



**BEAUMONT-CHERRY VALLEY WATER DISTRICT  
MINUTES OF SPECIAL MEETING  
OF THE BOARD OF DIRECTORS  
560 Magnolia Avenue, Beaumont, CA 92223  
Thursday, May 31, 2018 at 4:30 p.m.**

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**Call to Order: President Covington**

*President Covington began the meeting at 6:03 p.m.*

**Roll Call:**

Directors present:	President Covington Directors Diaz, Ramirez, Slawson
Directors absent:	Hoffman
Staff present:	General Manager Dan Jagers, Director of Finance and Administration Yolanda Rodriguez, Assistant Director of Operations James Bean, Director of Operations Tony Lara, Senior Finance and Administrative Analyst William Clayton

Members of the public who registered attendance: Fran Flanders

**Public Comment:** None.

**ACTION ITEMS**

- 1. Presentation of Water Supply Analysis for the Sundance Specific Plan including TTMs 37426, 37427, and 37428 Pardee Homes Sundance – Specific Plan Amendment No. 3 (Tabled from 5/9/2018 meeting)**

General Manager Jagers introduced the revised analysis from Pardee Homes. The Board has asked for a more cohesive explanation, and Pardee has provided information. Mr. Jagers noted that Pardee's requests represent a balanced condition in the water supply for the Sundance Specific Plan.

Mr. Jagers introduced Pardee Homes representative Michael Heisman, who presented an analysis of the project's water use. New water demands and savings were identified via conversion of school uses to residential, family homes to active adult, and family homes to a cluster product. He presented a PowerPoint and showed the differences in each planning area and the justification for the anticipated reduction in water use.

Planning Area 13 was originally a 22-acre school site with 10.5 acres of field (turf). He explained the calculations for water savings by replacement with single-family development. PA 13 has been changed to one-story active adult development, which has a larger footprint and 10 percent more coverage of the lot. President Covington clarified that the junior high school will no longer be built. Mr. Jagers clarified that the figures are part of making the case for reduced overall water use.

Director Ramirez asked about any advantage of the 10-acre detention basin; Mr. Jagers explained there is an opportunity to work with Pardee on stormwater capture or recharge facilities. Mr. Heisman noted there are some recharge wells in the area.

Conservatively estimated, Mr. Heisman said, the combined water savings total about 107 AF, so in comparison it is a wash.

PA 47 will be going back to the City of Beaumont with some requested changes including 10,000 sf lots and average minimum lot size up to 9,000. PA 54 is the Chavez site with approx. 31 units with detention basin. He pointed out the existing junior high school with an approximately 8-acre grass field. Analysis is more conservative, complete and straightforward and demonstrates that water demands are greater than the new water demands being requested. They would like to apply the water savings to the additional units for will-serve letters.

President Covington clarified that the site originally planned for a junior high school will not be a school use, but will have about 11 acres of open space; but calculations did not include irrigation of the open space. Heisman acknowledged the calculations were not included.

Mr. Mike Taylor, Division President for Pardee Homes, noted that Mr. Jagers mentioned future projects for recharge or storage. He agreed that the 11 acre detention basin may provide additional opportunity for recharge or stormwater management and provided some ideas. Director Diaz commented on responsibility for costs of such projects.

Director Ramirez said he supports and sees benefit in the ideas presented and opportunity for conservation.

Counsel Markman advised that the Board may be satisfied with the analysis and presentation and determine a wash between greater water demand and water savings. He noted this is a precedential process and a great tool for the District to use for people who change their projects based on old WSLs to verify that a need for additional water supply has not been created.

Ms. Fran Flanders asked who bears the liability for the lake, since there is a school nearby. President Covington acknowledged the concern and explained that an agreement outlining those items would typically be done.

## **2. Update: Bogart Park Ad Hoc Committee Report and District Planned Facilities at Park Site**

Mr. Jagers updated the Board on the progress of the Ad Hoc Committee and presented a PowerPoint. He began with the lease agreement between the District and the County, identified parcels of property on a map, and advised that the acreage figures do not match. Riverside County Parks will look at the lease and report back on boundaries at the next meeting. President Covington clarified the location of BCVWD facilities and what area belonging to the District is included in the lease. It is apparent that some BCVWD facilities are located on County of Riverside property, but are not noted in the existing lease. As the committee's work progresses this must be addressed, Covington noted. A lease

with Beaumont-Cherry Valley Parks and Recreation would involve only the Water District's property; a separate lease would be required from the County for the other 80-plus acres. Mr. Jagers added that a piece would need to be carved out for the Highland Springs Reservoir.

Mr. Jagers indicated there had been plans for District facilities in the area; however those plans were made prior to the adjudication of the Basin, and now it would be more prudent to locate facilities elsewhere due to hydraulic constraints. More study will be needed, but the District wants to assure the lease will accommodate future uses. President Covington encouraged staff to provide as much information as possible to the Committee including potential projects.

### **3. Update on the Discussion of Potential Security Strategies for the Noble Creek Recharge Facility Phase I**

General Manager Jagers provided a review and update. The Board had requested a cost for more aesthetically pleasing fencing, including wire fencing. Preliminary cost estimates were approximately \$384,000, about twice the cost of chain link. Adding razor wire on top increases the cost to approximately \$406,000.

Director Diaz stated the barbed wire would not be aesthetically pleasing. Mr. Jagers noted that the Pass Agency is also looking at a strategy for securing their property; he suggested the two agencies potentially coordinate projects. Director Diaz suggested remove the benches and barbecues first to determine if that would alleviate the problem.

Director Slawson asked whether the fence would withstand climbing. Assistant Director of Operations James Bean noted that the wire openings are small enough to prevent a foothold in the openings.

Mr. Jagers pointed out there are more robust options such as used at correctional facilities, but this fencing is used for railway barriers. Mark Swanson, Senior Engineer, provided additional detail on the fencing. An "anti-climb" option offered is up to \$130 per foot, comparable to block wall costs. Staff also looked at durability. Different colors are also available.

Director Ramirez reiterated safety issues and recommended directing staff to share this with the SGPWA and investigating a joint venture. President Covington clarified the consensus of the Board to begin with removal of the picnic benches and barbecues, and directed staff to move forward. The board also agreed no razor wire, but did like the top rail. He requested finalizing this action at the June 13 meeting, and asked staff to provide a cost for the 6 ft. and 8 ft. with top rail, and contrast with 6 ft. chain link. He directed staff to discuss with the SGPWA.

### **4. Discussion: Beaumont Basin Watermaster – Study of Water Losses related to Recharge Activities**

Mr. Jagers explained the Watermaster has been moving forward with storage in the Beaumont Basin. At its March 8 meeting, the Watermaster presented an analysis of water loss in the basin. The analysis suggests that putting more

water into the basin for storage creates more leakage, exiting to the southeast in particular. Engineer Thomas Harder ran several models and determined there may have been as much as 14,000 AF lost over a ten-year period due to increased recharge activities, Mr. Jagers explained. He reviewed the analysis and provided a handout.

Scenarios run by staff indicate that if wells 1 and 2 were re-equipped there would effectively be no loss. Well 1 was run at a significant rate during this recharge period and the hydrologist indicated that data was included. The model is not purely correct, and may benefit from fine-tuning using current data, Mr. Jagers explained.

The Pass Agency adding 13,000 AF of water resulted in an increased loss of about 1,920 AF. Losses can be mitigated depending on strategy, including pumping more and moving water to the west to serve some new development; however the more water is moved around the more effort necessary to capture the water as it tries to exit the basin.

The models show that there is water loss at the east and west ends of the basin, Mr. Jagers continued, and those losses must be mitigated. Strategies are needed along San Timoteo Creek and the Banning boundary to minimize losses.

President Covington noted it is beneficial to know how much water is in the adjudicated basin and how much can be stored without creating a loss. He voiced concern about how the loss may be accounted since recharge has been happening for 12 years. He noted that the Watermaster would have to accept the model, and take the deduction. Mr. Jagers noted it would be more complicated, considering the basin safe yield. Director Diaz asked about usage; Mr. Jagers noted this would have to be determined.

#### **5. Update: Status Report on 2018-2027 Capital Improvement Program**

Mr. Jagers introduced the item and highlighted three projects in process including the well drilling, Noble Tank, and three replacement pipelines.

President Covington asked about the connection with the SGPWA. Mr. Jagers updated the Board, noting that there were few comments and the process is expected to finish in the fall. The shutdown was considered for February, but this is being coordinated with the delivery of water.

#### **6. Update: Riverside County Flood Control – Beaumont Master Drainage Plan Line 16 – Grand Avenue Storm Drain Project**

Mr. Jagers introduced Senior Engineer Mark Swanson. Mr. Swanson reported that he and Mr. Jagers met with Riverside County Flood Control and he has gained an understanding of what the Board is seeking. This will be finalized over the next few weeks.

There were no issues voiced by Flood Control, and they will take the lead on the environmental process. Design will begin soon, and the agency is bearing in mind the sunset date for the Prop. 84 funding of December 2021, when the

project must be substantially complete. Mr. Jagers added that design should be complete in April 2019.

Mr. Swanson assured the Board that the project is moving forward. Director Diaz asked about potential issues with endangered species. Mr. Swanson assured that Flood Control would take the lead and address those potentials. He noted these are existing sites.

President Covington asked about the environmental work. Mr. Jagers indicated the consultant would look at previously done reports and he would keep the Board apprised. Staff is cognizant of the deadlines.

#### **7. Update: San Timoteo Groundwater Sustainability Agency**

Mr. Jagers noted this has been dormant for a while. The Eastern Municipal Water District annexed a portion of the San Timoteo Groundwater Basin and may detach it from the basin. This is being analyzed in terms of the groundwater basin as a whole, and is unresolved. A meeting is being sought with the Department of Water Resources. This may require Board action in the next few weeks.

Mr. Jagers reported that consensus is that this must move forward. There is new development outside the boundary, which will result in return flows unless managed and recovered.

President Covington asked about a groundwater sustainability plan and noted that the window is currently open for potential boundary modifications.

#### **8. Update: Status of Wells 3, 26 and 29 Repairs**

General Manager Jagers reported that Well 3 is back online, and Wells 26 and 29 have been substantially completed.

#### **9. Update: Status of San Gorgonio Pass Water Agency 2018 Water Supply**

Mr. Jagers reported that this year has turned into a SWP 35 percent year, meaning that the SGPWA has a supply of 6,055 AF available for purchase and 5,159 AF of carryover water from 2017, plus the Nickel water but no flow in the Yuba exchange this year. That means there is 12,914 AF available, which is a good supply.

The Pass Agency has also moved forward with two one-year deals for 2018 with the City of Ventura and the Casitas Water District for 5,250 AF. They believe it can be paid for with the debt service taxes. The houses that use the water probably provide about \$1,000 per AF on a tax basis strategy.

BCVWD ordered 9,800 AF of replenishment. There is 1,000 AF to provide for water banking for new homes. BCVWD's share would be approximately \$3.16 million. There is a lot of water available; he recommended buying as much water as possible before rates are raised. He noted the needed BCVWD rate study.

President Covington asked the available supply and mentioned the City of Banning surplus. Mr. Jagers explained the delivery options and said he has

reached out to Mr. Art Vela. He advised this is a significant amount of money from reserves to pursue these options.

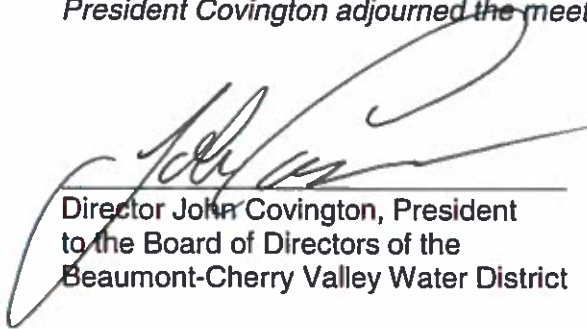
Director Diaz noted that she would like a more detailed explanation of the process at a future time.

**10. General Manager's Report: None.**

**11. Topics for Future Meetings: None.**


**12. Adjournment**

*President Covington adjourned the meeting at 8:15 p.m.*



Director John Covington, President  
to the Board of Directors of the  
Beaumont-Cherry Valley Water District

ATTEST:



Director Claudeen C. Diaz, Secretary  
to the Board of Directors of the  
Beaumont-Cherry Valley Water District