additional five (5)-year terms unless the lease is terminated or renegotiated by the District or by SMSA. Proceeds of the initial five-year term could result in income of +/- \$102,000 to the District. In addition, a one-time administration fee of \$2,500 will be required of SMSA Limited Partnership to offset processing costs incurred during review and approval of the plans, lease and related documents.

Attachment(s)

Preliminary plans and specifications for the cell tower and accessory building

Report prepared by Lynda Kerney, Administrative Assistant 01/24/2018

S:\-Administrative\BOARD ADMINISTRATION\Agendas\Agendas 2018\Special Board Meeting\2018-02-01 Engineering Workshop\Miravilla cell tower\Staff Report - Cell tower lease.docx

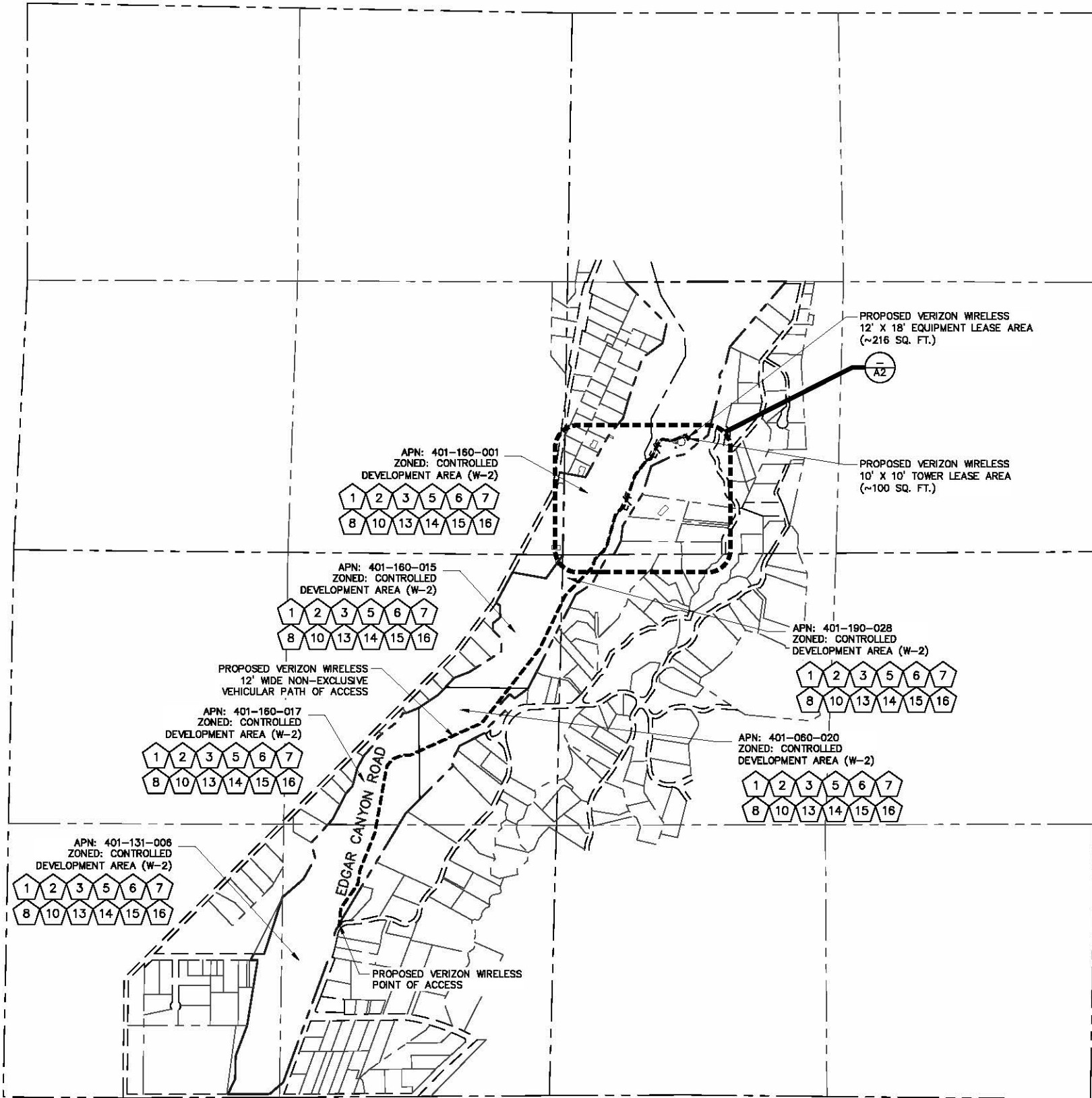


1

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION(S) LISTED IN TITLE REPORT ORDER NO. 00496959-990-IE3-SE7, DATED SEPTEMBER 5, 2017 AT 7:30 AM, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW. ITEMS WHICH DO NOT AFFECT THE SUBJECT PARCEL (WHETHER BLANKET IN NATURE OR SPECIFIC) ARE NOT INCLUDED BELOW.

- 1
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
(AFFECTS PARCEL, BLANKET IN NATURE)
- 2
- RESERVATIONS CONTAINED IN THE PATENT FROM: THE UNITED STATES OF AMERICA
RECORDING DATE: FEBRUARY 21, 1881
RECORDING NO: BOOK A, PAGE 432 OF PATENTS, SAN BERNARDINO COUNTY RECORDS
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW; AND THE RESERVATION FROM THE LANDS HEREBY GRANTED OF A RIGHT OF WAY THEREON FOR DITCHES OR CANALS
CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
(AFFECTS PARCEL, BLANKET IN NATURE)
- 3
- DISCREPANCIES OR CONFLICTS IN THE ROAD, STREET AND HIGHWAY BOUNDARY LINE BY REASON OF THE LOCATION OF FENCES OTHER THAN ON BOUNDARY LINES.
(AFFECTS PARCEL, BLANKET IN NATURE)
- 4
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF RIVERSIDE
PURPOSE: PUBLIC ROAD
RECORDING DATE: MARCH 12, 1914
RECORDING NO: 33, BOOK 391, PAGE 119 DEEDS
AFFECTS: AVENIDA MIRAVILLA
(AFFECTS PARCEL, BLANKET IN NATURE)
- 5
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
PURPOSE: CHANNEL OR CHANNELS AND PROTECTION WORKS
RECORDING DATE: OCTOBER 11, 1948
RECORDING NO: 1237, BOOK 1018, PAGE 372 OFFICIAL RECORDS
AFFECTS: AS DESCRIBED THEREIN
(AFFECTS PARCEL, BLANKET IN NATURE)
- 6
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP: RECORD OF SURVEY
RECORDING NO: BOOK 107, PAGE 45
(AFFECTS PARCEL, BLANKET IN NATURE)
- 7
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED: RESOLUTION
EXECUTED BY: RIVERSIDE COUNTY
RECORDING DATE: MAY 23, 1995
RECORDING NO: 165576 OFFICIAL RECORDS
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
(AFFECTS PARCEL, BLANKET IN NATURE)
- 8
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
(AFFECTS PARCEL, BLANKET IN NATURE)
- 9
- RIGHTS OF PARTIES IN POSSESSION.
(AFFECTS PARCEL, BLANKET IN NATURE)
- 10
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
(AFFECTS PARCEL, BLANKET IN NATURE)
- 11
- ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.
(AFFECTS PARCEL, BLANKET IN NATURE)
- 12
- MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
(AFFECTS PARCEL, BLANKET IN NATURE)



LEGEND

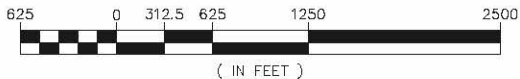
-
- LEASE AREA
-
- CENTERLINE
-
- EASEMENT
- - - -
- RIGHT-OF-WAY
-
- SECTION LINE
-
- PROPERTY LINE
- OHP—
- OVERHEAD POWER
- x—
- EXISTING CHAINLINK FENCE
- x—
- PROPOSED CHAINLINK FENCE
-
- PROPOSED WROUGHT IRON FENCE
- XXXX---
- EXISTING 1' CONTOUR
- XXXX---
- EXISTING 5' CONTOUR
- =====
- EXISTING BLOCK WALL
- =====
- PROPOSED BLOCK WALL
- ⊕
- FIRE HYDRANT
-
- PARKING LOT AREA LIGHT
- O.R.
- OFFICIAL RECORD
- ⊙
- POWER POLE

LEASE AREA CALCULATION

TOWER LEASE AREA I:	~100 SQ. FT.
EQUIPMENT LEASE AREA II:	~216 SQ. FT.
TOTAL LEASE AREA:	~316 SQ. FT.

NORTH

GRAPHIC SCALE



ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	11/27/17	90% ZONING	R.S.
1	12/18/17	100% ZONING	A.A.



SPECTRUM SERVICES, INC.
4405 E. AIRPORT DRIVE, SUITE 100
ONTARIO, CALIFORNIA 91761
PHONE: (909) 456-8401
FAX: (909) 456-8408

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CALIFORNIA 92618

MIRAVILLA
MTX-45 / B8C-19
MCE

UNADDRESSED PARCEL
CHERRY VALLEY, CALIFORNIA 92223

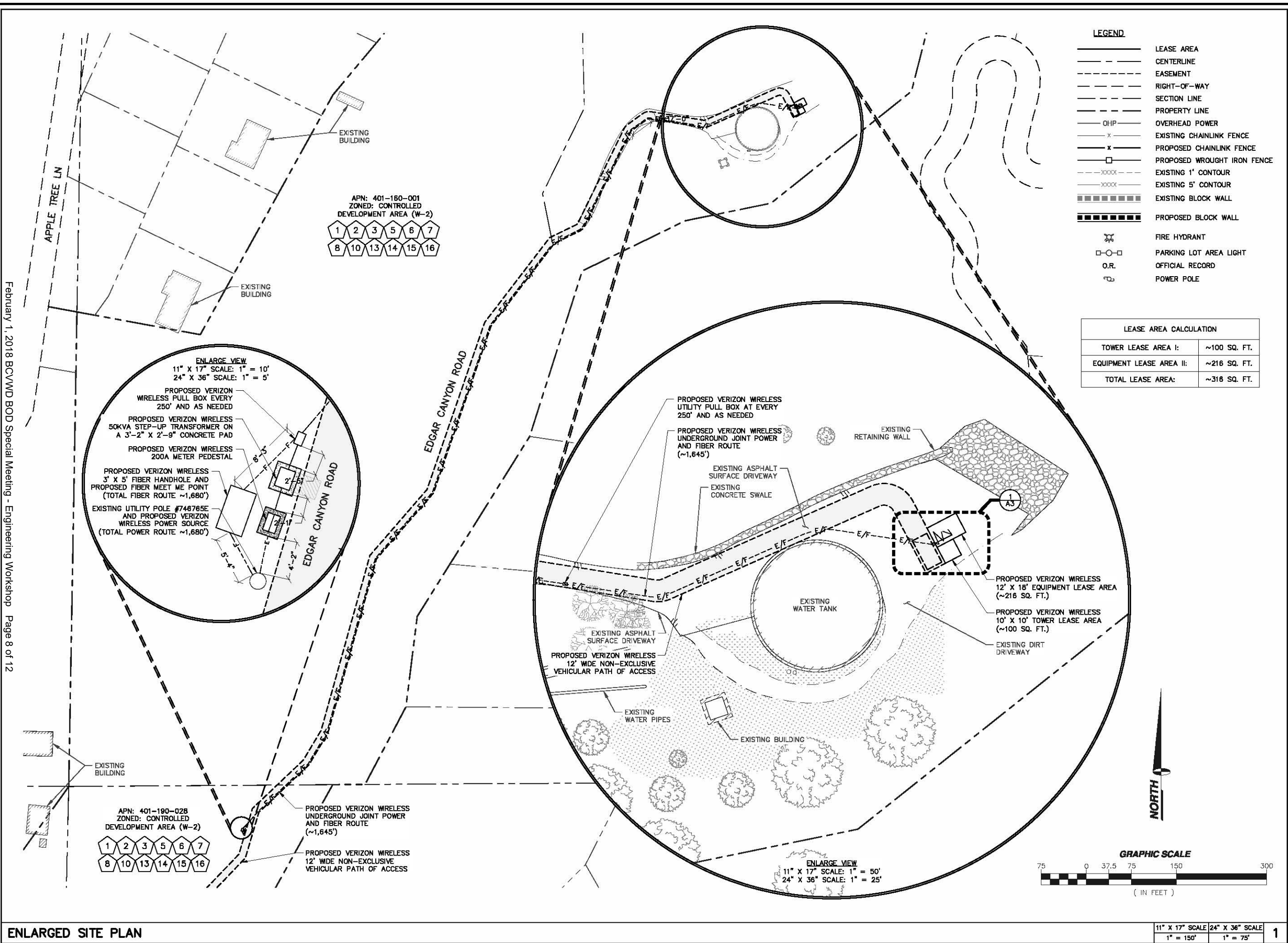
SHEET TITLE:

SITE PLAN

A1

REVISION:

1



ISSUE STATUS

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0	11/27/17	90% ZONING	R.S.
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MTX-45 / B8C-19
MCE

UNADDRESSED PARCEL
CHERRY VALLEY, CALIFORNIA 92223

SHEET TITLE:
ENLARGED SITE PLAN

11" X 17" SCALE 1" = 150'	24" X 36" SCALE 1" = 75'	1
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A2

REVISION:
1

ISSUE STATUS			DESCRIPTION	BY
0	11/27/17		90% ZONING	R.S.
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MCE

UNADRESSED PARCEL
CHERRY VALLEY, CALIFORNIA 92223

SHEET TITLE:
**SITE DETAIL, ANTENNA &
CABLE SCHEDULE AND
ANTENNA LAYOUT**

REVISION:

A3

ANTENNA SECTOR	AZIMUTH	# OF ANTENNAS	# OF RRUS	CENTERLINE	CABLE LENGTH	CABLE TYPE	COLOR CODE	HYBRID JUMPER	JUMPER	COMMENTS
SECTOR A	120°	4	6				.	5'	15'	. .
SECTOR B	250°	4	6	61'	95'	(3) 1.7" HYBRIFLEX	.	5'	15'	. .
SECTOR C	15	4	6				.	5'	15'	. .
PARABOLIC ANTENNA	T.B.D.	2		T.B.D.
GPS	N/A	1	.	.	.	1/2" COAX

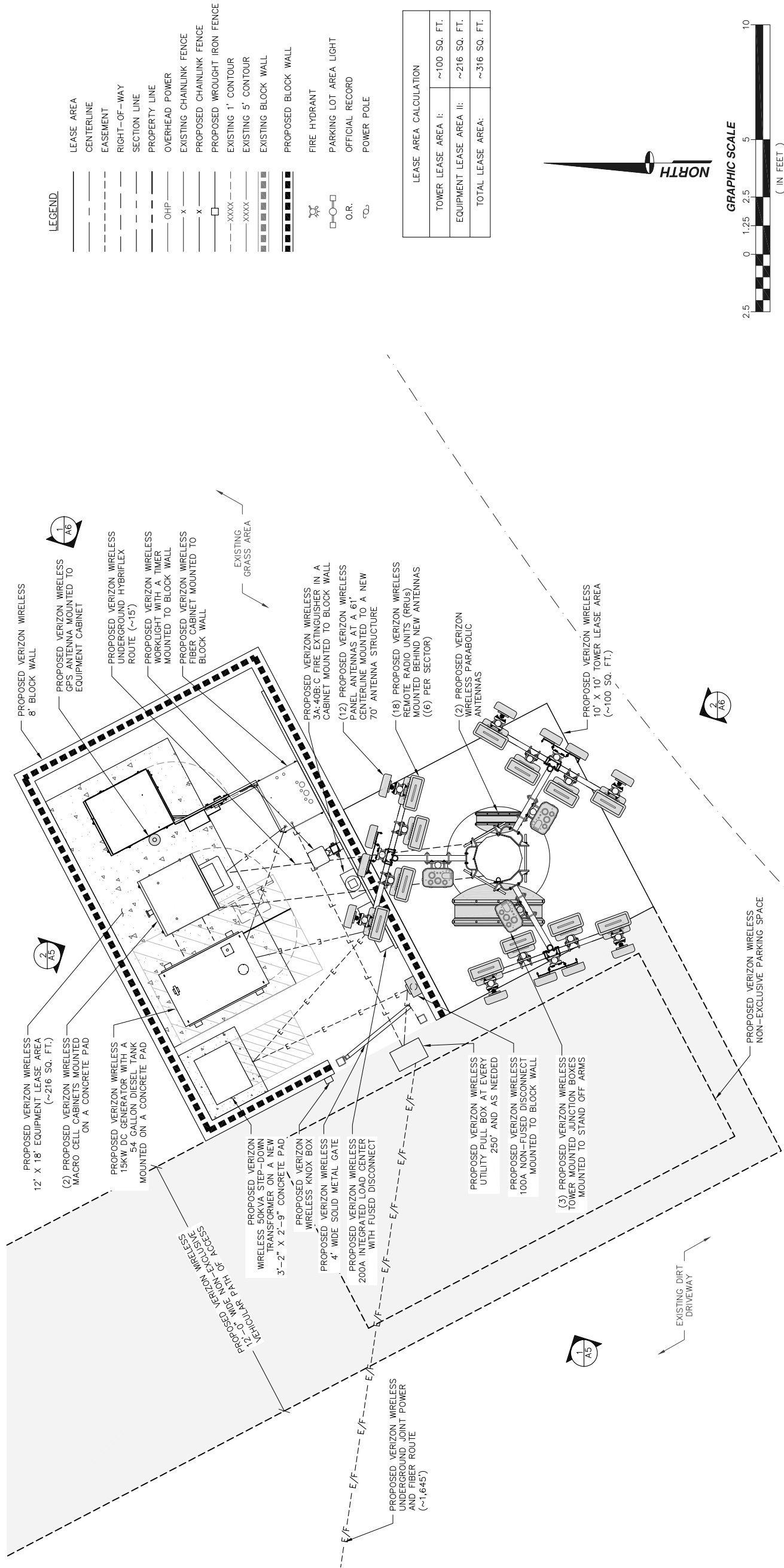
NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

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SCALE:	2
NONE	

ANTENNA AND CABLE SCHEDULE

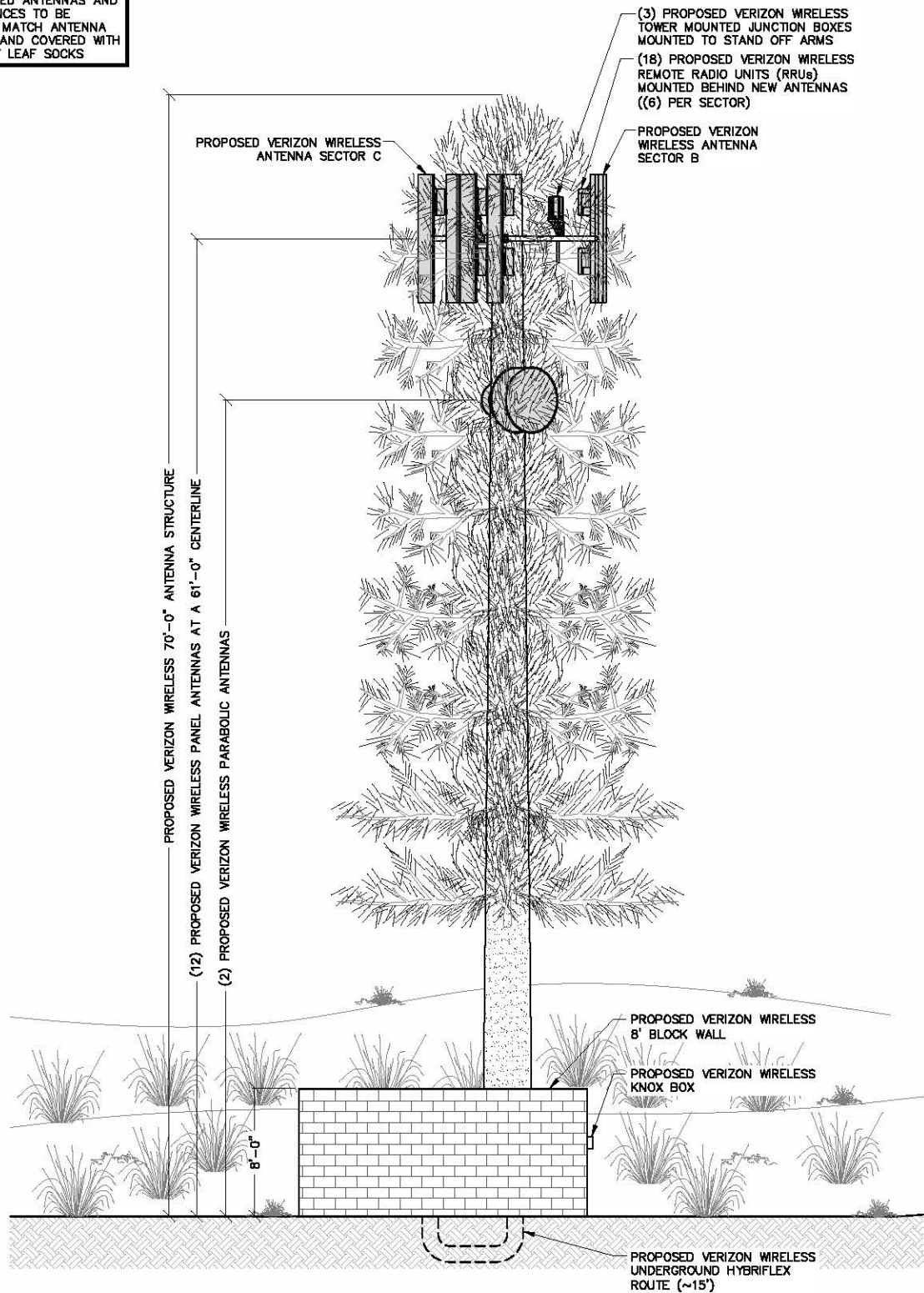
ANTENNA LAYOUT



SITE DETAIL

11" X 17" SCALE	24" X 36" SCALE	1
1" = 5'	1" = 2'-6"	

NOTE:
ALL PROPOSED ANTENNAS AND
APPURTENANCES TO BE
PAINTED TO MATCH ANTENNA
STRUCTURE AND COVERED WITH
RF FRIENDLY LEAF SOCKS

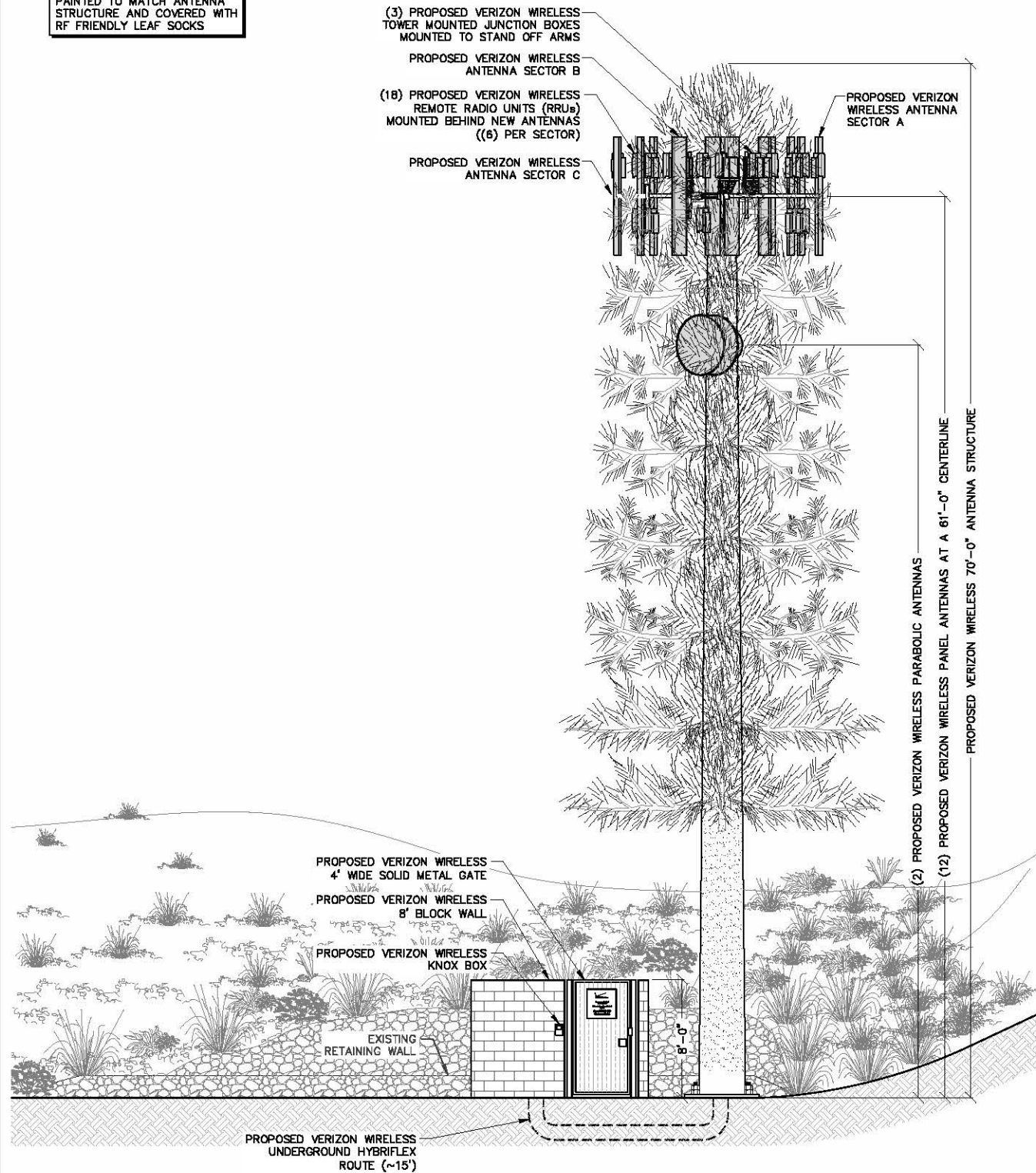


NORTHWEST ELEVATION

11" X 17" SCALE 24" X 36" SCALE
1" = 50' 1" = 25'

2

NOTE:
ALL PROPOSED ANTENNAS AND
APPURTENANCES TO BE
PAINTED TO MATCH ANTENNA
STRUCTURE AND COVERED WITH
RF FRIENDLY LEAF SOCKS



SOUTHWEST ELEVATION

11" X 17" SCALE 24" X 36" SCALE
1" = 50' 1" = 25'

1

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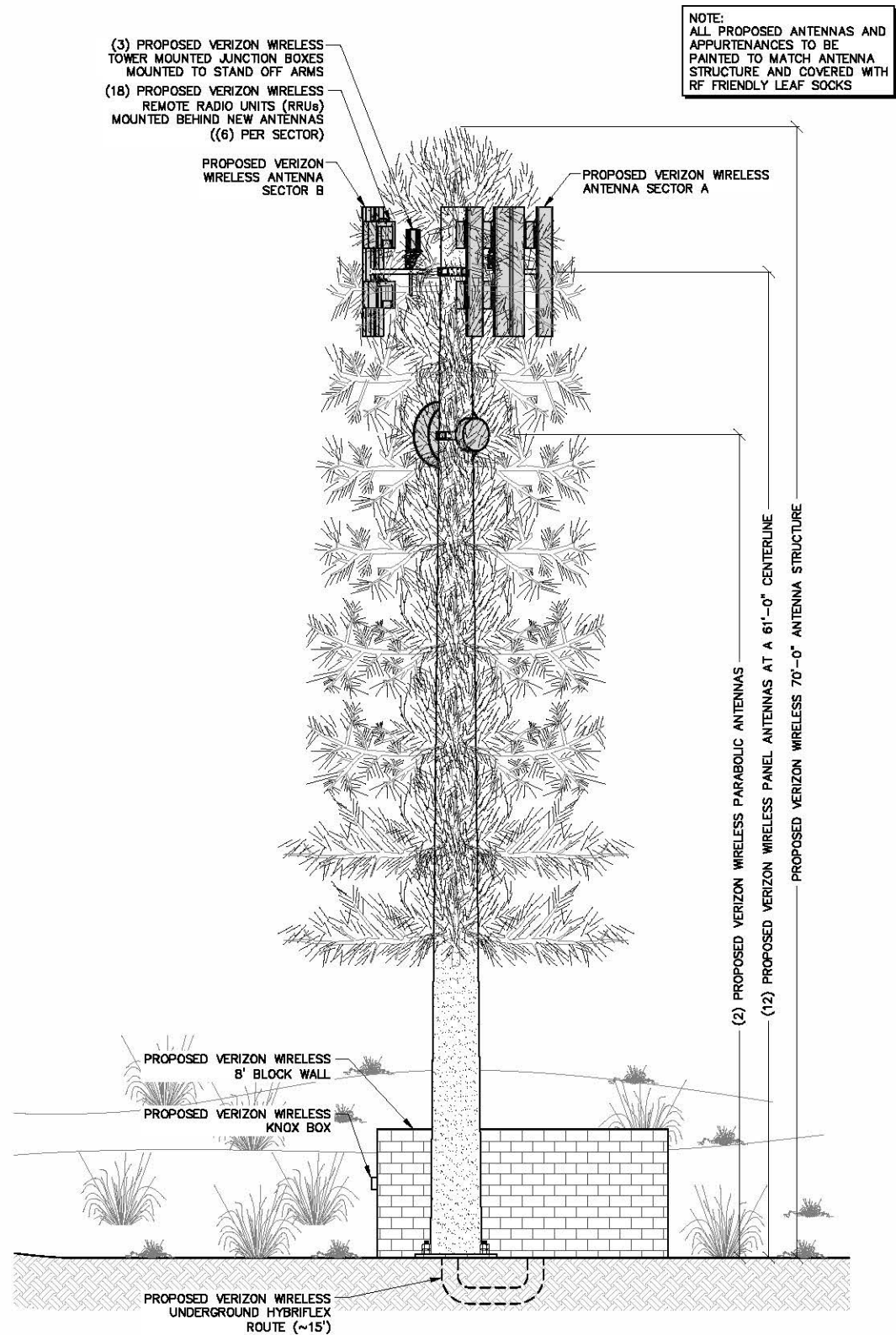
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MCE
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CHERRY VALLEY, CALIFORNIA 92223

SHEET TITLE:
**SOUTHWEST & NORTHWEST
ELEVATIONS**

A5

REVISION:
1

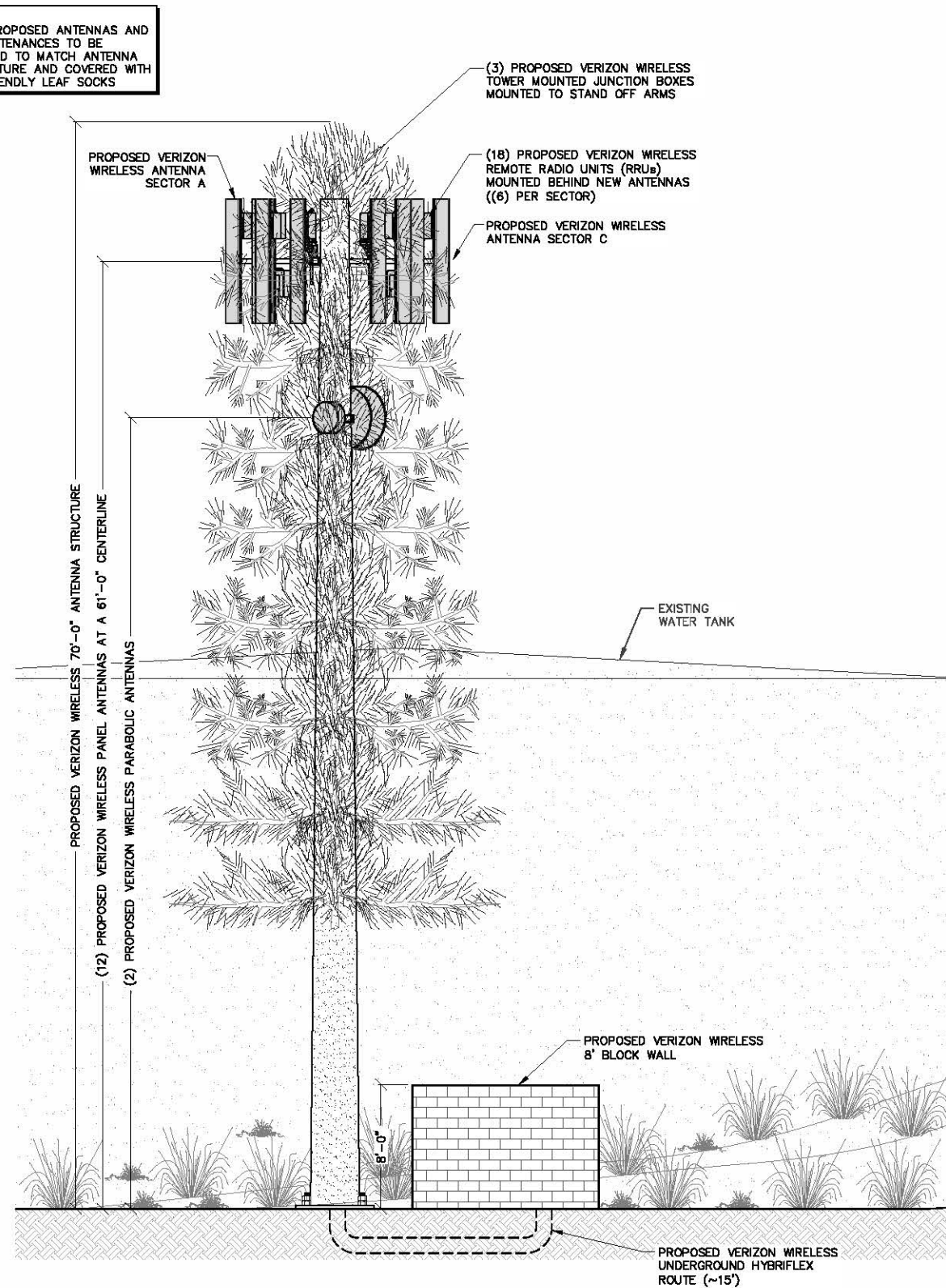


SOUTHEAST ELEVATION

11" X 17" SCALE 24" X 36" SCALE
1" = 50' 1" = 25'

2

NORTHEAST ELEVATION



11" X 17" SCALE 24" X 36" SCALE
1" = 50' 1" = 25'

1

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MCE
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CHERRY VALLEY, CALIFORNIA 92223

SHEET TITLE:
NORTHEAST & SOUTHEAST
ELEVATIONS

A6

REVISION:
1