



**BEAUMONT-CHERRY VALLEY WATER DISTRICT
REGULAR MEETING AGENDA
BOARD OF DIRECTORS ENGINEERING WORKSHOP
560 Magnolia Avenue, Beaumont, CA 92223
Thursday, August 22, 2019 at 6:00 p.m.**

Call to Order: Vice President Slawson

Pledge of Allegiance: Director Ramirez

Invocation: Vice President Slawson

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, state law prohibits the Board from discussing or taking action on any item not listed on the agenda. 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

Information on the following items is included in the full Agenda Packet.

- 1. Presentation by Public Relations Consultant CV Strategies and Discussion of Progress Update**
- 2. Consideration of Amendment of Raftelis Financial Consultants, Inc. Rate and Fee Study Contract to Include Facility Fee Study (pages 4 - 8)**
- 3. Discussion of Potential Water Service Requirements Necessary to Service Riverside County Assessor's Parcel Nos. 401-020-007 and 401-020-008 located on Oak Glen Road South of Wildwood Canyon Road in the Community of Cherry Valley (pages 9 - 12)**
- 4. Consideration of a Request for Update of "Will Serve Letter" for Previously Approved Development – Tract 27971 (Parcel Map 34880) located in the City of Beaumont (pages 13 - 17)**
- 5. Discussion of Existing Water Service Alignments from Olive Avenue to Single-Family Residences Located on Elm Avenue and Review and Discussion of Possible Realignment Options Across Riverside County Assessor's Parcel Numbers (APN) 417-110-008, 417-110-013 and 417-110-015 to Satisfy a Request for a "Continuation of Service Letter" for Said Parcels (pages 18 - 25)**

6. **BCVWD Engineering and Operations Departments Preliminary Facilities Needs Analysis and Estimate** (pages 26 - 39)
7. **Discussion of City of Beaumont Municipal Code Chapter 17.06 "Landscape Standards"** (pages 40 - 57)
8. **Discussion regarding Well and Booster Station Facilities Construction Options** (No Staff Report)
9. **Discussion of San Gorgonio Pass Water Agency 2020 Water Order and Sites Reservoir Funding Requirements** (Handout)
10. **Update: Status of District Wells, Capital Improvements, and Engineering Projects** (pages 58 - 64)
11. **Update: Legislative Action and Issues Affecting BCVWD** (pages 65 - 69)
12. **General Manager's Report**
13. **Topics for Future Meetings**
14. **Announcements**

- District Offices will be closed on Mon., Sept. 2, 2019 in observance of Labor Day
- Collaborative Agencies Committee Meeting: Sept. 4, 2019 at 5:00 p.m.
- Finance and Audit Committee Meeting: Sept. 5, 2019 at 3:00 p.m.
- Regular Board Meeting: Sept. 11, 2019 at 6:00 p.m.
- Personnel Committee meeting: Sept. 23, 2019 at 5:30 p.m.
- Engineering Workshop: Sept. 26, 2019 at 6:00 p.m.
- Beaumont Basin Watermaster Committee Meeting: Oct. 2, 2019 at 10:00 a.m.
- BCVWD Centennial Celebration and Regular Meeting: Oct. 9, 2019 at 6 p.m.

15. Adjournment

NOTICES

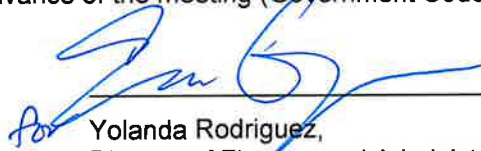
AVAILABILITY OF AGENDA MATERIALS - Agenda exhibits and other writings that are disclosable public records distributed to all or a majority of the members of the Beaumont-Cherry Valley Water District Board of Directors in connection with a matter subject to discussion or consideration at an open meeting 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. Materials may also be available on the District's website: www.bcvwd.org.

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

I certify that on or before Aug.19, 2019, 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 72 hours in advance of the meeting (Government Code §54954.2(a)).


for Yolanda Rodriguez,
Director of Finance and Administration

Administrative Assistant



**Beaumont-Cherry Valley Water District
Regular Board Meeting
August 22, 2019**

Item 2

STAFF REPORT

TO: Board of Directors
FROM: Dan Jagers, General Manager
SUBJECT: **Consideration of Amendment of Raftelis Financial Consultants, Inc. Rate and Fee Study Contract to Include Facility Fee Study**

Staff Recommendation

Consider authorizing the General Manager to terminate the contract with Bartle Wells Associates and subsequently execute an amendment to the current Water Rate Fee Study agreement with Raftelis Financial Consultants, Inc. (Raftelis) to perform services necessary to complete the District's Water Facility Fee Study in conjunction with the Water Rate Fee Study in an amount not to exceed \$41,600.

Background

At the July 25, 2019 Beaumont-Cherry Valley Water District (District) Regular Meeting – Engineering Workshop of the Board of Directors, the Board authorized the General Manager to suspend all work with Bartle Wells Associates (BWA) and open negotiations with Raftelis to perform services necessary to complete the District's Water Facility Fee Study in conjunction with the District's Water Rate Study. The Board directed staff to return to the Board regarding termination of the existing contract with BWA.

Staff requested that BWA immediately suspend all work on the Water Facility Fee Study and solicited a fee proposal from Raftelis for Water Facility Study services, included as an attachment. At the direction of Legal Counsel, staff contacted BWA suggesting that we mutually rescind the agreement immediately and provide each other a simple full release, pending any invoices for work performed by BWA up to the point of work being suspended. BWA was amenable to mutually terminating the existing project Agreement.

Raftelis was awarded the contract to perform the District's Water Rate and Fee Study at the May 8, 2019 Regular Board meeting in an amount not to exceed \$97,077. This project is near the end of the financial planning phase, where revenues are projected based on the District's existing rates. This allows the District to examine the District's financial health under current rates for a five-year study period and beyond. Much of the data provided to Raftelis for this phase of the project will also be used for the Water Facility Fee Study, and staff believes it would be beneficial to the District to consolidate both studies under one consultant.

Analysis

Table 1 below summarizes the contract amounts and expenditures to date and anticipated remaining invoices of the existing BWA contract. Table 2 summarizes the proposed Raftelis fees and expenses (which include one Board meeting presentation) and also includes an additional as needed services fee for additional meetings which could be provided as necessary and on a time and materials basis.



Table 1 – Bartle Wells Associates Contract Costs

BWA Original Consultant Cost of Service	\$	39,120
As Needed Contingency	\$	5,000
	Original Contract	\$ 44,120
Payments to BWA	\$	(11,323)
Estimated Unbilled Work in 2019	\$	(2,500)
	Remaining Contract	\$ 30,297

Table 2 – Raftelis Financial Consultants, Inc. Rate Study Amendment Proposal to Calculate Water Facilities Fees

Proposed Amendment Fees	\$	27,495
Expenses	\$	2,490
	Fees and Expenses (Basis of Amendment Award)	\$ 29,985
Additional Services for as needed meetings	\$	7,760
As needed Contingencies (~10%)	\$	3,855
	Total Proposal Fee with Additional Services	\$ 41,600

Table 2 includes one (1) meeting with the Board and Raftelis, while the contract with BWA included three (3) such meetings. As an additional option, the proposal includes additional services which include two (2) extra meetings with the Board to be utilized as necessary to discuss the Facilities Fee calculations. Staff identifies that the two (2) additional meetings in the BWA contract may not be necessary as there may be the ability to combine meetings with Raftelis for those for the Water Facility Fee Study and those for the Water Rate Fee Study.

Since the fee proposed is slightly less than the contract amount remaining with BWA (\$30,297 for BWA and \$29,985 for Raftelis), at the Board’s direction, the General Manager would execute an amendment to the existing agreement with Raftelis to include a Water Facility Fee Study. Staff would also like authorization to add, as necessary, the fee associated with the two (2) additional meetings in the amount of \$7,760, together with a contingency of approximately 10% or \$3,855, for a total sum not to exceed \$41,600.

Fiscal Impact

District staff identifies the total not-to-exceed amount for both the amended Raftelis Water Rate and Fee Study and Water Facility Fee Study would be \$138,677 (\$97,077 and \$41,600).

Attachment

Raftelis Proposal to Calculate Water Facility Fees

Staff Report prepared by William Clayton, Senior Finance and Administrative Analyst



August 1, 2019

Mr. Dan Jagers
General Manager
Beaumont Cherry Valley Water District
560 Magnolia Av
Beaumont, CA 92223

Subject: Proposal to Calculate Water Facility Fees

Dear Mr. Jagers:

Raftelis Financial Consultants, Inc. (Raftelis) is pleased to submit this proposal to calculate water Facility fees for Beaumont Cherry Valley Water District (District).

The accompanying proposal sets forth our scope for the study, fees and conditions. You may use it to form an agreement by signing and returning a copy for our records or you may refer to it by a purchase order if you so desire.

SCOPE OF WORK

Task 1 – Project Administration and Management

This task includes general administrative duties including client communication, billing, project documentation such as contracts and insurance certificates, and overall administration of the project including the project schedule and meeting minutes. We will conduct a kick-off meeting at the District to discuss specific issues, scope, and schedule and gain a good understanding of the project. Raftelis will prepare a data request outlining initial information needs to complete the study.

Meetings: One (1) kick-off meeting with District staff

Deliverables: Data Request List, Kick-off meeting agenda and Kick-off meeting summary memorandum

Task 2 –Review Current Facility Fees

Raftelis will review the current facility fees and review previous reports, if available to determine the basis of the current fees. The current fees are based on different type of system facilities including water supply. Raftelis will review the current water master plan to identify types, sizes and costs of facilities needed to serve new customers.

Task 3 - Research and Calculate Facility Fees

Raftelis will review the master plan and the current assets of the District including and outstanding debt and reserves. Raftelis will calculate Facility fees which also go by various names such as capacity fees, impact fees and system development fees (SDC). Raftelis will review the calculation of the SDCs using the most appropriate of three different methodologies. The various approaches have largely evolved on the basis of changing public policy, legal requirements, and the unique and special circumstances of each agency. However, there are three approaches that are widely accepted and appropriate for water SDCs. The first is the “buy-in approach” which rests on the premise that new customers are entitled to service at the same price as existing customers. However, existing customers have already developed the facilities that will serve new customers, including the costs associated with financing those services. Under this approach, new customers pay only the amount equal to the net investment already made by existing users. The second approach is the “incremental cost approach” where new customers pay for additional connection requirements, irrespective of the value of past investments made by existing customers. Cost of water rights is a good example of an incremental Facility fee. The last approach is a hybrid of the two aforementioned methodologies. Raftelis will calculate the fees by the most appropriate method, most likely the incremental approach, after review of the master plan and the specific circumstances in the District.

Proposed fees will meet applicable regulatory requirements (Government Code 66000). Raftelis will develop a model to calculate the various fees. The model will be developed in EXCEL for Office 365 and can be used for future updates.

Meetings: One in person meeting combined with one rate study meeting and up to two (2) web meetings

Task 4 - Prepare Draft and Final Memorandum

Upon completion of fee calculation, Raftelis will prepare a draft memorandum detailing the methodology and results of the study. Raftelis will incorporate District comments on the draft memorandum into the final version.

Meetings: Up to two (2) web meetings

Deliverables: Draft and final memorandums and model in EXCEL

Task 5 – Meetings

Raftelis will attend one Board meeting to present the results of the study. Additional public or Board meetings can be provided on a time and materials basis.

FEES

We propose to complete the scope of work outlined above on a time and materials basis. The work plan provides a breakdown of the estimated level of effort required for completing each task and the hourly billing rates are shown across the top of the fee schedule.

Task	Task Descriptions	No of In-Person Meetings	Hours Requirements				Total Fees & Expenses
			PM	C	Admin	Total	
HOURLY RATES			\$325	\$185	\$75		
1	Project Administration and Management	1	8	4	2	14	\$4,050
2	Review Current Facility Fees		4	10		14	\$3,290
3	Research and Calculate Facility Fees	1	12	40		52	\$12,240
4	Draft and Final Memorandums		5	24	2	31	\$6,525
5	Meetings	1	8	4		12	\$3,880
TOTAL ESTIMATED MEETINGS / HOURS		3	37	82	4	123	
PROFESSIONAL FEES			\$12,025	\$15,170	\$300	\$27,495	
						Total Fees	\$27,495
						Total Expenses	\$2,490
						TOTAL FEES & EXPENSES	\$29,985
Additional Meetings		2	16	8		24	\$7,760

Expenses include a \$10/hr technology fee to cover use of cell phone, printers, computers etc.

If the above provisions meet with your approval this proposal may be used to form an agreement by affixing a signature and returning a copy for our files.

Respectfully submitted,

Accepted by:

RAFTELIS FINANCIAL.
 CONSULTANTS, INC

BEAUMONT CHERRY VALLEY
 WATER DISTRICT



By: _____
 Sudhir Pardiwala
 Exec Vice President

By: _____
 Title: _____

Date: _____



**Beaumont-Cherry Valley Water District
Regular Board Meeting
August 22, 2019**

Item 3

STAFF REPORT

TO: Board of Directors

FROM: Daniel Jagers, General Manager

SUBJECT: Discussion of Potential Water Service Requirements Necessary to Service Riverside County Assessor's Parcel Nos. 401-020-007 and 401-020-008 located on Oak Glen Road South of Wildwood Canyon Road in the Community of Cherry Valley

Staff Recommendation

No recommendation.

Background

The Applicant's, JR Allgower and Bobby Duncan, approached District staff regarding a proposed single-family residential development in the Community of Cherry Valley. Said residential development spans over two (2) parcels (Riverside County Assessor's Parcel Nos. [APN's] 401-020-007 and 401-020-008) and originally proposed a development of 21 single family lots.

In 2004, the owners sought annexation to the Yucaipa Valley Water District (YVWD). The Beaumont-Cherry Valley Water District's (District) General Manager at the time, Chuck Butcher, sent a letter to LAFCO on April 6, 2005, protesting the annexation of the project to YVWD on the grounds that the project resided in the District's sphere of influence (SOI) and the annexation to YVWD would threaten District wells with possible nitrate contamination. On May 27, 2005, the owners formally withdrew their LAFCO application and requested annexation to the District.

On December 20, 2005, the District issued a "Will Serve Letter" which discussed needed infrastructure that included a reservoir tank, booster station and 12" pipeline. Since the issuance of the 2005 "Will Serve Letter," in 2008, the District constructed a portion of the infrastructure for the project, including a 200,000-gallon bolted steel tank (3900 pressure zone tank) and installed a 12-inch ductile iron pipeline from the 3900 pressure zone tank to the proposed booster station location. The proposed booster station and associated pipeline infrastructure from the booster station to Oak Glen Road is still needed in order to provide water to the project. The design for the booster station and pipeline is approximately 70 to 90 percent complete.

District staff is waiting for additional information from the Applicant but desired to provide the Board with a preliminary review of the Item.

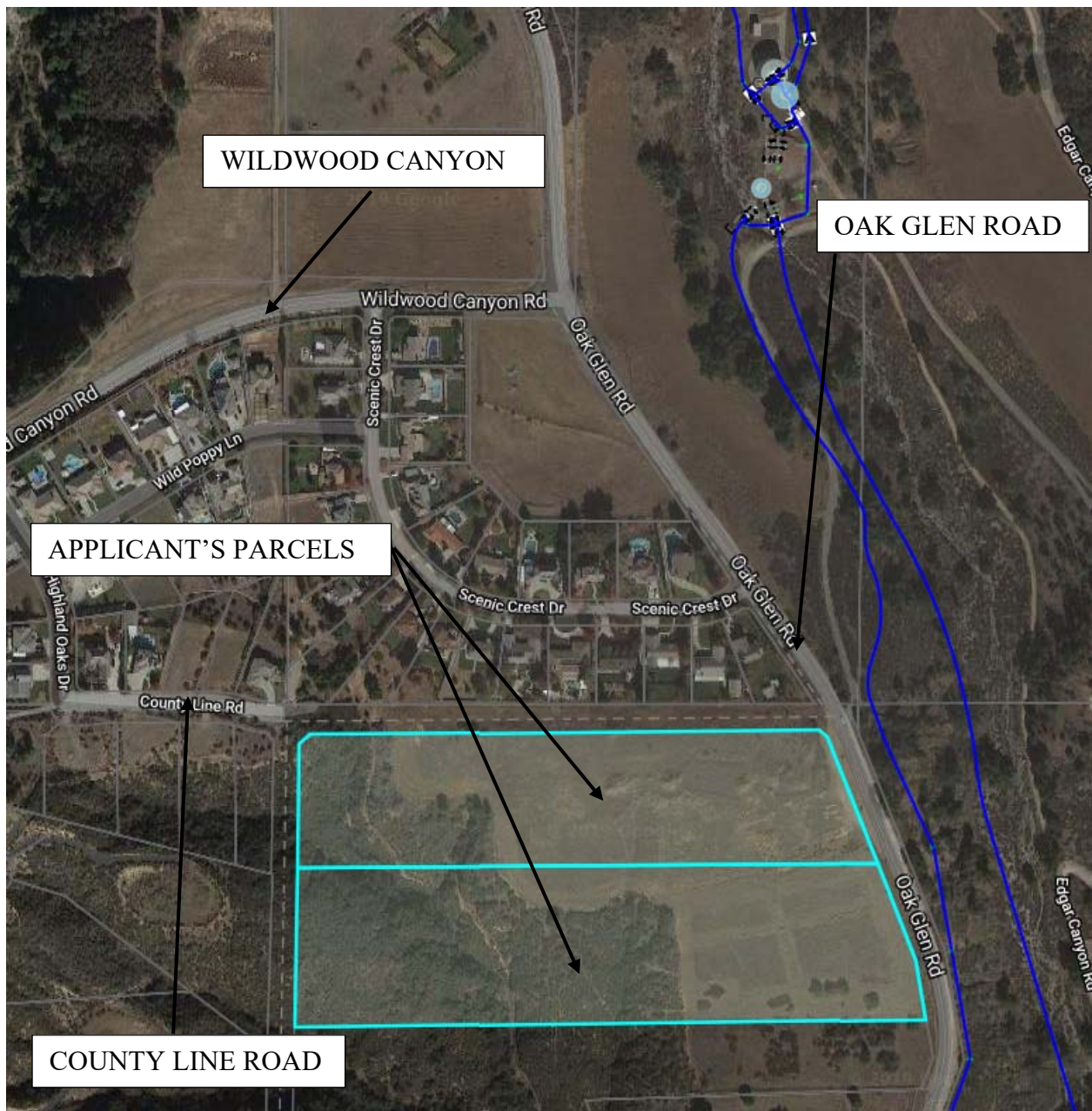
Attachments

Attachment "1" Site Location Map - APNs 401-020-007 and 401-020-008
Attachment "2" Will Serve Application

Report prepared by Aaron Walker, Engineering Office Assistant



ATTACHMENT 1 – SITE LOCATION MAP - APNs 401-020-007 and 401-020-008



August 5, 2019

AUG 06 2019

Dear Beaumont Cherry Valley Water District,

This is a hereby formal request for an updated “Will Serve Letter” for Parcel numbers:
#401020008 and #401020007. We are in the process of completing Tentative Tract Map 30450
in which we intend to build 26 homes on those two parcels.

Please see attached for previous “Will Serve Letter” responses.

Look forward to your response!

Sincerely,

JR Allgower

A handwritten signature in black ink that reads "JR Allgower". The signature is written in a cursive style with a large, stylized initial "J".

951-316-7960



www.bcwwd.org

Beaumont-Cherry Valley Water District

Phone: (951) 845-9581 Fax: (951) 845-0159

*WBCVat.org
important
five files*

July 22, 2014

Board of Directors

Dr. Blair Ball
Division 5

John Guldseth
Division 4

Daniel Slawson
Division 3

Kenneth Ross
Division 2

Ryan Woll
Division 1

Marilee Moran
35976 Oak Glen Road
Yucaipa, CA, 92339

Subject: Water Supply for Riverside County APN 401-020-008-1
Cherry Valley, CA

Dear Mrs. Moran:

This letter is provided in response to your April 11, 2014 request to the District to quantify the cost for the District to supply water to your parcel identified as Riverside County Assessor's Parcel (APN) No. 401-020-008-1 presuming you would sub-divide your property into no more than three lots (i.e. 3 residences).

At this time the District has constructed a 3900 Pressure Zone Reservoir as well as a portion of the pipeline necessary to provide service to your parcel as part of a project to provide water service to the originally proposed Tract 30450 of which this parcel was a part of. The District still needs to construct a booster station and some remaining pipeline facilities to provide service to your parcel.

The District will complete said booster station and pipeline which will terminate at the end of the District driveway located on Oak Glen Road approximately 1,160 feet south of the intersection of Oak Glen Road and Wildwood Canyon Road (See Figure 1 hereafter).

It will be your responsibility to extend the water line from said point of termination southerly along Oak Glen Road to and across the frontage of your Parcel (APN 401-020-008-1) as well as construct all on-site water lines that will connect to said water line extension.

It will also be your responsibility to apply for water service (and annexation if required) in accordance with BCVWD's Rules and Regulations and subject to approval of said water service by the BCVWD Board of Directors, you will be required to enter into a Water Main Extension Construction Agreement (and an Annexation Agreement, as required) that will set terms and conditions of water service.



**Beaumont-Cherry Valley Water District
Regular Board Meeting
August 22, 2019**

Item 4

STAFF REPORT

TO: Board of Directors
FROM: Dan Jagers, General Manager
SUBJECT: **Consideration of a Request for Update of “Will Serve Letter” for Previously Approved Development – Tract 27971 (Parcel Map 34880) located in the City of Beaumont**

Staff Recommendation

Consider the request for update of “Will Serve Letter” for an existing ongoing development located west of Potrero Road between Oak Valley Parkway and the CA State Route 60, identified as **Tract 27971 (Parcel Map 34880)** within the City of Beaumont, subject to payment of all fees to the District and securing all approvals from the City of Beaumont and:

- A. Approve the request for update of “Will Serve Letter” for Water Service or;
- B. Deny the request for update of “Will Serve Letter” for Water Service

Background

The Applicant, William Lyons Homes (WLH), has requested an update of “Will Serve Letter” for water service from the District for a proposed single-family housing development on approximately 413.21 acres as shown on Figure 1 – Tract 27971 (Parcel Map 34880) location. The proposed project includes 981 residential lots.

WLH purchased the subject property from RSI Communities, LLC. Since the purchase of the property, grading activity across the 413.21-acre site has been partially completed. WLH has indicated to District staff that they anticipate grading the remaining portions of the project site around January 2020. The District has reviewed and approved infrastructure plans for both domestic and non-potable water for the development as well as reviewed and approved in-tract water improvement plans for approximately 67% of the Development. WLH has also installed and constructed the water improvements for five (5) tracts of the ten (10) tracts related to residential construction activities, with three (3) additional parcels identified as park sites, and three (3) parcels identified for commercial/retail.

In addition to the infrastructure and previous phases for which WLH and/or RSI Communities, LLC has paid fees and executed agreements with the District, WLH is requesting an update of the “Will Serve Letter” for the remaining project components.

Planned grading activity which was to occur in early 2019 was delayed due to management changes and ongoing market conditions, however residential dwelling unit construction of already graded parcels has continued through the first housing tracts.

The impact from this property to the District’s water supply system has been addressed and accounted for in the most recent Plan of Service in 2008 and the District’s 2016 Urban Water Management Plan. The Applicant will be expected to pay remaining applicable Facilities Fees,

and water service installation charges. The Applicant will be required to pay actual fees in effect at the time of application for service installation.

A brief outline of the District's "Will Serve," annexation, and project history for this project is as follows:

- The District originally approved service and annexation for this project at the November 3, 1988 Board of Directors meeting and provided a "Will Serve and Annexation Letter" for the project on November 11, 1988. This letter required that State Water Project supplemental water be available prior to service.
- The District subsequently issued a condition of service letter on March 21, 1989 containing five conditions which would be required by the District to gain water service for this project. Based upon review of District records these condition and associated lack of facilities near this project appeared to have delayed project commencement and project annexation to the District service area was not completed at that time.
- The District again approved annexation and service to the project at the December 10, 2002 Board of Directors meeting and provided a new "Will Serve and Annexation Letter" for the project on January 2, 2003.
- The District prepared a Plan of Service for the project and said project was annexed into the District's Service Area under LAFCO 2004-48-5 per LAFCO Resolution C-13-06.
- The District was subsequently paid for certain project engineering planning, plan check, and front footage fees by the then project Developer (Suncal Companies) and project planning and plan check services were performed by the District for the project between 2006 and 2007.
- Project construction activities commenced in 2006 and the site was partially graded prior to the economic downturn in approximately 2007, when construction activities related to this project ceased.
- A Project "Will Serve Letter" update was issued on April 9, 2016 to the then Project Owner (LV Heartland, LLC C/O Lehman Brothers Holdings, Inc.). Said project property was subsequently sold to RSI Communities, who was actively working on the project and opened models in August of 2018.
- WLH has subsequently purchased this project as well as RSI Communities.
- A Project "Will Serve Letter" update was approved by the Board on August 08, 2018.

The following table (Table 1) sets forth additional information related to the project’s history in an effort to represent how the project moved through the District’s development process:

**Table 1
Project Deposit, District Work, and District Approval History**

Item		Date of Activity	Project Activity
1.	Deposit	12/03/02	Plan of Service
2.	Engineering	6/03-9/03	Plan Of Service Preparation for Annexation
3.	Annexation	9/03-9/05	Annexation Document Processing
4.	Deposit	4/28/2006	Plan Check Deposits for Tracts 27971-1 to -12
5.	Annexation	8/17/2006	Annexation Completed
6.	Deposit	9/28/2006	Front Footage Fee Deposit
7.	Plan Check	On-going	Plan Check Eng. Services in house
8.	Plan Check	3/01/2017	Plan Check No. 1 Submittal to BCVWD
9.	Will Serve Update	7/12/2017	“Will Serve Letter” Update Issued by BCVWD
10.	Final Improvement Plans for Tracts 1-8 signed	11/17 – 1/19	Final Water Improvement Plans signed and accepted by BCVWD
11.	Will Serve Update	8/8/2018	BCVWD Board approved WSL extension

Figure 1 hereafter identifies the location of Tract 27971 (PM 34880):

**Figure 1
Tract 27971 (PM 34880) Location.**



The total estimated project water demand for approximately 981 Equivalent Dwelling Units (EDUs) is 568,890 gallons per day (1.746 acre feet per day) or 637.28 acre feet per year.

Tract 27971 (PM 34880) is within the District's Service Area Boundary and was included in an annexation of a larger set of land parcels which were annexed into the District's Service Area Boundary under LAFCO Annexation 2004-48-5 in 2006.

Conditions:

Prior to final project development the following conditions must be met:

1. The Applicant shall enter into a water facilities extension agreement and pay all fees associated with the domestic and non-potable water services for the proposed development. The Applicant shall also pay all fees related to new fire service facilities including any facilities improvements that may be necessary to meet the current City of Beaumont fire protection conditions and/or fire flow requirements.
2. The Applicant shall pay front footage fees along all property frontages where facilities are currently installed, for which fees have not previously been paid as part of the original development proceedings.
3. The Applicant shall connect to the non-potable water system for irrigation supply. To minimize the use of potable water, the District requires the applicant conform to the City of Beaumont Landscaping Ordinances and Zoning Requirements and/or County of Riverside Landscaping Ordinances (as applicable) which pertains to water efficient landscape requirements and the following:
 - a. Landscaped areas which have turf shall have "smart irrigation controllers" which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall and automatically determine watering schedule based on weather conditions, and not require seasonal monitoring changes. Orchard areas, if any, shall have drip irrigation.
 - b. Landscaping in non-turf areas should be drought tolerant consisting of planting materials acceptable by the City of Beaumont and/or County of Riverside. Irrigation systems for these areas should be drip or bubbler type.
4. The Applicant shall prepare plans (as determined by District Staff) in accordance with current District Standards showing all required domestic water system and non-potable water system improvements. Said plans shall be approved by the District prior to construction.
5. The Applicant shall conform to all District requirements and all City of Beaumont requirements.

Fiscal Impact:

None. All fees and deposits will be paid by the Applicant prior to providing service.

Attachments:

August 14, 2019 Will Serve Letter Application

Prepared by Aaron Walker, Engineering Office Assistant and Erica Gonzales, Administrative Assistant



BEAUMONT CHERRY VALLEY WATER DISTRICT

560 Magnolia Avenue • PO Box 2037

Beaumont, CA 92223-2258

Phone (951) 845-9581

www.bcvwd.org


Will Serve Request **Water Supply Assessment (SB210)**

Applicant Name: RSI Communities, LLC	Contact Phone # 949-554-2839
Mailing Address: 4695 MacArthur Court, 8th Floor	Fax #:
City: Newport Beach	E-mail: Jeri.Ni@LyonHomes.com
State & Zip: CA, 92660	
Service Address: Tract 27971	
Assessor's Parcel Number (APN), Tract Map No. Parcel Map No.: Tract 27971	
Project Type: <input type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Minor Subdivision (5 lots or less) <input checked="" type="checkbox"/> Major subdivision (6+ lots) <input type="checkbox"/> Other	
Site Map Attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

The letter should be delivered to:

Recipient: William Lyon Homes (IE) Attn: Jeri Ni 4695 MacArthur Court, Floor 8 Newport Beach, CA 92660
PLEASE CHOOSE ONE: <input checked="" type="checkbox"/> Mail (above address) <input type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Will pick up

The District reserves the right to impose terms and conditions in Will Serve Letters and/or Water Supply Assessment Reports that take into account water availability issues, conservation issues and the District's existing facilities, all of which impact the District's ability to provide service to the subject property and maintain the District's ability to meet existing water demands.


Applicant's Signature

8/14/19
Date



**Beaumont-Cherry Valley Water District
Regular Board Meeting
August 22, 2019**

Item 5

STAFF REPORT

TO: Board of Directors

FROM: Daniel Jagers, General Manager

SUBJECT: Discussion of Existing Water Service Alignments from Olive Avenue to Single-Family Residences Located on Elm Avenue and Review and Discussion of Possible Realignment Options Across Riverside County Assessor's Parcel Numbers (APN) 417-110-008, 417-110-013 and 417-110-015 to Satisfy a Request for a "Continuation of Service Letter" for Said Parcels

Staff Recommendation

Discussion of existing water service alignments from Olive Avenue to existing single-family residences located on Elm Avenue and review and discussion of possible realignment options across Riverside County Assessor's Parcel Numbers (APN) 417-110-008, 417-110-013 to service said existing residences as well as a third parcel (APN 417-110-015) necessary to satisfy a request for a "Continuation of Service Letter" (CSL) received by District Staff for APN's 417-110-008, 417-110-013 and 417-110-015.

Background

District Staff has received a request for a "Continuation of Service" by the Applicant, 310 Elm LLC, for an existing single-family residence which is located at 310 Elm Avenue. This residence is more precisely identified as APN 417-110-015 and consists of an existing single family residence that was recently purchased by the Applicant together with two additional parcels of land identified as APN 417-110-008 and 417-110-013 located along Olive Avenue generally east of 310 Elm Avenue. All three parcels are located between Elm Avenue and Olive Avenue, south of 4th Street and are further identified on Figure 1 below and Attachment "1", included as part of this Staff Report.

Figure 1





District staff further understands that the Applicant intends to merge the three parcels into a single 2.72 acre parcel and retain the 310 Elm Avenue address. The parcel on Elm Avenue currently receives service from the District through a 1-inch service connection and 5/8-inch meter which is located on Olive Avenue. Parcels 417-110-008 and 417-110-013 do not currently have service from the District.

District Staff further understands that the applicant intends to utilize the three merged parcels as a “Construction Storage Yard” for their business activities. At this time the Applicant has indicated that there will not be any proposed development on any of the subject parcels, however they would plan to utilize the existing house as part of their operation.

The Applicant has further indicated that once the parcels are merged, they would intend that the merged property be serviced by the existing service lateral and meter that currently serves 310 Elm Avenue (which is located on Olive Street). The Applicant further expressed interest to upgrade the service lateral from a 1-inch lateral to a 2-inch connection and upgrade the meter from 5/8-inch to 2-inch to provide service to the existing 310 Elm structure as well as provide enough instantaneous flow to allow for application of water on-site for dust control, and other construction yard related activities.

This work would trigger the need for a CSL from the District for the Applicant to complete the land merger process with the City of Beaumont for the three parcels (310 Elm Avenue and the two undeveloped parcels). Further, this project would be subject to payment of all fees to the District and securing all approvals from the City of Beaumont.

The Applicant has provided estimated water consumption data for the merged three parcel project to District staff and said estimate is set forth in Table 1 below:

Table 1

	Acre-Feet Per Year (AF)	Gallons Per Day (GPD)	Equivalent Dwelling Unit (EDU)
Potable Water Demand	0.64 AF	800 GPD	1.38 EDUs
TOTAL WATER DEMAND:	0.64 AF	800 GPD	1.38 EDUs

310 Elm Avenue currently receives water service for residential use of 1 EDU and the Applicant would be required to pay for the difference of 0.38 EDUs to facilitate the upgrade in the service lateral and the meter.

Unfortunately, this project’s proposed parcel merger and development has the potential to affect four additional single family dwelling unit’s existing water service laterals that service Elm Avenue, from 248 Elm Avenue to 350 Elm Avenue, through an existing 4-inch water main located in Olive Avenue.

District staff has reviewed existing records and performed a preliminary site visit and confirmed that there are no existing facilities in Elm Avenue nor any near term planned facilities proposed to be constructed in Elm Avenue. Further, the current Master Plan does not identify a planned waterline to be constructed within Elm Avenue, south of 4th Street.

The service connections and meters for each of the four additional residences (248 Elm, 334 Elm, 330 Elm, and 350 Elm) are located within the right of way of Olive Avenue, however the portion



of the service lines from the Olive Avenue meter location to each residence are installed across the Applicant's two undeveloped parcels (APN's 417-110-008 and 417-110-013).

The Applicant has further identified to District staff that they would like to work out a realignment solution with the District and the residences which would provide for an acceptable alignment for these facilities that would be acceptable to the District, allow for their storage yard operations and activities and provide an acceptable solution for service to the homeowners of the Elm Avenue properties.

Further, District staff has met with Thomas Medina and Norma Medina (Medina's), one of the residents on Elm Avenue served off Olive Avenue, who made public comment at the District's August 14, 2019 Board meeting, to review potential solutions for water service relocation that would satisfy all parties.

The concerns expressed by the Medina's are the potential of disrupted service and costs associated with the reconstruction activities. During the meeting, the Medina's also explained to District staff that the service laterals from Olive Avenue to the residences on Elm Avenue were reconstructed in the 1980's due to a drop in water pressure in a now abandoned 2-inch water main that apparently had reached the end of its service life which was located in a vacated alley (see Attachment 2 – Vacated Alley Exhibit) which ran south of West 4th Street, between Elm Avenue and Olive Avenue.

Proposed realignment options identified by the District with the Applicant (Option 1) as well as a new pipeline installation (Elm Avenue Main Extension) were reviewed and discussed with the Medina's during Staff's August 15, 2019 meeting regarding this matter. The realignment options identified by Staff are as follows:

Option 1:

Looped System – the looped system (see Attachment 3 – Looped System Exhibit) would generally maintain the existing service condition and minimize the homeowner's exposure to service disruption. This would require the installation of relocated meters in the backyards of the four existing residents on Elm Avenue. The Applicant has indicated that they would be willing to provide an easement for a looped pipeline system and fund and install improvements necessary to construct a new 2-inch water main along the north and west property lines of APN 417-110-008 and the south and west property lines of 417-110-013. Once the looped system is constructed the 2-inch water main would be conveyed to the District and the District would be responsible to maintain the system.

Option 2:

Elm Avenue Main Extension – to serve the southernmost property (248 Elm Avenue), a main extension of approximately 829-feet would be required to facilitate service off Elm Avenue. The District has a standard for a minimum of 8-inch pipe for all main extensions. Currently the District does not have water mains projected down Elm Avenue in the 2016 Water Master Plan. The proposed parcel merger project at 310 Elm Avenue (Storage and Construction Yard) does not appear at this time to require the Applicant to extend a water main down Elm Avenue for service. There is no planned construction at the site.



District staff has prepared a preliminary construction cost estimate for the cost for labor and materials for the construction of a new 8-inch water line to extend south along Elm Avenue and the relocation of the existing meters, this cost does not include any environmental, engineering and inspection, legal, or survey costs. Said construction costs are set forth in Table 1, as follows:

Table 1

Item	Cost
Materials (from Inland Water Works)	55,708.80
Labor and Equipment	23,875.20 (30%)
Subtotal	\$79,584.00
20% Contingency	\$15,916.80
Total (\$95,501.00)	

The District currently has an existing blanket easement over all three parcels owned by the Applicant.

Fiscal Impact:

The fiscal impact to the District for Option 1 is minimal and would be related to labor costs and new meter installation costs (provided as part of the water meter service maintenance activities).

The fiscal impact to the District for Option 2 to design and construct a new 8-inch water main within Elm Avenue and relocate the existing four (4) meters located in Elm Avenue is estimated to be approximately \$125,000 to \$135,000 which would include an estimated construction cost of \$95,500.00.

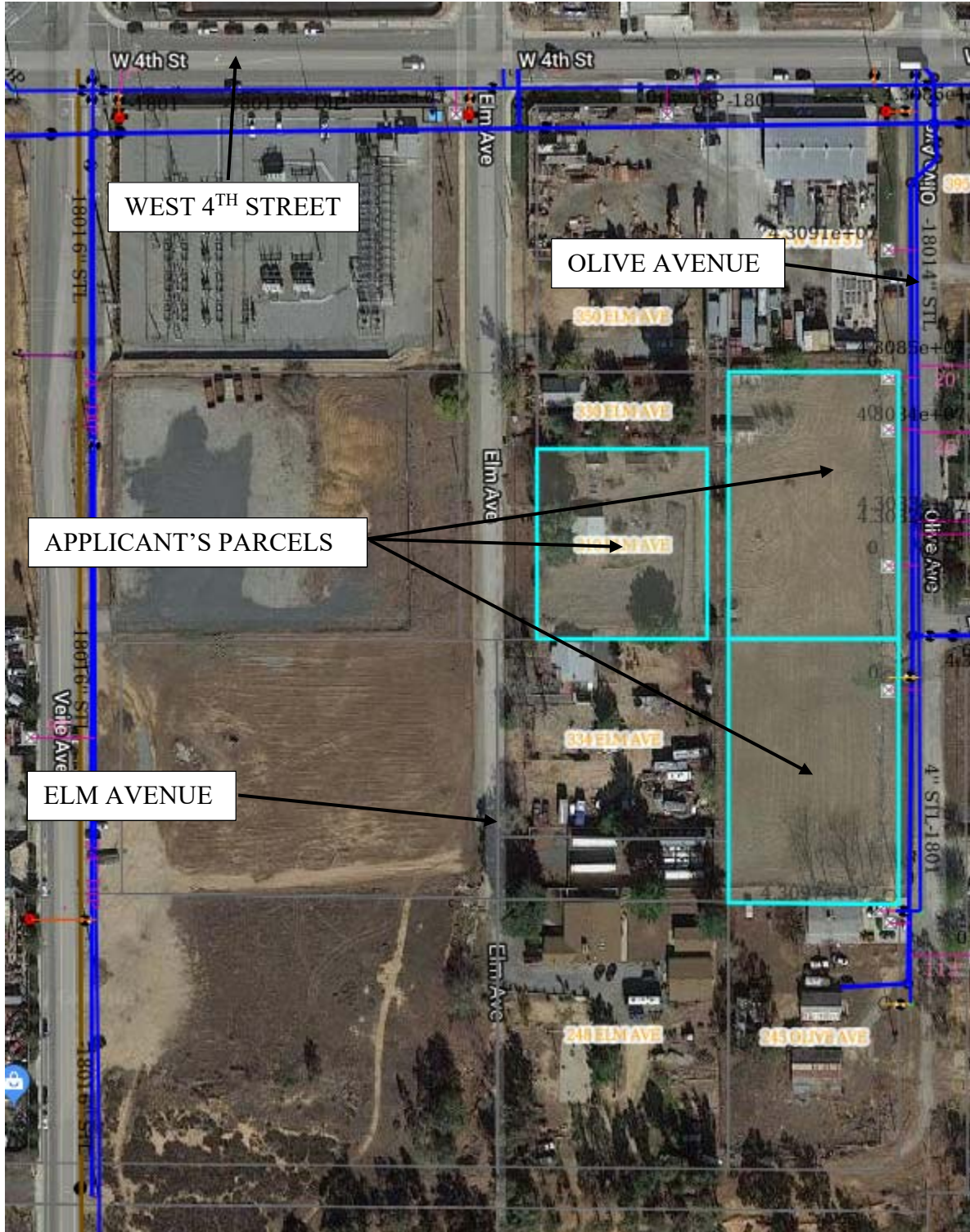
Attachments

- Attachment "1" Site Location Map – 310 Elm Avenue
- Attachment "2" Vacated Alley Exhibit
- Attachment "3" Looped System Exhibit
- Attachment "4" Elm Avenue Main Extension Exhibit

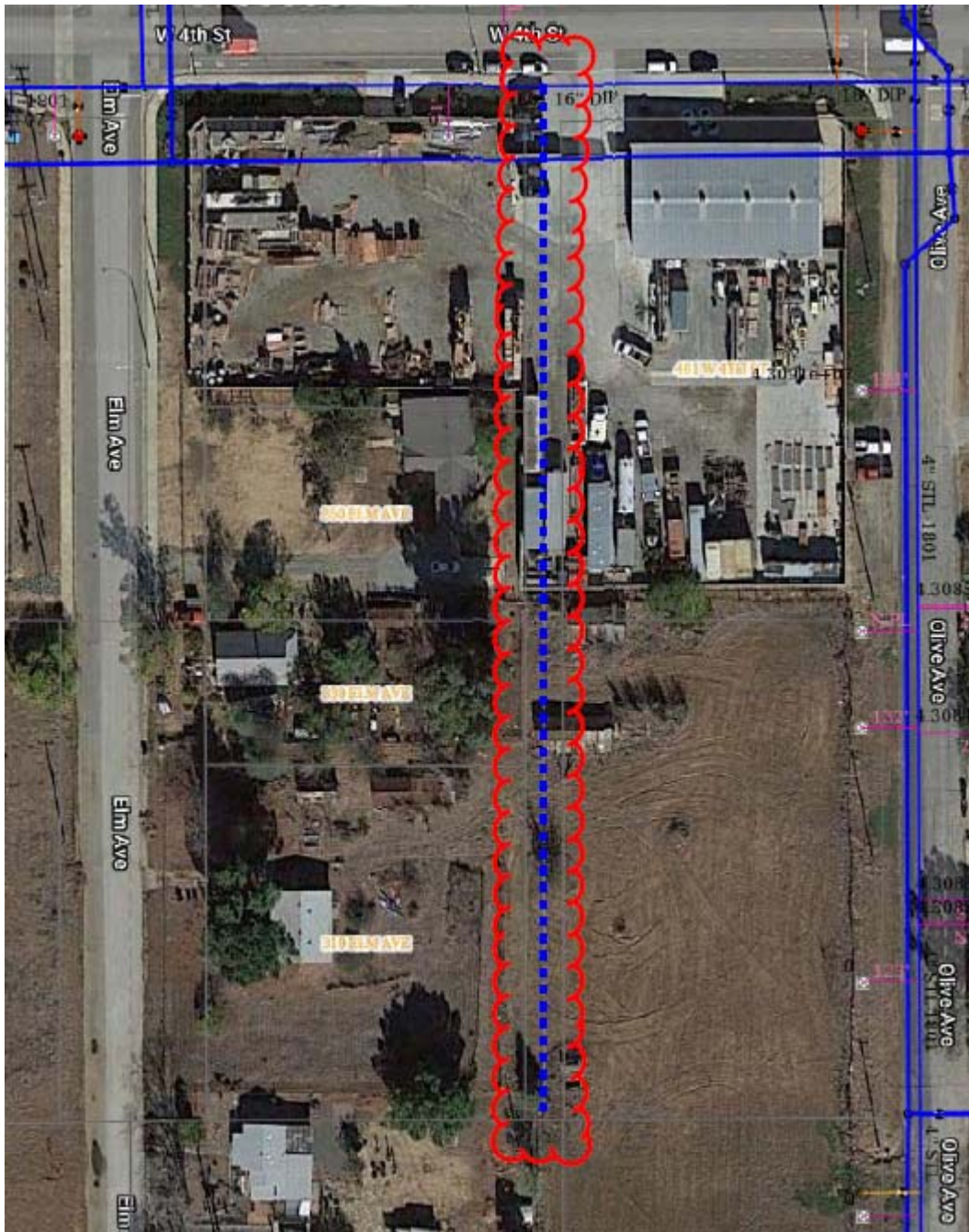
Report prepared by Aaron Walker, Engineering Office Assistant and Erica Gonzales, Administrative Assistant



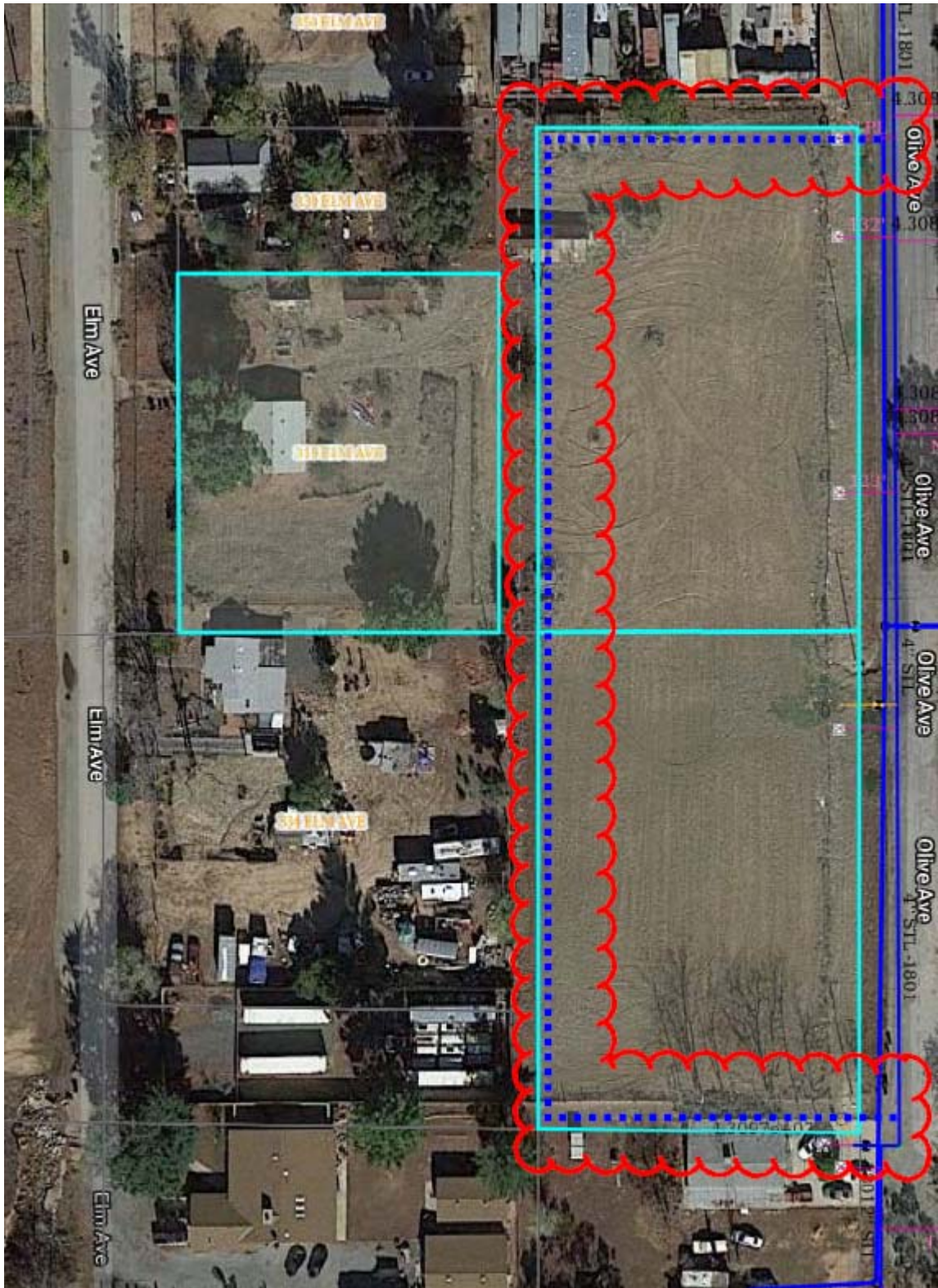
ATTACHMENT 1 – SITE LOCATION MAP, 310 ELM AVENUE



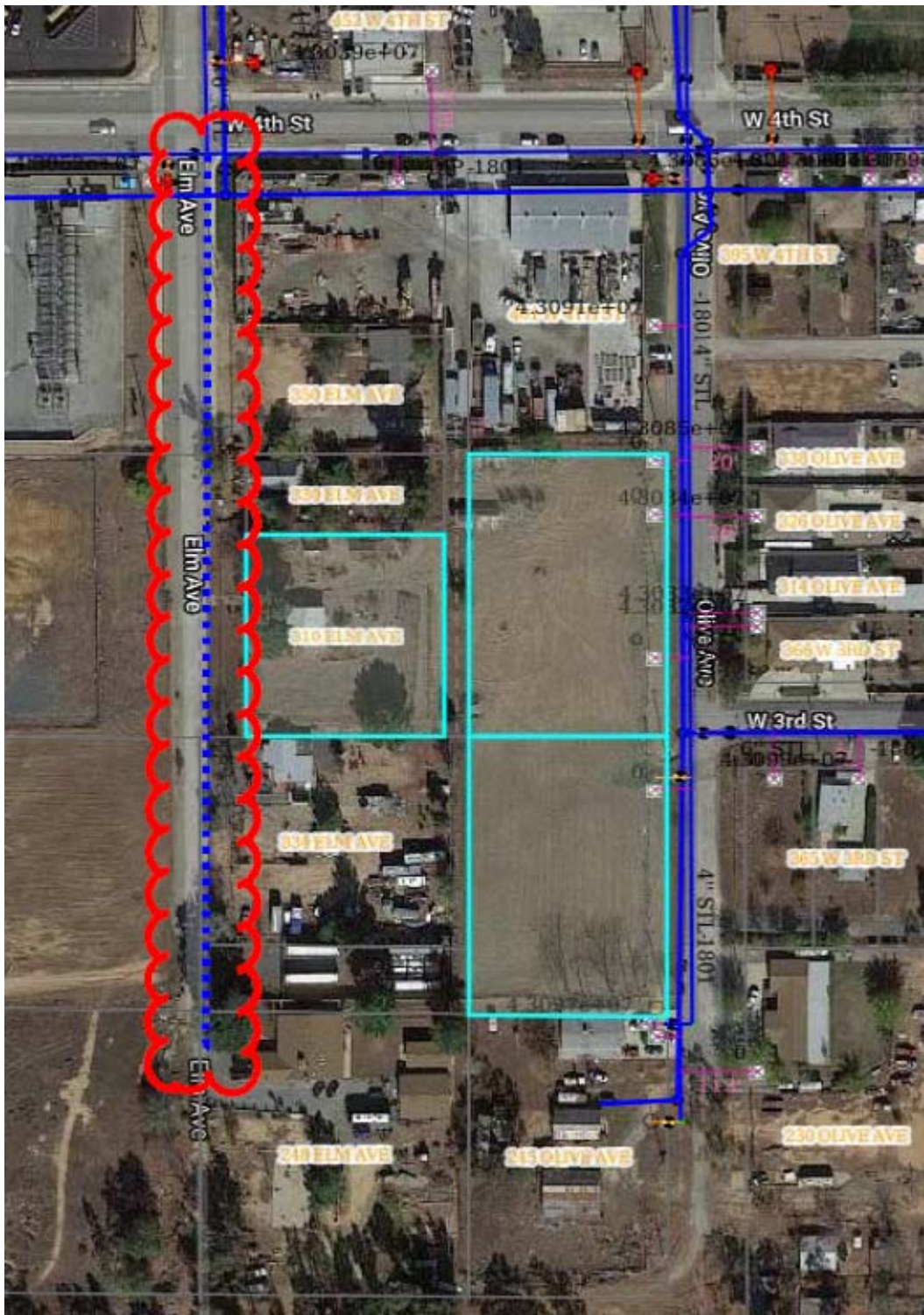
ATTACHMENT 2 – VACATED ALLEY



ATTACHMENT 3 – LOOPED SYSTEM EXHIBIT



ATTACHMENT 4 – ELM AVENUE MAIN EXTENSION EXHIBIT





**Beaumont-Cherry Valley Water District
Regular Board Meeting
August 22, 2019**

Item 6

STAFF REPORT

TO: Board of Directors
FROM: Dan Jagers, General Manager
SUBJECT: **BCVWD Engineering and Operations Departments Preliminary Facilities Needs Analysis and Estimate**

Staff Recommendation

No recommendation.

Background

Beaumont-Cherry Valley Water District's (District) current main office building is located at 560 Magnolia Ave in the City of Beaumont, which currently houses administrative services (administration, finance, customer service, and IT). The District also occupies a construction trailer at 12th Street and Palm Avenue which houses the production and transmission and distribution staff, and has recently occupied the Chestnut Avenue office which houses the engineering staff. These office locations are in addition to the multiple "yard" locations where inventory and materials are stored both inside and outside throughout the District's service area.

When the main office building was constructed and subsequently opened in 2008, the District serviced a population of approximately 36,000 between the City of Beaumont, City of Calimesa, and the unincorporated community of Cherry Valley. This service population has since grown to approximately 55,000 as of 2019 and is projected to grow to 80,000 by 2040 and double to 112,000 at build-out.

In discussions with the Board at various meetings in late 2018 and early 2019, District staff identified that the need for the recent procurement of the Engineering Office was due to a growth in office personnel, prompted by the continued fast-paced population growth in the BCVWD service area. Staff also identified that the Engineering Office is a short-term solution [five (5) years] with the long-term solution being an Engineering and Operations Center coming forward within the next ten (10) years and meeting the District's needs for the foreseeable future.

Staff further reviewed other public and private agency facilities, planning documents, and costs during the preparation of the attached "Draft" Engineering and Operations Departments Preliminary Facilities Needs Analysis and Estimate.

Attached are the preliminary research findings by District staff regarding long-term staffing and facility needs along with an approximate budget for said facilities. It should be noted that Staff has provided a preliminary projection of staffing needs over time and further identifies that these as presented in the "Draft" report are preliminary in nature and should be refined further by preparing a more comprehensive final facilities needs analysis and estimate, or completing this preliminary study.

The purpose of this study is to present to the Board, District staff's opinion of need for the District over time and to prepare and plan for the upcoming facility by identifying land development



opportunities for existing District properties or alternatively (and more likely) the purchase of new land for development of this facility. Additionally it would be District staff's preference to purchase this land as it might be used for additional facilities such as new well site(s), booster station site, and/or water treatment facilities.

Fiscal Impact

Preliminary estimates indicate a cost of approximately \$19 million (2019 costs) for the design and construction of a new Engineering and Operations Center.

Attachment(s)

Draft" Engineering and Operations Departments Preliminary Facilities Needs Analysis and Estimate", dated August 12, 2019

Staff Report prepared by Erica Gonzales, Administrative Assistant

DATE: August 12, 2019
TO: Dan Jagers, PE, General Manager
Mark Swanson, PE, Senior Engineer
FROM: Joe Reichenberger PE, Senior Engineer
SUBJECT: New Engineering and Operations Center

Background

In 1980, the population of Beaumont was 6,818 and the community of Cherry Valley was 5,012 with a total population within the BCVWD service area of 11,830. There were less than 4,000 connections at that time. BCVWD operated out of an approximately 2,500 sq. ft. facility on Magnolia Ave, the site of the present-day headquarters. Board meetings were held in the Beaumont City Council Chambers.



BCVWD's Headquarters until mid-1980s

The 2,500 sq. ft. facility was constructed in 1958 as a result of freeway construction that resulted in the demolition of the original office on 5th St. at Egan Ave. In the mid-1980s, the office building was enlarged to about 5,200 sq. ft. to make room for the new “telemetry” (SCADA) system and a Board Room. Developers were beginning to discuss Oak Valley along with other developments, including new golf courses at Oak Valley and Southern California PGA (now Morongo Tukwet Canyon). Around 2003, a “double-wide” trailer was added to the site for additional field construction staff. This facility served the District well; but it was clear, BCVWD was growing at an unanticipated rate. About 2007, construction began on the building that now serves as BCVWD's headquarters on Magnolia Ave. The old building was demolished and the trailer moved out to 12th and Palm Ave. to serve as the operational headquarters. The operational headquarters remains, to this date, at that location. The new building, approximately 9,000 sq. ft, was sized to fit BCVWD's for what was thought to be a long time. In

2008, when the new building was finally “open,” the City of Beaumont’s population had grown to about 30,000 people and BCVWD’s service area was at 36,000 people. All throughout this period of time BCVWD relied on an outside consulting engineering firm (Parsons) for all of its engineering services, including developer plan checks, and even temporary field inspection services. This has changed; since about 2012 or so, where all of the developer plan checks and much of the engineering is performed “in house” by BCVWD engineering staff, with some capital project design contracted out to qualified consultants.

Currently, the service area population is approximately 55,000 with nearly 19,000 services. By 2040, the Districts’ recently prepared “White Papers” project a service area population of about 80,000 people with build-out expected to be about 112,000 people -- about twice the current population.

BCVWD Organization, Staffing, and Facilities

The District has three Departments are they are as follows:

- Engineering
 - Total and part-time staff for 2019: 3 Full time (F/T)/4 Part time (P/T)
- Finance and Administrative Services – which includes three divisions: Finance and Administrative Services, Information Technology, and Human Resources and Risk Management
 - Total and part-time staff for 2019: 13 F/T/3 P/T
- Operations – which includes five divisions: Source of Supply, Transmission and Distribution, Field Inspections, Customer Service and Meter Reading, and Maintenance and General Plant
 - Total and part-time staff for 2019: 22 F/T/0 P/T

Total staff, including General Manager in the 2019 budget is 39 F/T and 7 P/T. The staff is housed in three facilities: headquarters building on Magnolia, the Chestnut Engineering Annex, and the 12th and Palm trailers. Small materials, valves, meters, etc. are housed in an old Quonset hut at the Cherry Tanks site on Brookside Ave. and Cherry Ave. and at the 12th Street and Palm Avenue facility. Vehicles are parked at 12th Street and Palm Avenue facility when not used. Some equipment is housed in a facility on the recharge site, near Well No. 23. Larger materials, e.g., pipes and large valves are in open storage at Well No.2 and Well No. 3 sites on Michigan Ave., just south of 12th Street.

The current headquarters building contains the Board Room and Board Conference Room, fire-resistant file vault, restrooms, an office for the General Manager, all of the Finance and Administrative Services staff, the Director of Operations, and the Operations Customer Service Representative – about 15 F/T and 3 P/T staff. Recently, some space was “freed up” at the headquarters building with the move of the engineering staff to the Chestnut annex, but offices are still limited in the headquarters building.

To respond to anticipated growth in the District, wherein the current population is expected to double by build-out, the Districts’ prior reactive planning and temporary fixes in the operations and engineering areas has reached its limits. Personnel, equipment, and materials are located

in multiple locations, leading to loss of efficiency. The use of recycled water brings on new requirements for regulatory reporting, cross-connection control, and site inspections. Recent legislation with respect to water conservation, will require more reporting. The District is already reporting water loss, streamflow diversions in Edgar Canyon, and water use on a monthly basis; this will only increase with the imposition of DWR's water budgets and indoor water use limits.

As the service area grows, additional operation and maintenance staff along with additional construction and maintenance equipment, as well as, materials to operate and maintain the potable and non-potable water system will be needed. The personnel and equipment need to be housed in a suitable, centralized facility for efficiency.

BCVWD believes now is the right time to plan for the future since it will take a number of years to secure land, fund and implement the needed facility.

Proposed Engineering and Operations Center

The proposed Engineering and Operations Center (EOC) will be a separate facility from the headquarters building on Magnolia Ave. The proposal is to provide sufficient land (about 10 acres) to allow construction of the EOC; vehicle, equipment, and materials storage; and a new production well. At this time, no specific site has been identified.

To provide a basis for estimating staff and facility needs and space requirements, BCVWD obtained a "Space Needs Validation Assessment" prepared by a consultant for Mouton Niguel Water District in Orange County. The first phase of this facility is close to being under construction and Moulton Niguel provided BCVWD staff with a cost estimate which was useful. At the appropriate time, when authorized by the Board, BCVWD staff recommends retaining a consultant, experienced in space needs for public agencies, to develop a final space needs assessment. Currently, the space and facility requirements can only be considered preliminary and for Capital Improvement Program budgetary purposes only.

Staffing

The current total engineering staff is 7, 3 F/T and 4 P/; this is projected to potentially increase to 13 at build-out. The primary need for the added staff would be to add a Records Management and GIS Coordinator and a GIS Technician to maintain BCVWD's GIS system, as well as other engineering support staff. Currently, the Districts' GIS is administered by Nobel, and it would be better if BCVWD took over the management of the GIS at some point to permit more rapid updating. Additional engineering design capability would allow more design work to be performed "in-house" rather than contracted out. BCVWD believes this would be more efficient.

Operations staff will increase through the addition of a Recycled Water Coordinator, as well as field staff. There are currently about 300 non-potable water connections. Each one of these will need to be inspected on an annual basis; and periodically for runoff, proper signage, overspray, etc. Each site is required to have a trained specialist (Owner's responsibility), but keeping track of this with potential personnel changes will require constant attention. Every four years, a shutdown pressure test will be required. Additionally, BCVWD will need to provide monthly recycled water use reports to the Regional Board. Table 1 provides a breakdown of the current and potential future needs of the Engineering and Operations Departments.

**Table 1
EOC Current and Future Staffing**

Postion	Current No.	Total Future No.
Director of Engineering		1
Senior Engineer	2	2
Civil Engineering Associates	2	3
Interns	1	2
CADD designers	1	2
Records, Mapping and GIS Coordinator		1
GIS Technician		1
Administrative Support	1	1
Subtotal Engineering	7	13
Operations Staff		
Director of Operations	1	1
Asst Director of Operations	1	1
Recycled Water Supervisor	1	1
Recycled Water Coordinator		1
Production Supervisor	1	1
Production Maintenance II	2	3
Production Maintenance I	1	2
Field Superintendent	1	1
Transmission and Distribution Supervisor	1	1
Water Utility Person II Cust Serv Meter	1	2
Water Utility Person I Cust Serv Meter	2	3
Regulatory compliance and reporting		1
Backflow and Cross-connection Control		1
Warehouse, Purchasing, and Inventory Control		1
Administrative Support		1
Temporary Space Requirements		
Water Utility Person III	3	4
Water Utility Person II	2	3
Water Utility Person I	5	6
Subtotal Operations	22	34
Other Staff		
Water Conservation Coordinator		1
Receptionist/data entry		1
Subtotal Other Staff	0	2
Total Staff @ EOC	29	49

With new regulations for reporting water loss, monthly potable water use, indoor water use, compliance with Department of Water Resources (DWR) mandated water budgets, more stringent testing of water supplies, and likely implementation of Indirect Potable Reuse (recharge) of advance-treated recycled water will require a new staff position in the area of regulatory compliance and reporting. Since each non-potable water connection requires a backflow prevention device, a backflow and cross-connection control staff position is recommended. Operations staff in the production area, water utility personnel, and customer service will increase as more services are added. Even though BCVWD will ultimately be

entirely on automatic meter reading (AMR) systems, there will still be need to troubleshoot and change out these systems.

BCVWD should ultimately consider a staff position for a water conservation coordinator. The new water conservation legislation requires the water agencies to pay the penalties to DWR for failure to meet water budgets. The water conservation coordinator would be responsible to monitor individual water use by customer and work with the customer to bring the customer into compliance. The City of Beaumont has a landscape ordinance, §17.06.130, which delegates enforcement of the landscaping requirements to the “water purveyors.” This means that BCVWD is to enforce the ordinance if a homeowner switches out conforming landscaping in the front yard with turf.

The EOC will contain a warehouse and material storage area, and it is recommended that a warehouse, inventory, and purchasing control position be considered at some point. This individual would be responsible for managing the “in and out” of all materials, ordering and purchasing to ensure a supply on hand, reducing the need for emergency purchases. This staff member would be responsible for quantity takeoff and ordering of materials for District installed projects.

Since the EOC will be a separate facility with visitors, e.g., equipment and material suppliers, developers, and consultants, a reception area and receptionist is recommended. This individual could perform other functions like data entry, time charge verification, etc.

In summary, an additional 20 staff positions are ultimately believed to be required at build-out for engineering and operations. This would occur gradually over time as the District grows in size, but space should be provided, either initially or in a phased building expansion over time.

Staff Office and Space Requirements

In determining the space requirements, the methodology used by Moulton Niguel was applied. Engineering and Operations Directors, and senior management would have individual offices, with Directors having larger offices (160 sq ft) than senior management (130 sq ft). Other staff would have cubicles (tentatively 64 sq ft), similar to those in the current headquarters building. Some staff members would be working at the SCADA system and would be assigned a “work station” rather than a cubicle. Work stations would also be provided for those staff who are primarily in the field, but need to do daily reports, data entry, or other tasks on a regular basis. Each future staff member in Table 1 was assigned an office or cubicle, or work station.

Factors were used to adjust the theoretical space requirements to account for “circulation” of people in and around the offices, cubicles, and work stations; and to determine the gross square footage required. The factors were based on the Moulton Niguel study. The results of the staff space requirements are shown in Table 2. The areas in Table 2 are only for staff offices and cubicles, etc. and do not include all of the other support areas.

**Table 2
EOC Future Staff Space Requirements**

Postion	Total Future		Space Type	Typical SF	Circulation Factor	Future Net Area, SF	Future Gross SF
	No.						
Director of Engineering	1		Office	160	1.25	200	250
Senior Engineer	2		Office	130	1.25	325	406.25
Civil Engineering Associates	3		Cubicle	64	1.25	240	300
Interns	2		Cubicle	64	1.25	160	200
CADD designers	2		Cubicle	64	1.25	160	200
Records, Mapping and GIS Coordinator	1		Office	130	1.25	163	203
GIS Technician	1		Cubicle	64	1.25	80	100
Administrative Support	1		Cubicle	64	1.25	80	100
Subtotal Engineering	13					1408	1759
Operations Staff							
Director of Operations	1		Office	160	1.25	200	250
Asst Director of Operations	1		Office	130	1.25	163	203
Recycled Water Supervisor	1		Office	130	1.25	163	203
Recycled Water Coordinator	1		Cubicle	64	1.25	80	100
Production Supervisor	1		Cubicle	64	1.25	80	100
Production Maintenance II	3		Work Station	36	1.25	135	169
Production Maintenance I	2						
Field Superintendent	1		Cubicle	64	1.25	80	100
Transmission and Distribution Supervisor	1		Cubicle	64	1.25	80	100
Water Utility Person II Cust Serv Meter	2		Cubicle	64	1.25	160	200
Water Utility Person I Cust Serv Meter	3						
Regulatory compliance and reporting	1		Cubicle	64	1.25	80	100
Backflow and Cross-connection Control	1		Cubicle	64	1.25	80	100
Warehouse, Purchasing, and Inventory Control	1		Office	130	1.25	163	203
Administrative Support	1		Cubicle	64	1.25	80	100
Temporary Space Requirements							
Water Utility Person III	4						
Water Utility Person II	3						
Water Utility Person I	6		Work Stations	36	1.25	270	338
Subtotal Operations	34					1813	2266
Other Staff							
Water Conservation Coordinator	1		Cubicle	64	1.25	80	100
Receptionist/data entry	1		Cubicle	64	1.25	80	100
Subtotal Other Staff	2					160	200
Total Staff @ EOC	49					3380	4225

Staff Support Spaces

Table 3 presents a list of the ultimate staff support facilities; such as conference rooms, break rooms, etc. Total building area for the main building is estimated to be approximately 13,000 sq. ft. This is about 50% larger than the existing BCVWD headquarters building on Magnolia Ave.

Other Facility Space Requirements

In addition to office space, there are other facilities planned for the Engineering and Operations Center; such as a warehouse, tools and equipment storage, meter shop, etc. The space requirements are show in Table 4.

The Warehouse would house small parts inventory such as meter stops, corporation stops, small valves, gauges, compression fittings, gaskets, small pipes, etc. The Warehouse and inventory manager would reside in this building and be responsible for ensuring the inventory is

adequate to meet anticipated project and emergency demands, and the parts and supplies are assigned to work order numbers for proper reimbursement, etc.

The Meter Shop houses the meters and meter accessories and is the place where meters are assembled and tested before being taken out in the field. The Electrical and Instrumentation Shop is where electrical and instrumentation equipment is assembled, repaired, and tested.

**Table 3
EOC Future Staff Support Space Requirements and Total Main Building Area**

	Number	Space SF	Circulation		Future Net		Round to
			Factor	Area SF	Gross SF		
Copier/Printer/ Scanner	1	100	1.5	150	188		
Conference Room 8	1	225	1.35	304	380		
Conference Room 16	1	448	1.35	605	756		
Library/Report Storage	1	200	1.35	270	338		
Lobby/Entrance/Reception	1	300	1.5	450	563		
IT Closet	1	50	1.35	68	84		
Breakroom	1	300	1.5	450	563		
Map/Plan/File Vault	1	500	1.5	750	938		
Training Room	1	800	1.5	1200	1500		
SCADA Center	1	200	1.5	300	375		
Restrooms	4	80	1.25	400	500		
Shower/Locker Facilities	2	600	1.25	1500	1875		
Storage Closets	4	20	1.25	100	125		
Clean Uniform Storage	1	150	1.35	202.5	253		
Soiled Uniform Storage	1	80	1.25	100	125		
Subtotal Space Requirmts				6849	8561		
Sutotal Staff Space				3380	4225		
Total EOC Main Building				10229	12786	13000 sq ft	

**Table 4
Other Facility Space Requirements at EOC**

	Number	Space SF	Circulation		Future Net		Round to
			Factor	Area SF	Gross SF		
Warehouse/small inventory	1	500	1.25	625	781		
Meter Shop	1	300	1.25	375	469		
Tools and Equipment Storage	1	1000	1.25	1250	1563		
Electrical/Instrument Shop	1	800	1.25	1000	1250		
Repair/Field Fabrication	1	700	1.25	875	1094		
Chemical/Lubricant Storage	1	500	1.25	625	781		
Unisex Bathroom	1	80	1.25	100	125		
Subtotal Enclosed Storage				4850	6063	7000 sq ft	

The Other Facility enclosed space totals 7,000 sq ft and would contain all of the facilities shown in Table 4 in a single enclosure. Spill containment would be provided for in the chemical and lubricant storage areas.

Outside Storage and Facilities (Except Vehicles)

In addition to enclosed facilities, exterior space will be required for storage of large materials such as pipe, large valves, and bulk materials. Other exterior items include a site emergency generator, trash enclosure, and material recycle bins for metals such as copper, brass, etc. These space requirements are shown in Table 5. About 12,000 sq ft will be needed for these items.

Vehicle Parking and Equipment Storage

Table 6 shows a list of the District's vehicles taken from the current list of insured equipment. With the additional population, connections, and facilities there will be additional equipment needed in the future which is also shown in Table 6. These vehicles will be parking at the Engineering and Operations Center when not in use. Also, space will be needed for staff and visitor parking. Visitor parking is anticipated to be minimal as the general public would not normally be coming to the Center for administrative services. The public would still be going to the main headquarters building on Magnolia Ave. to pay bills, secure new water service, close out an existing water service, etc. The visitors to the Engineering and Operations Center would be vendors and developers and their engineers.

**Table 5
Outside Storage and Facilities (Except Vehicles)**

	Number	Space SF	Circulation Factor	Future Net Area SF	Gross SF	Round to
Emergency Generator	1	200	1.25	250	313	
Bulk Materials Storage	1	2000	1.25	2500	3125	
Pipe/large valve storage	1	5000	1.25	6250	7813	
Trash Enclosure	1	60	2.25	135	169	
Recycle Material Bins	2	30	3.25	195	244	
Subtotal Outside except Vehicles				9330	11663	12000 sq ft

**Table 6
Vehicle Storage and Parking**

	Current Number	Future Number	Space SF	Circulation Factor	Future Net Area SF	Gross SF	Round to
Vehicle Storage							
SUV and Light Trucks	20	35	200	2.25	15750	19688	
Heavy Equipment, Backhoes, Loaders, Dump Trucks etc	9	15	420	2.25	14175	17719	
Large Vehicle	5	10	540	2.25	12150	15188	
Trailers etc.	9	15	540	2.25	18225	22781	
Other Mobile Equipment							
Portable Generators/Trailer	2	4	300	2.25	2700	3375	
Compressors	2	4	300	2.25	2700	3375	
Staff and Visitor Parking							
Staff	27	49	200	2.25	22050	27563	
Visitors	2	8	200	2.25	3600	4500	
Subtotal Vehicle Parking					91350	114188	115000 sq ft

About 115,000 sq ft is required for all of the equipment and parking. This does not include the space for vehicle circulation and ingress and egress. This can only be determined once a site is tentatively selected and a rough layout (site plan) is completed. Table 7 is a Summary of the Space and Site Area Requirements.

**Table 7
Summary of Space and Site Area Required**

Facility	Space Required, sq ft
Engineering and Operations Center Main Building	13,000
Other Facilities, e.g., Warehouse, etc.	7,000
Outside Materials Storage	12,000
Vehicle and Equipment Storage and Parking	115,000
Total Minimum Site Area Required, (not including traffic circulation)	147,000 (3.4 acres)
Allowing for a Well Site and Circulation, Minimum Area Required	8 to 10 acres

Validation of Space Requirements

Table 8 shows a comparison between BCVWD and Moulton Niguel Water District as a benchmark to validate the space and facility analysis. In the analysis shown in Table 8, Moulton Niguel's Administration Building also included a Board Room and office space for the General Manager, Finance Department and Human Resource staff in addition to Engineering and Operations staff. Deducting these areas from the total Administration Building area (46,215 sq ft) and proportioning the common spaces, the total Moulton Niguel Engineering and Operations portion of the Administration Building is 26,725 sq ft.

**Table 8
Space Comparison - BCVWD and Moulton Niguel Water District**

Parameter	Moulton Niguel Water District	BCVWD	Ratio BCVWD/Moulton Niguel
Services Provided	Potable Water, Wastewater Collection, Recycled Water	Potable and Non-potable water	No Wastewater
Current Population	170,000	55,000	32%
Build-out Population	177,500	112,000	63%
Service area	37 sq mi	28 sq mi (37.5 sq mi SOI)	76%
Total Staff	121, Ultimate 159 in Admin Bldgs. 98, Ultimate 124 E & O	29, Ultimate 49 in EOC	30% E&O current 40% ultimate in EOC
Building Area Allocated to Engineering and Operations	26,725 sq ft	13,000 sq ft (from Table 3)	49%
Gross sq ft/employee	215	265	

-
- BCVWD's ultimate service population is about 63% of Moulton Niguel's ultimate service population. Considering the Engineering and Operations alone, the space requirements for BCVWD's Engineering and Operations Center is 49%% of Moulton Niguel's as shown in Table 4. This is less than the proportion based on ultimate population (63%); however Moulton Niguel provides wastewater service and so has a larger staff to accommodate.
 - BCVWD's ultimate Engineering and Operations staff is 40% of Moulton Niguel's ultimate Engineering and Operations staff vs. requiring 49% of Moulton Niguel's Engineering and Operations space requirements. This small difference is due to efficiencies of space for larger organizations (less common space per employee).
 - The gross area per employee is 215 sq ft for Moulton Niguel's Engineering and Operations area compared to 265 sq ft for BCVWD. It is possible that a number of Moulton Niguel's listed staff may be out in the field primarily and only require common work stations.
 - BCVWD's shops and warehouse totaled 7,000 sq ft compared to 27,377 sq ft for Moulton Niguel. Moulton Niguel has wastewater service, so the agency would have more materials and equipment specifically related to wastewater, e.g., service saddles for sewer pipe, parts for rod and jetting machines, closed circuit inspection cameras, etc. BCVWD's space requirements for shops and warehouse should be reviewed during space planning efforts.

Summarizing, the space requirements preliminarily determined for the BCVWD Engineering and Operations Center are reasonable. Before proceeding with the design of the facility, BCVWD should retain the services or space programming consultant, experienced in space planning for water and wastewater agencies, to refine the space requirements herein.

Budgetary Cost Estimate for Engineering and Operations Center

Table 9
Budgetary Cost Estimate for BCVWD Engineering and Operations Center
(ENR CCI 11268)

Item	Quantity	Unit	Unit Cost	Cost
Main EOC Building	13,000	sq ft	\$ 500	\$ 6,500,000
Warehousing and Shops	7,000	sq ft	\$ 500	\$ 3,500,000
Site Grading				\$ 302,500
Site Paving				\$ 625,000
Site Utilities				\$ 580,000
Landscaping and Irrigation				\$ 261,400
Site Security Lighting				\$ 125,000
Site Fencing & Auto Gates				\$ 145,000
Subtotal				\$12,038,900
Soft Costs				
Legal for land purchase etc	2%			\$ 240,800
Program Development & Needs Assessment	1	LS	\$ 60,000	\$ 60,000
Design Architecture and Engineering	10%			\$ 1,203,900
Inspection and Testing	5%			\$ 602,000
CEQA	2%			\$ 240,800
Survey and Legal	1	LS	\$ 20,000	\$ 20,000
Geotechnical Investigation	1	LS	\$ 30,000	\$ 30,000
Permitting	1%			\$ 120,400
Subtotal				\$14,556,800
Contingencies	20%			\$ 2,911,400
Subtotal Structures and Site Work				\$17,468,200
Land Cost	10	ac	\$ 100,000	\$ 1,000,000
Subtotal Structures, Site and Land				\$18,468,200
Allowances				
Furniture, Fixtures, Equipment (FF&E)	1	LS	\$ 250,000	\$ 250,000
Office Cubicles	25	ea	\$ 3,000	\$ 75,000
Budget Estimate				\$18,793,200

In the development of the cost estimate for the Engineering and Operations Center, the sq ft cost method was used. Administration and Operations Building for Yorba Linda Water District, Moulton Niguel Water District, and others were analyzed. A unit cost of \$500/sq ft was used which is believed to be reasonable, yet conservative. Land costs were based on two approximately 10 acre parcels on the market in Cherry Valley. One was priced at \$45,000/acre; the other at \$52,000/acre. A cost of \$50,000/acre was used for this assessment. Table 10 provides supporting details for some of the site development costs.

Table 10
Supporting Details for Site Development Cost
Engineering and Operations Center
(ENR CCI 11268)

Item	Quantity	Unit	Unit Cost	Cost
Site Grading				
Area	10	ac		
Fraction of site utilized	50%			
Depth	5	ft		
Excavation	20167	cy	\$ 10.00	\$ 201,667
Compacted Fill	20167	cy	\$ 5.00	\$ 100,833
Subtotal				\$ 302,500
Site Paving				
Vehicle Storage and Parking	115000	sq ft		
Other paved areas	10,000	sq ft		
Subtotal	125,000	sq ft	\$ 5.00	\$ 625,000
Site Utilities				
Water/fire protection loop	1800	ft	\$ 100.00	\$ 180,000
Sewer/Septic System	1	LS	\$ 100,000	\$ 100,000
Stormwater/LID	1	LS	\$ 300,000	\$ 300,000
Subtotal				\$ 580,000
Landscaping and Irrigation				
Fraction Landscaped	10%			
Landscaped area	21,780	sq ft	\$ 12.00	\$ 261,400
Security Lighting				
Area lit	125,000	sq ft		
Coverage Area/Luminaire	5000	sq ft		
Luminaires	25	ea	\$ 5,000	\$ 125,000
Fencing				
Perimeter	1,900	ft	\$ 50.00	\$ 95,000
Drive Gates	2	ea	\$ 25,000	\$ 50,000
Subtotal				\$ 145,000

It was assumed that half the site would be excavated to a depth of 5 ft with the other half filled to an average depth of 5 ft. For utilities, a water/fire protection loop was anticipated along with either a sewer connection or an advanced septic tank system to comply with Riverside County Ordinance. With the amount of impervious surface created by the EOC, storm water mitigation (LID measure) would be needed.

The total cost of the Engineering and Operations Center is estimated to be approximately **\$19 million** including land cost, permitting, design, CEQA, and 20% contingencies. For comparison, the Moulton Niguel Facility cost a total of \$44.7 million. Moulton Niguel's facility, in addition to being larger, also included a fleet maintenance facility and a new fueling facility (totaling about \$5.5 million). It is to be situated on an existing 10 acre site which the water district already owned.



**Beaumont-Cherry Valley Water District
Regular Board Meeting
August 22, 2019**

Item 7

STAFF REPORT

TO: Board of Directors
FROM: Dan Jagers, General Manager
SUBJECT: Discussion of City of Beaumont Municipal Code Chapter 17.06 “Landscape Standards”

Staff Recommendation

No recommendation.

Background

On January 19, 2016, the City of Beaumont City Council adopted Ordinance Number 1069 amending the City of Beaumont Municipal Code, Chapter 17.06 “Landscape Standards” (Code).

Section 17.06.130 of said Code states “The City of Beaumont will rely on water purveyors to enforce landscape water use efficiency requirements.”

Said Code Section does not allow the usage of turf in the front yard of new development residential housing units and also regulates the redevelopment of landscaping on existing developments.

Said Code Section is attached, for review and discussion with District Board Members.

Fiscal Impact

The fiscal impact is unknown at this time.

Attachment(s)

City of Beaumont Municipal Code Chapter 17.06 “Landscape Standards”

Staff Report prepared by Erica Gonzales, Administrative Assistant

Chapter 17.06 - LANDSCAPING STANDARDS

17.06.010 - Purpose.

The purpose of this chapter is to establish minimum landscape standards to enhance the appearance of developments, provide shade, reduce heat and glare, control soil erosion, conserve water, ensure the ongoing maintenance of landscape areas, and ensure that landscape installations do not create hazards for motorists or pedestrians. All landscaping shall be planted and maintained according to Chapter 17.06.030 (Water-Efficient Landscape), and the landscape installation and maintenance guidelines in such a manner to maximize the growth, health, and longevity of the plantings.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.020 - Applicability.

The regulations of this chapter apply to new and existing development, as follows. Deviations from the development standards of this article may be allowed on a case-by-case basis by the designated approving authority through site plan and architectural review.

- A. *New Projects.* New commercial, industrial, mixed-use, multifamily residential and single-family residential projects shall be reviewed by the designated approving authority to ensure landscaping is provided in compliance with the requirements of this Chapter.
- B. *Existing Development with New Construction.* Where an existing nonresidential, mixed-use, multifamily residential and/or single-family residential project requests an amendment that increases the building square footage by ten percent or more, the designated approving authority shall evaluate the existing landscape to ensure compliance with applicable requirements of this chapter.
- C. *Existing Development.* Where an existing nonresidential, mixed-use, multifamily residential and/or single family project wants to make changes to existing landscape areas.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.030 - Water efficient landscape requirements.

A. *Intent:*

1. Establish provisions for water management practices and water waste prevention;
2. Establish a structure for planning, designing, installing, maintaining, and managing water efficient landscapes in new and rehabilitated projects;
3. To reduce the water demands from landscapes without a decline in landscape quality or quantity;
4. To retain flexibility and encourage creativity through appropriate design;
5. To assure the attainment of water efficient landscape goals by requiring that landscapes serviced by potable water not exceed a maximum water demand of 50 percent or 0.50 of its reference evapotranspiration (ET_o);
6. To assure the attainment of water efficient landscape goals by requiring that landscapes serviced entirely by recycled water not exceed a maximum water demand of 70 percent or 0.70 of its reference evapotranspiration (ET_o);
7. To eliminate water waste from overspray and/or runoff;
8. To achieve water conservation by raising the public awareness of the need to conserve water through education and motivation to embrace an effective water demand management program;

9. To implement the requirements of the California Water Conservation in Landscaping Act 2006 and the California Regulations Title 23, Division 2, Chapter 2.7;
10. To promote water conservation within new residential subdivision landscapes by prohibiting the use of natural turfgrass lawns within the front yards of new homes and promoting low water use plants and inert materials for a sustainable and marketable landscape design; and
11. To prohibit the new installation of natural turfgrass within medians and parkways within and along county maintained roads.

B. *Definitions.* The terms used in this chapter shall have the meaning set forth below:

"Backfilling" means to refill an excavation, usually with excavated material.

"Backflow prevention device" means a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

"Check valve" or "anti-drain valve" means a valve located under a sprinkler head or other location in the irrigation system to hold water in the system to prevent drainage from the sprinkler heads or other irrigation device when the system is off.

"Distribution uniformity" or "DU" means the measure of the uniformity of irrigation water distributed over an area, typically expressed in a percentage and converted to decimal form for water use calculations.

"Emitter tubing" or "sub-surface emitter dripline" means the application of irrigation water with a matched precipitation rate at low pressure through a system of tubing or lateral lines containing factory installed low volume drip emitters equally spaced to apply small volumes of water when installed per manufactures recommendations at or near the root zone of plants. The DU of this type of irrigation generally does not exceed 80 percent when plant spacing is random as each emitter is not dedicated to an individual plant but installed in a grid fashion. The DU of this type of irrigation generally does not exceed 85 percent when plant spacing is densely grouped in a triangular or rectangular spacing as each emitter is not dedicated to an individual plant but installed in a grid fashion.

"Established landscape" means the point at which plants in the landscape have developed a significant root growth into the site. Typically, most plants are established after one or two years of growth.

"Estimated annual water use" or "EAWU" means estimated total water use per year as calculated by the formula contained in Section 17.06.030 D.b.13

"Functional turf" means the turf areas to be publicly and privately accessible and dedicated as active play and recreation areas such as parks, sports fields, and golf courses; where turf provides a playing field or where turf is needed for high foot traffic activities.

"Hydrozone" means a portion of the landscaped area having plants with similar water needs. A hydrozone may be irrigated or non-irrigated.

"Invasive species" are non-indigenous species (e.g. non-native plants or animals) that adversely affect the habitats they invade economically, environmentally, or ecologically. Lists of invasive species are included within the Western Riverside County Multiple Species Habitat Conservation Plan and the Coachella Valley Multiple Species Habitat Conservation Plan. Said lists are hereby incorporated by reference.

"Landscape architect" means a person who holds a license or is registered to practice landscape architecture in the State of California.

"Landscaped area" or "LA" means all of the planting areas, turf areas, and water features in a landscape design plan subject to the maximum applied water allowance (MAWA) calculation. The landscape area does not include footprints of buildings, structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or impervious hardscapes, and

other non-irrigated areas designated for non-development (e.g., open space and existing native vegetation).

"*Local water purveyor*" means any entity, including a public agency or private water company that provides retail water service to customers in the unincorporated area of Riverside County.

"*Maximum applied water allowance*" or "*MAWA*" means the upper limit of annual applied water allowed for the established landscaped area as calculated by the formula contained in Section 17.06.030 D.b.13.a.

"*Mulch*" means a layer of material applied to the surface of an area of soil on the ground to prevent excessive evaporation or erosion, to enrich the soil, inhibit/discourage weed growth, increase the rate of saturation, and reduce fluctuation in soil temperature. Mulch may be organic (such as bark mulch, wood chips) or inert (decomposed granite, gravel).

"*Overhead sprinkler irrigation systems*" means systems that deliver water through the air (e.g., impulse sprinklers, spray heads and rotors, etc.).

"*Point source drip*" or "*point to point drip*" means the application type of irrigation water with a matched precipitation rate at low pressure through a system of tubing or lateral lines with a dedicated field-installed low volume emitter or emitters at each specific plant. The DU of this type of irrigation generally does not exceed 90 percent.

"*Potable water*" means water that must meet Federal and State safe drinking water standards and is safe for human consumption and contact.

"*Reference evapotranspiration*" or "*ETo*" means a standard measurement of environmental parameters which affect the water use of plants. ETo is given in inches per day, month, or year. Reference evapotranspiration is used as the basis of determining the maximum applied water allowances so that regional differences in climate can be accommodated. Reference evapotranspiration numbers shall be taken from the most current Evapotranspiration Zones Map developed by the California Department of Water Resources. For geographic areas not covered by the evapotranspiration zones map, data from nearby areas shall be used.

"*Rehabilitated landscapes*" means any re-landscaping of a project that requires a discretionary permit.

"*Special landscape area*" means an area of the landscape dedicated to edible plants, and areas dedicated to active play such as parks, sports fields, golf courses, where turf provides a playing field or where turf is needed for high traffic activities. Cemeteries shall also be considered as special landscape areas. These areas shall be allowed 1.0 ETo.

"*Temporarily irrigated*" means irrigation for the purposes of establishing plants, or irrigation which will not continue after plant establishment. Temporary irrigation is for a period of six months or less.

"*Turf*" or "*turfgrass*" or "*lawn*" means species of warm or cool season grasses that form a dense thick mat of roots. Mowing creates a dense even surface and increases the need for water regardless of season. Turf or turfgrass or lawn does not include artificial turf.

"*Water-intensive landscaping*" means a landscape with a WUCOLS IV plant factor of 0.61 or greater, and categorized as high or between high and moderate.

"*WUCOLS*" means the publication entitled "Water Use Classification of Landscape Species IV" by the California Department of Water Resources (DWR) Water Use Efficiency Program, California Center for Urban Horticulture (CCUH), University of California Davis, and University of California Cooperative Extension (2014 or most current WUCOLS version).

C. *Applicability.*

1. The water-efficient landscape requirements contained in this chapter shall be applicable to all rehabilitated landscapes associated with residential uses (including single family and multi-family units/projects) with a total landscape area equal to or greater than 2,500 square feet which require a discretionary permit and/or

- approval; all new landscapes associated with residential uses (including single family and multi-family projects) which require a discretionary permit and/or approval; and all new and rehabilitated landscapes associated with commercial or industrial uses which require a discretionary permit and/or approval.
2. In the event covenants, conditions and restrictions are required for any permit subject to this chapter, a condition shall be incorporated into any project approval prohibiting the use of water-intensive landscaping and requiring the use of low water use landscaping pursuant to the provisions of this chapter in connection with common area/open space landscaping. Additionally, such a condition shall require the covenants, conditions and restrictions to incorporate provisions concerning landscape irrigation system management and maintenance. This chapter shall not be construed as requiring landscaping of common areas or open space that is intended to remain natural. Covenants, conditions and restrictions shall not prohibit use of low-water use plants or the replacement of turf with less water intensive plant species.
 3. Recognizing the special landscape needs of cemeteries, new and rehabilitated landscapes within a cemetery are subject only to the provisions set forth in Sections 17.06.030E.1 and 17.06.030E.2 of this chapter.
 4. The following uses and/or projects are exempt from the provisions of this chapter:
 - a. Registered local, state or federal historical sites;
 - b. Ecological restoration projects that do not require a permanent irrigation system and have an establishment period of less than five years;
 - c. Mined land reclamation projects that do not require a permanent irrigation system; and
 - d. Botanical gardens and arboretums open to the public.
 5. If the local water purveyor has stricter requirements than called for in this ordinance, the project applicant is responsible for contacting the water purveyor to determine what the requirements are and for designing the plans to those requirements. The county will work with the project applicant to implement the water purveyor requirements.
- D. *Landscape Documentation Requirements.* An applicant proposing any new or rehabilitated landscape for a project subject to the requirements of section C of this chapter shall prepare and submit a construction document package (CDs) to the planning director including the following:
1. All project information;
 2. A planting plan;
 3. An irrigation design plan;
 4. A soil management plan; and
 5. A grading design plan.

The "Riverside County Guide to California Friendly Landscaping" (Landscaping Guide) as may be periodically amended by the planning director is hereby incorporated by reference to assist in designing, constructing, and maintaining a water efficient landscape and efficient irrigation system.

It is recommended that an applicant proposing any new or rehabilitated landscape that is designated for recycled water use consult with the appropriate local water purveyor early in the development review process to ensure that future recycled water facilities meet the projected demand and that the aforementioned plans when submitted comply with the applicable standards, approvals, and implementation requirements of this chapter, the local water purveyor, and any applicable maintenance entity.

Water systems for common open space areas shall use non-potable water if approved facilities are made available by the local water purveyor. Provisions for a non-potable water system shall be provided within the irrigation design plan. Water systems designed to utilize non-potable water shall be designed to meet all applicable standards of the appropriate regional water quality control board and the Riverside County Health Department.

- a. *Project information located on cover sheet:*
1. Date;
 2. Name of applicant and contact information;
 3. Name of project owner and contact information;
 4. Project address including parcel and lot numbers;
 5. Total landscape area in square feet;
 6. Project type (e.g. new or rehabilitated; residential, commercial, or industrial);
 7. Water supply (e.g. potable, well, recycled; use of recycled water is encouraged);
 8. Applicant's signature and date with statement, "I agree to comply with the requirements of Chapter 17.06 and submit a complete Landscape Documentation Package."
 9. Landscape Architect's information, stamp, and signature; and
 10. Status of plans, e.g. "plan check set", "bid set", "construction set".
- b. *Planting plan requirements:*
1. New natural turfgrass lawns are effectively prohibited within the front yard for any new residential subdivisions. New natural turfgrass within medians and parkways within and along county maintained roads are effectively prohibited.
 2. Plant types shall be grouped together in regards to their water, soil, sun, and shade requirements and in relationship to the buildings. Plants with different water needs shall be irrigated separately. Plants with the following classifications shall be grouped accordingly: high and moderate, moderate and low, low and very low. Deviation from these groupings shall not be permitted.
 3. Trees for shade shall be provided for residential, commercial, and industrial buildings, parking lots and open space areas. These trees can be deciduous or evergreen and are to be incorporated to provide natural cooling opportunities for the purpose of energy and water conservation.
 4. Plants shall be placed in a manner considerate of solar orientation to maximize summer shade and winter solar gain.
 5. Plant selection for projects in high fire hazard areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required pursuant to Public Resources Code section 4291 and Riverside County Ordinance No. 695. Fire-prone plant materials and highly flammable mulches shall be avoided.
 6. Invasive species of plants shall be avoided especially near parks, buffers, greenbelts, water bodies, conservation areas/reserves and other open space areas because of their potential to cause harm to environmentally sensitive areas.
 7. All exposed surfaces of non-turf areas within the developed landscape area shall be mulched with a minimum three-inch layer of material, except in areas with groundcover planted from flats where mulch depth shall be one and one-half inches.
 8. Mulching products used on slopes shall aid in slope stability.
 9. Turf areas shall be used in response to functional needs as defined and in compliance with the water budget.
 10. Decorative water features shall use re-circulating water systems.
 11. Where available, recycled water shall be used as the source for irrigation and decorative water features.
 12. Planting plans shall identify and site the following:
 - a. New and existing trees, shrubs, ground covers, and turf areas within the proposed landscaped area;
 - b. A planting legend indicating all plant species by botanical name and common name, spacing, and

quantities of each type of plant by container size;

- c. Designation of hydrozones;
 - d. Area, in square feet, devoted to landscaping and a breakdown of the total area by landscape hydrozones;
 - e. Property lines, streets, and street names;
 - f. Building locations, driveways, sidewalks, retaining walls, and other hardscape features;
 - g. Appropriate scale and north arrow;
 - h. Any special landscape areas;
 - i. Type of mulch and application depth;
 - j. Type and surface area of water features;
 - k. Type and installation details of any applicable stormwater best management practices;
 - l. Planting specifications and details, including the recommendations from the soils analysis, if applicable.
13. Planting plans shall be prepared and have accurate and complete water budget calculations using one MAWA for the entire project and one EAWU formula for each hydrozone:
- a. Maximum applied water allowance (MAWA): Planting Plans shall be prepared using the following Water Budget: Formula for projects serviced by potable water sources and required not to exceed 50 percent or 0.50 ETo:

$$\text{MAWA (in gallons)} = (\text{ETo})(0.62)[0.5 \times \text{LA} + 0.5 \times \text{SLA}]$$

Formula for projects serviced entirely by recycled water sources and required not to exceed 70% or 0.70 ETo:

$$\text{MAWA (in gallons)} = (\text{ETo})(0.62)[0.7 \times \text{LA} + 0.3 \times \text{SLA}]$$

Where:

ETo is reference evapotranspiration, local to the project;

SLA is the amount of special landscape area in square feet;

LA is total landscape area (including the SLA) in square feet; and

For the purposes of determining the MAWA, average irrigation efficiency is assumed to be 0.71. Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.71.

- b. Estimated annual water use (EAWU): EAWU for a given hydrozone is calculated as follows:

$$\text{EAWU (in gallons)} = (\text{ETo})(0.62)[((\text{PF} \times \text{HA})/\text{IE}) + \text{SLA}]$$

Where:

ETo is reference evapotranspiration;

PF is Plant Factor;

HA is hydrozone area in square feet;

IE is irrigation efficiency (minimum 0.71);

SLA is the amount of special landscape area in square feet;

- c. Landscaping plans shall provide EAWU (in the same units as the MAWA) for the sum of all valve circuits hydrozone. The sum of all EAWU hydrozone calculations shall not exceed the MAWA for the project;
 - d. The plant factor used shall be from WUCOLS. The plant factor for low water use plants range from 0 to 0.39, for moderate water use plants range from 0.4 to 0.6, and for high water use plants range from 0.61 to 1.0.
 - e. The plant factor calculation is based on the proportions of the respective plant water uses and their plant factor, or the factor of the higher water using plant used.
 - f. The surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation and temporarily irrigated areas in the low water use hydrozone.
 - g. Landscape concept plans not for construction shall be required to provide a complete and accurate MAWA calculation only.
14. Planting plans and irrigation design plans (17.06.030 D.c.) shall be drawn at the same size and scale.
 15. The planting plan and irrigation design plans (17.06.030 D.c.) including landscape concept plans shall be prepared by a landscape architect licensed or registered by the State of California.
- c. *Irrigation design plan requirements:*
1. New natural turfgrass lawns are effectively prohibited within the front yard for any new residential subdivisions. New natural turfgrass within medians and parkways within and along county maintained roads is effectively prohibited.
 2. Irrigation systems shall be designed, maintained, and managed to meet or exceed an average irrigation efficiency of 0.71.
 3. All irrigation systems shall be designed to prevent runoff, over-spray, low head drainage, and other similar conditions where water flows off-site on to adjacent property, non-irrigated areas, walks, roadways, or structures. Irrigation systems shall be designed, constructed, managed, and maintained to achieve as high an overall efficiency as possible. The irrigation system shall be designed to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
 4. Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to real time weather conditions unless the use of the property would otherwise prohibit use of a timer. The planting areas shall be grouped in relation to moisture control zones based on similarity of water requirements (e.g., turf separate from shrub and groundcover, full sun exposure areas separate from shade areas, top of slope separate from toe of slope). Additional water conservation technology may be required, where necessary, at the discretion of the planning director.
 5. Water systems for common open space areas shall use non-potable water, if approved facilities are made available by the water purveyor. Provisions for the conversion to a non-potable water system shall be provided within the landscape plan. Water systems designed to utilize non-potable water shall be designed to meet all applicable standards of the California Regional Water Quality Control Board and the Riverside County Health Department.
 6. Separate valves shall be provided for separate water use planting areas, so that plants with similar water needs are irrigated by the same irrigation valve. Trees should be placed on separate irrigation valves from other plants (hydrozoned) with either bubblers or drip emitters. All installations shall rely on highly efficient state of the art irrigation systems to eliminate runoff and maximize irrigation efficiency as required by the Landscaping Guide.
 7. Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be

measured. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at the installation.

8. The capacity of the irrigation system shall not exceed:
 - a. The capacity required for peak water demand based on water budget calculations within the required water window;
 - b. Meter capacity; or
 - c. Backflow preventer type and device capacity;
 - d. A velocity of five feet per second for polyvinyl chloride (PVC) materials and seven feet per second for copper and brass materials.
9. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer.
10. Within inert mulched planting areas, the use of point source drip irrigation is required to maximize water infiltration into the root zone. In 3" organic mulched planting areas where slopes are less steep than 4:1, the use of Emitter Tubing irrigation or point source drip irrigation is required to maximize water infiltration into the root zone. Low water use plants that require overhead spray may be exempted from this requirement but shall be grouped, spaced and hydrozoned independently on overhead spray. In 3" organic mulched planting areas where slopes are steeper than 4:1, the use of low volume irrigation or point source drip irrigation is required to maximize water infiltration into the root zone. Drip irrigation shall be installed under the mulch. If grading conditions require increased stability not obtainable through low volume drip methods then overhead irrigation will be permitted with proper justification at the discretion of the planning director.
11. Slopes greater than or equal to 4:1 shall not be irrigated with an irrigation system with a precipitation rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the landscape documentation required to be submitted pursuant to this chapter, and if there is a clear demonstration that no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.
12. Long-narrow, or irregularly shaped landscaped areas including functional turf areas less than ten feet in width in any direction shall be irrigated with subsurface irrigation or low-volume irrigation technology.
13. Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface including DG walking trails or paths. There are no restrictions on the irrigation system type if the landscape area is adjacent to permeable surfacing or if no overspray and runoff occurs.
14. For the purpose of design, overhead irrigation shall be limited to the hours of 9:00 p.m. to 6:00 a.m. (nine-hour water window), no more than six days a week.
15. All irrigation systems shall be equipped with the following:
 - a. A smart irrigation controller as defined in Section 17.06.030 D.c.4 of this chapter;
 - b. A rain sensing device to prevent irrigation during rainy weather;
 - c. Anti-drain check valves installed at strategic points to minimize or prevent low-head drainage;
 - d. A manual shut-off valve shall be required as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair;
 - e. A mainline pressure regulator when the static water pressure is 15 percent above the recommended operating pressure of the irrigation system;
 - f. Pressure regulation within each valve circuit to establish optimal operating pressure per manufacturers' recommendations;

- g. Backflow prevention devices within a lockable cage or enclosure or other anchoring device to prevent 1
 - h. Risers shall not be used in high traffic areas.
16. Dedicated landscape meters shall be required for all projects greater than 2,500 square feet except single-family residences.
17. Irrigation design plans shall identify and site the following:
- a. Hydrozones:
 - 1) Each hydrozone shall be designated by number, letter or other designation;
 - 2) A hydrozone information table shall be prepared for each hydrozone;
 - 3) Each hydrozone shall be identified by a low, medium, or high priority designation in the event of a drought or water budgeting event as determined by the local water purveyor.
 - b. The areas irrigated by each valve;
 - c. Irrigation point of connection (POC) to the water system;
 - d. Static water pressure at POC;
 - e. Location and size of water meter(s), service laterals, and backflow preventers;
 - f. Location, size, and type of all components of the irrigation system, including automatic controllers, main and lateral lines, valves, sprinkler heads and nozzles, pressure regulator, drip and low volume irrigation equipment;
 - g. Total flow rate (gallons per minute), and design operating pressure (psi) for each overhead spray and bubbler circuit, and total flow rate (gallons per hour) and psi for each drip and low volume irrigation circuit;
 - h. Precipitation rate (inches per hour) for each irrigation circuit;
 - i. Irrigation legend with the manufacturer name, model number, and general description for all specified equipment, separate symbols for all irrigation equipment with different spray patterns, spray radius, and precipitation rate;
 - j. Irrigation system details and specifications for assembly and installation; and
 - k. Recommended irrigation schedule for each month, including number of irrigation days per week, number of start times (cycles) per day, minutes of run time per cycle, and estimated amount of applied irrigation water, expressed in gallons per month and gallons per year, for the established landscape.
18. For each valve, two irrigation schedules shall be prepared, one for the initial establishment period of six months and one for the established landscape, which incorporate the specific water needs of the plants and functional turf throughout the calendar year.
19. The planting plans (Section 17.06.030 D.b.) and irrigation design plans shall be drawn at the same size and scale.
20. The planting plan (Section 17.06.030 D.b.) and Irrigation design plans including landscape concept plans shall be prepared by a landscape architect licensed or registered by the State of California.
- d. *Soil management plan requirements:*
- 1. After mass grading, the project applicant shall:
 - a. Perform a preliminary site inspection;
 - b. Determine the appropriate level of soil sampling and sampling method needed to obtain representative soil sample(s), typically one test per every 25,000 square feet of landscaped area;
 - c. Conduct a soil probe test to determine if the soil in the landscape area has sufficient depth to support the intended plants; and

- d. Obtain appropriate soil sample(s).
 2. The project applicant shall submit soil sample(s) to a laboratory for analysis and recommendation. The soil analysis may include:
 - a. Soil texture;
 - b. Infiltration rate determined by laboratory test or soil texture infiltration rate tables;
 - c. pH;
 - d. Total soluble salts;
 - e. Sodium; and
 - f. Soil analysis recommendations.
 3. The project applicant shall prepare documentation describing the following:
 - a. Soil type;
 - b. Identification of limiting soil characteristics;
 - c. Identification of planned soil management actions to remediate limiting soil characteristics; and
 - d. Submit the soil analysis report and documentation verifying implementation of soil analysis report recommendations to the county pursuant to the requirements of Section 17.06.030 F.3.
 - e. *Grading design plan requirements:*
 1. The landscape documentation submitted shall include rough/precise grade elevations prepared for the project by a licensed civil engineer.
- E. *Landscape Irrigation and Maintenance.* This section shall apply to all projects subject to the provisions of this chapter as set forth in Section 17.06.030 C.
1. Two irrigation schedules shall be prepared, one for the initial establishment period of six months and one for the established landscape, which incorporate the specific water needs of the plants and turf throughout the calendar year. The irrigation schedule shall take into account the particular characteristics of the soil; shall be continuously available on site to those responsible for the landscape maintenance; and shall contain specifics as to optimum run time and frequency of watering, and irrigation hours per day. The schedule currently in effect shall be posted at the controller.
 2. A regular maintenance schedule and certificate of completion shall be submitted to the planning director, property owner, and water purveyor. A regular maintenance schedule shall include, but not be limited to, routine inspection, adjustments, and repair of the irrigation system and its components; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; weeding in all landscape areas and removing any obstruction to irrigation devices. Repair of all irrigation equipment shall be done with the original equipment manufacturers installed components or equivalent/improved quality components.
 3. All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes described in this chapter.
 4. Information shall be provided to owners of new, single family residential homes regarding the design, installation, management, and maintenance of water efficient landscapes.
- F. *Compliance/Plan Submittal Process.* Prior to issuance of a building permit for the project, the project applicant shall:
1. Submit all landscape documents for review and approval by the planning director. The planting plan, irrigation design plan, and soils management plan shall be reviewed by a licensed or registered landscape architect to ensure that all components of the plans adhere to the requirements of this chapter. The licensed or registered landscape architect shall sign the plans verifying that the plans comply with this chapter. Any plans submitted without the signature of a licensed or registered landscape architect shall not be accepted for review.
 2. Prior to issuance of a certificate of occupancy or final inspection for the project, a regular maintenance

schedule and a certificate of completion shall be submitted to the planning director certifying that the landscaping has been completed in accordance with the approved planting, irrigation design, soil management, and grading design plans for the project. The certificate of completion shall be signed by a licensed or registered landscape architect and shall indicate:

- a. Date;
 - b. Project information: Project name; project applicant name, telephone and mailing address; project address and location; and property owner name and mailing address;
 - c. Prior to backfilling, evidence that the party responsible for irrigation installation conducted a preliminary field inspection of the irrigation system (evidence of field inspection shall be attached);
 - d. The landscaping has been installed in conformance with the approved planting and irrigation design plans;
 - e. Irrigation audit report performed by a certified irrigation auditor after project installation (audit report shall be attached);
 - f. The smart irrigation controller has been programmed appropriately according to the parameters of each valve circuit;
 - g. The irrigation system has been adjusted to maximize irrigation efficiency and eliminate overspray and runoff;
 - h. A copy of the approved landscape documentation (Section 17.06.030 D), the irrigation schedule (Section 17.06.030 E.1) and the maintenance schedule (Section 17.06.030 E.2) has been given to the property owner and local water purveyor; and
 - i. Verification that the maintenance schedule has been provided to the planning director.
3. At a minimum, all landscape irrigation audits shall comply with the "Irrigation Association Certified Landscape Irrigation Auditor (CLIA) Training Manual" (3rd Edition, 2013 or most current) and shall be conducted by a certified landscape irrigation auditor. Any landscape irrigation auditor performing audits shall maintain a current certification as a CLIA from the Irrigation Association (IA).
 4. The planning director or his/her designee shall have the right to enter upon the project site at any time before, during, and after installation of the landscaping, to conduct inspections for the purpose of enforcing this chapter.
 5. The planning director shall have the discretion to interpret and determine suitable compliance based upon the intent of the chapter.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.040 - Landscape requirement for nonresidential uses.

- A. *Commercial Use Landscaping Requirements.* Commercial Landscaping Requirements identifies the minimum required depth of landscaped areas adjacent to residential districts and public rights-of-way and the minimum required coverage of landscaping for commercial districts and specific commercial uses.
 1. Landscape Depths Required:
 - a. Property Lines Adjacent to Residential Districts: Five feet.
 - b. Required Setback Adjacent to Public Rights-of-Way: Ten feet.
 2. This area shall be landscaped with plant materials.
 3. Landscaping in these areas shall consist of an effective combination of street trees, trees, ground cover and shrubbery and may include such items as sidewalks, access driveways, flagpoles, fountains, and other similar appurtenances.

4. Landscaping shall be developed as usable landscaped open space and outdoor living and recreation area with an irrigation system.
 5. Area shall be landscaped with plant materials designed to provide beautification and screening.
- B. *Commercial Use Landscape Provisions.*
1. All non-paved areas shall be landscaped and maintained to control dust.
 2. Wherever off-street parking areas are situated across the street from property in a residential zone, a masonry wall or berm three feet in height shall be erected within the required landscape area, outside of the public right-of-way to adequately screen the residential properties.
 3. An automatic irrigation system shall be provided for all landscaped areas.
 4. Landscaping within required setback adjacent to the public right-of-way shall be provided and maintained in perpetuity subject to the following conditions:
 - a. A distinct demarcation between asphalt paving and landscaped area shall be provided.
 5. No other usage or storage is permitted within required landscaped area.
- C. *Industrial Use Landscape Provisions.*
1. The required front yard and required side yard on the street side of a corner lot, except for the area occupied by necessary driveways and walkways, shall be landscaped with trees and other plant materials.
 2. Landscaping within required setback adjacent to the public right-of-way shall be provided and maintained, subject to the following conditions:
 - a. A distinct demarcation between asphalt paving and landscaped area shall be provided.
 - b. At least one-third of the total landscaped area shall be provided by trees, shrubs, and other plant material.
 3. An automatic irrigation system for the landscaped area shall be provided.
 4. No other usage or storage is permitted within the required landscaped area.
- D. *Landscaping Used for Screening.* This section indicates the requirements with respect to the landscaping of buffers.
1. *Landscaped Buffers for Industrial Uses.* A landscaped buffer shall be provided along the boundary of all industrially zoned property where it abuts a residential or commercial zone.
 2. *Walls.* Where a berm is provided, a three to six foot high masonry wall is allowed at the setback line with a berm to add to its height.
- E. *Parking Lot Landscaping Standards.*
1. *Landscaping Requirements.*
 - a. A minimum of 15 percent of the total off-street open parking area shall be landscaped with a mixture of trees, shrubs, vines, ground cover, hedges, flowers, bark, chips, decorating cinders, gravel, and similar material. A minimum of one-third of the required landscaping shall be distributed within the interior of the parking facility and the remaining two-thirds of the required landscaping shall be provided as peripheral planting on the exterior edges of the parking area.
 - b. All planter beds and tree planters shall be bordered by a concrete curb not less than 6 inches in height adjacent to the parking surface.
 - c. All applicants creating new or rehabilitating parking lots shall provide a landscape plan for review and approval by the City of Beaumont for said parking lots. The landscape plan shall incorporate water-conserving plant material and irrigation technology.
 - d. All landscape areas shall be well maintained in perpetuity.
 2. *Screening Requirements.*

- a. All off-street parking areas shall be screened to minimize the visual impact on adjacent streets and property shall be located within six feet of a street property line or back of sidewalk. Any open areas in the interiors with appropriate plant materials.
- b. Open parking facility or a loading area shall be screened from a residential district adjoining or directly across a street or alley. Screening shall be six feet in height, except that screening to protect properties across a street may not be less than four feet in height.

Parking Lot Landscaping Requirements Exhibit



F. *Tree Requirements.*

1. The intent of this code is to improve and maximize the landscaping within the off-street open parking areas to provide 30 percent or more of shade coverage in ten years. In order to achieve this coverage, the applicant shall plant single-trunk, low-branching trees in windy areas, and design, where possible, north/south-oriented parking areas to provide maximum shade. Landscaping shall be provided and maintained to the extent that at least one medium- or large-scale tree is planted for every six parking stalls. A diversity of tree species is required.
2. The minimum size tree planted shall be no less than a 24-inch box tree.
3. Low water use and native plant materials shall be encouraged and used to the greatest extent possible.
4. Problematic trees having shallow or invasive roots or having brittle or weak branching structure shall be prohibited.
5. Where trees already exist, the parking lot shall be designed to make the best use of this existing growth and shade wherever it is reasonably possible.

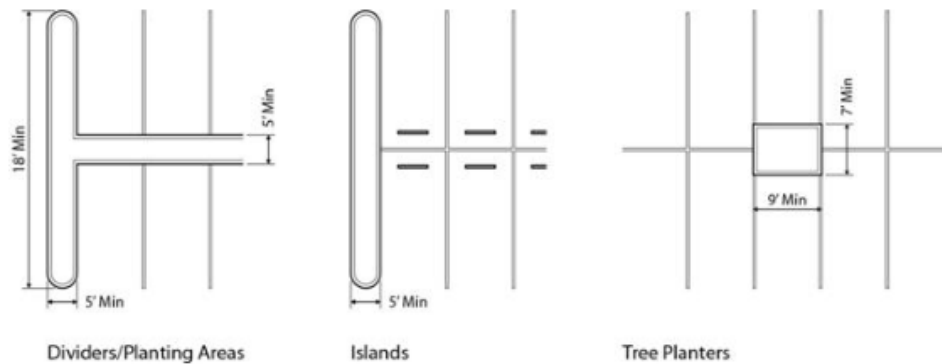
G. *Landscape Maintenance Requirements.*

1. Maintenance shall include, but not be limited to: proper pruning, watering, and fertilization of plants; periodic replacement of decomposed granite; irrigation system repairs and adjustments; removal, adjustment, and/or replacement of tree stakes; and weed removal. All missing, dead, dying, or significantly injured tree(s) must be replaced. Unless otherwise approved, a replacement tree(s) shall be the same size and type as removed. The minimum size replacement tree(s) allowed shall be no less than a 24-inch boxed tree.
2. All significantly injured, decayed or dead trees, and trees found to be significantly damaged by improper pruning shall be removed and replaced by the landowner.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

- A. Parking lot dividers, islands, planters, and planting areas shall be a minimum of five feet wide and ten feet long except new or retrofitted tree planters shall be a minimum of nine feet by seven feet, measured to the inside perimeter of the and shall have no less than 48 square feet of permeable soil planting area.

Parking Lot Requirements Exhibit



- B. Parking lot tree irrigation requirements. Automatic irrigation systems within parking lots shall be installed. Trees shall be irrigated with drip emitters, bubbler heads, or subterranean low-volume drip system. Trees shall be irrigated separately from shrubs and ground covers.
- C. Parking lot tree maintenance and installation requirements. All plants and irrigation systems shall be installed according to approved plans. The owner shall guarantee the quality of work, health, and condition of plants and installation of materials including but not limited to plant types, size, spacing, and irrigation systems. Prior to final acceptance of the project, the City shall inspect and verify that the installation is in compliance with the approved plans and specifications. All corrections, adjustments, and/or replacement of landscape elements shall be done prior to final approval by the City.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.060 - Landscape requirements for multiple-family uses.

- A. For small multiple-family residential properties with four units or less shall meet the same requirements as single family uses (Section 17.06.080).
- B. For large multiple-family residential properties the intent of coverage for commercial properties. Projects shall meet the parking lot landscaping standards and the usable yard area requirements for the Multiple-Family Zone (Section 17.03.070).

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.070 - Landscape requirements for mixed uses.

- A. For mixed use properties shall prepare detailed planting plan for the approval of the Planning Commission. The plan shall take into account the landscape requirement for the different types of uses of the property.

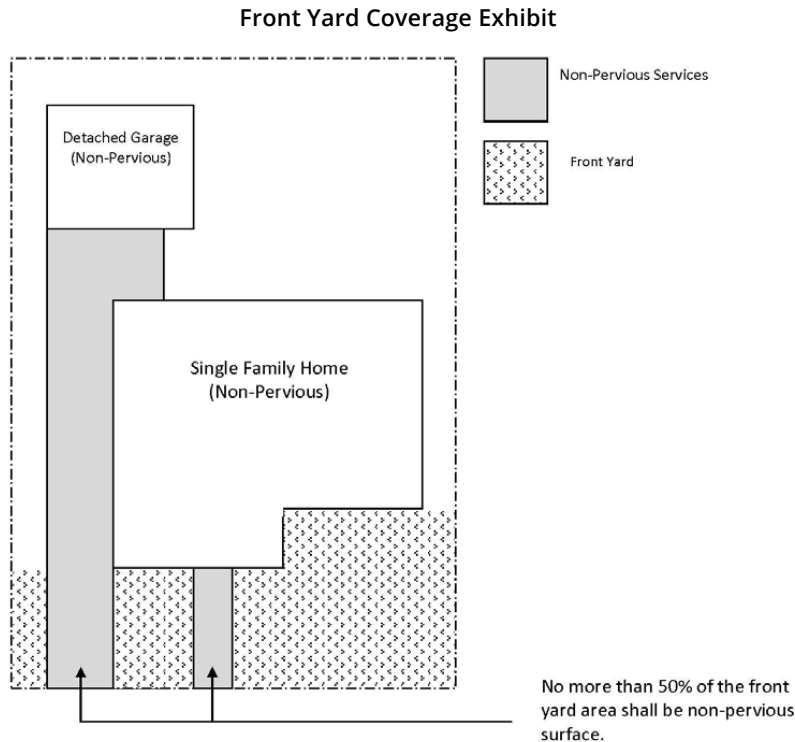
(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.080 - Landscape requirements for single family residential uses.

- A. For single family residential properties no more than 50 percent of the front yard and street side yard area shall be non-pervious surface (e.g., used as a driveway). Deviations from these standards may be allowed through site plan and architectural review for small-lot single-family developments at the time of master home plan review where these standards preclude the maximum lot coverage from being achieved.
- B. Remaining unpaved portion of the setback areas shall be landscaped, irrigated, and maintained. At least one-third

of the landscaped area shall be provided by trees, shrubs, and other plant material. All other areas shall have wood chips, decorative rock, decomposed granite or other as approved by the Planning dept. All landscaping shall be maintained per the Beaumont Municipal Code and/or as often as necessary to prevent a nuisance. No junk, debris, or other similar materials shall be stored in the landscaped areas.

- C. Landscaping shall be designed to prevent irrigation water from flowing over paved surfaces. Techniques include:
 - 1. Off-setting any turf areas from driveways and sidewalks a minimum of 24 inches to prevent overspray from sprinklers.
 - 2. Using a subterranean irrigation system (versus spray irrigation) or drip irrigation system.
 - 3. Other water conservation techniques.
- D. A minimum of two 24-inch box shade trees are required within the front yard setback of all single-family residences.



(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.090 - Slopes.

- A. Cut and fill slopes equal to or greater than three feet in vertical height shall be planted with ground cover and shall be provided with an in-ground irrigation system to protect the slope from erosion and instability.
- B. Cut and fill slopes exceeding ten feet in vertical height shall be planted with approved trees and shrubs in addition to ground cover to protect the slope from erosion and instability.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.100 - Maintenance.

- A. Property owners shall maintain the planting strip abutting each property regardless of whether the property is developed or not.
- B. Any tree, shrub, or part thereof on private property that overhangs any street or alley so that it endangers life, safety, or public property shall be removed, trimmed, or cut off within ten days of written notice from the City.

- C. Occupants of a property abutting a public street or alley shall keep private trees from overhanging into the public right of way. Trees shall be trimmed to maintain a minimum clearance of ten feet above the sidewalk, 14 feet above a curb, 17½ feet in residential areas, and 17½ feet above the curb at bus stops.
- D. Front and side yards shall not be used for off-street parking of vehicles or loading spaces.
- E. The property owner shall permanently and continuously maintain all landscaping in a neat, clean, and healthy condition, including removal of litter, proper pruning, mowing of lawns, weeds, fertilizing, and watering; and replacement of diseased and/or dead plants.
- F. Front, side, and rear yards shall not be used for off-street parking of vehicles or loading spaces unless on an approved surface.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.110 - Street trees.

This section applies to street trees located within the public right-of-way.

- A. *Permitted Plantings.* Only trees approved by the Planning Director shall be planted along a public street, alley, parking strip, public right-of-way, or parkway.
- B. *Responsibility for Maintenance.* Owners of a property fronting a public street or alley shall be responsible for the adequate watering of all street trees abutting that property and shall bear the cost of replacement of any street tree that dies.
- C. *Alteration or Removal.* No person shall plant, trim, or remove any tree or shrub on any, public street or right-of-way without approval of a permit by the Planning Department. Public utility companies and agencies shall be permitted to trim Trees to ensure the safe operation of their businesses.
- D. *Prohibitions.* The following acts in planting strips or parkway areas are prohibited:
 1. Construction of a tree well with diameter less than four feet or otherwise filling the ground area around a tree so as to shut off light, air, or water from the roots.
 2. Piling of any, building material, equipment, or other substance around any tree so as to cause injury.
 3. Pouring of any deleterious matter on or around any tree or on the ground or on any lawn in such a manner as to damage the tree.
 4. Cutting, breaking, defacing or damaging a tree in any manner whatsoever.
 5. Placing or allowing to remain in any parkway area any vegetation (other than an approved tree) or structure exceeding 18 inches in height.
 6. Posting or affixing to any City tree any bill, poster, picture, placard, announcement, notice, advertisement, or sign.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.120 - Artificial turf/grass.

This section sets forth the requirements with respect to the use of artificial turf/grass in landscape areas and may be used to meet the requirements for plant material.

- A. Artificial turf/grass shall be allowed in all landscape areas subject to the following standards:
 1. Artificial turf/grass shall be aesthetically similar to natural turf.
 2. Artificial turf/grass shall be maintained to the standards and aesthetics consistent to the time at which it was approved and installed.

3. Artificial turf/grass shall have an artificial turf fiber blend that reduces heat absorption, has appropriate ultraviolet reflectance, and has a flammability rating that meets Fire Department Standards.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)

17.06.130 - Landscape water use efficiency enforcement.

- A. **The City of Beaumont will rely on water purveyors to enforce landscape water use efficiency requirements.** The City of Beaumont shall coordinate with local water purveyors and identify programs that enhance and encourage landscape water use efficiency such as:
 1. Tiered water rate structure, or
 2. Allocation-based conservation water pricing structure, or
 3. A rate structure at least as effective as the above options, or
 4. Irrigation audits and/or irrigation surveys, or
 5. Penalties for water waste.

(Ord. No. 1069, § 4(Exh. A), 1-16-2016)



**Beaumont-Cherry Valley Water District
Regular Board Meeting
August 22, 2019**

Item 10

STAFF REPORT

TO: Board of Directors
FROM: Dan Jagers, General Manager
SUBJECT: **Update: Status of District Wells, Capital Improvements, and Engineering Projects**

Staff Recommendation

No recommendation.

Background

Beginning in late 2017, the Board approved a number of Capital Improvement, Engineering and Well repair and rehabilitation projects, either as part of the annual program to ensure quality of supply and serviceable equipment, or out of necessity due to equipment failure. The purpose of this staff report is to update the Board on all major Capital Improvement, Engineering and Well repair and rehabilitation projects that are ongoing or are upcoming in the near future.

Summary

The attached tables set forth the current status of said on-going projects.

Attachments

Table 1 – 2019 Board Approved Facility Replacement and Well Site Repair, Rehabilitation, and Replacement

Table 2 – On-going Capital Improvement Projects

Table 3 – Upcoming Capital Improvement Progress

Prepared by Erica Gonzales, Administrative Assistant

Table 1
2018-19 Board Approved Facility Replacement and Well Site Repair, Rehabilitation, and Replacement

Potable Infrastructure Project Description	Total Anticipated Project Amount	Total Project Expenses	Y-T-D Costs (July 30, 2019)	Funding Source	Current Status	Project Notes
Well 21 and Booster 21A	\$ 70,837	\$ 59,889	\$ 59,889	Capital Replacement Reserve	Complete	New motors installed and in service
Well 22 Repair and Rebilitation	\$ 217,660	\$ 205,736	\$ 20,689	Capital Replacement Reserve	Ongoing	Work complete pending landscaping, and paint
Well 3 Repair and Rehabilitation	\$ 113,240	\$ 30,848	\$ 30,848	Capital Replacement Reserve	Ongoing	Completion pending well chemical treatment, instalation of new equipment, flushing and sampling (currently underway)
Well 4A Repair and Rehabilitation	\$ 80,000	\$ -	\$ -	Capital Replacement Reserve	Underway	Pumping Unit removal expected next week (7-22-19)
Well 10 Repair and Rehabilitation	See Well 4A	\$ -	\$ -	Capital Replacement Reserve	Underway	Pumping Unit has been Removed, well inspection and rehabilitation efforts starting soon.
Well 18 Repair and Rehabilitation	See Well 4A	\$ -	\$ -	Capital Replacement Reserve	Underway	Pumping Unit has been Removed, well inspection and rehabilitation efforts starting soon.

Beaumont-Cherry Valley Water District

Table 2 Ongoing Capital Improvement Plan (CIP) Projects								
Project No.	Project Description	Approved CIP Cost	Total Project Costs (July 30, 2019)	% Expended	Budget 2019	Y-T-D Costs (July 30, 2019)	% Completion	Funding Source
WR-REWTR-Plan	Recycled Water Masterplan Update 2016	\$ 25,000	\$ 88,997	356%	\$ -		60%	Facilities Fees
WR	Grand Avenue Storm Drain	\$ 2,145,810	\$ 40,104	2%	\$ 1,158,434	\$ 1,738	20%	Facilities Fees
W-2750-0005	Replace 2750 Zone Well 1	\$ 4,130,856	\$ 34,956	1%	\$ 3,660,650	\$ 4,126	1%	Facilities Fees
W-2750-0001	Replacement for Well 2	\$ 5,360,424	\$ 32,788	1%	\$ 2,356,775	\$ 3,116	1%	Capital Replacement Reserve
W-2750-0002	2750 Zone Well in Noble Creek Regional Park	\$ 5,978,918	\$ 16,732	0%	\$ 5,041,310		1%	Facilities Fees
W-2850-0001	New Beaumont Basin Well on Pardee Sundance Site	\$ 5,844,739	\$ 16,004	0%	\$ 2,482,399		1%	Facilities Fees
M-2750-0001	2850/2750 Pressure Reducing Station & Piping (Cherry Reservoir)	\$ 51,898	\$ 869	2%	\$ 51,898		1%	Capital Replacement Reserve
M-2850-0001	Well 25 East Block Wall and Entrance Gate	\$ 51,900	\$ 4,761	9%	\$ 51,900		15%	Facilities Fees
M-0000-0001	800hp Spare Motor	\$ 129,512	\$ 2,433	2%	\$ 129,512		2%	Capital Replacement Reserve
M-3040-0002	Noble Booster Pump and Motor(Spare Pump & Motor)	\$ 23,211	\$ 2,978	13%	\$ 23,211		13%	Capital Replacement Reserve
NPT-2800-001	Raw Water Filter System at 2800 PZ Tank	\$ 261,308	\$ 2,235	1%	\$ 261,308		1%	Facilities Fees
T-3040-0001	Pressure Zone Pipeline	\$ 1,238,531	\$ 20,245	2%	\$ 55,649	\$ 6,306	70%	Facilities Fees
T-3040-0001	2 MG 3040 Zone Tank	\$ 3,664,982	\$ 184,122	5%	\$ 148,229	\$ 24,008	75%	Facilities Fees
P-2750-0069	Egan Ave-California Ave. Alley, 5th to 7th	\$ 183,896	\$ 60,302	33%	\$ 183,896	\$ 13,249	70%	Capital Replacement Reserve
P-3620-0012	Ave Altejo Bella, Ave Miravilla to end of cul-de-sac	\$ 257,504	\$ 60,918	24%	\$ 257,504	\$ 13,867	70%	Capital Replacement Reserve
P-3620-0015	Appletree Ln, B line to Oak Glen Rd	\$ 659,530	\$ 59,453	9%	\$ 659,530	\$ 13,933	70%	Capital Replacement Reserve
M-0000-0002	Chlorination Retrofit At Misc. Wells (6 Well Sites)	\$ 68,189	\$ 31,615	46%	\$ 36,574		75%	Capital Replacement Reserve
IT-NETW-0004	Email Spam Protection/Archive Solution	\$ 6,917	\$ 922	13%	\$ 6,917		80%(1)	Capital Replacement Reserve

Beaumont-Cherry Valley Water District

Table 2 Ongoing Capital Improvement Plan (CIP) Projects								
Project No.	Project Description	Approved CIP Cost	Total Project Costs (July 30, 2019)	% Expended	Budget 2019	Y-T-D Costs (July 30, 2019)	% Completion	Funding Source
IT-SCAD-0002	Wonderware SCADA Phase 2 Project	\$ 391,596	\$ 263	0%	\$ 391,596		50%	Capital Replacement Reserve
IT-NETW-0002	Redundant SAN Project	\$ 51,417	\$ 49,807	97%	\$ 23,467	\$ 49,807	100%	Capital Replacement Reserve
IT-NETW-0012	Server Replacement Project	\$ 51,771	\$ 50,737	98%	\$ 51,771	\$ 50,737	100%	Capital Replacement Reserve
WR-SITES-Reser.	Investment in Sites Reservoir Project	\$ 4,000,000	\$ 428,299	11%	\$ 73,800	\$ 262,099	20%(2)	Facilities Fees
VE-EQIP-0004	Confined Space Retrieval System	\$ 15,000	\$ 12,402	83%	\$ 15,000	\$ 12,402	100%	Capital Replacement Reserve
IT-NETW-0006	Workstation Replacement project (50 units @ \$1,000 per unit - 33% per year)	\$ 101,392	\$ 34,051	34%	\$ 20,597	\$ 5,531	80% (3)	Capital Replacement Reserve
IT-ADMN-0003	Front Office Space Reconfiguration and Furniture Replacement	\$ 38,500	\$ 1,387	4%	\$ 38,500	\$ 1,387	15%	Capital Replacement Reserve
	Well Eyewash Station Additions	\$ 51,630	\$ 2,386	5%	\$ -	\$ 2,386	15%	Capital Replacement Reserve
	Engineering Office Tenant Improvements/Furniture	\$ -	\$ 12,441	100%	\$ -	\$ 12,441	100% (4)	Capital Replacement Reserve
IT-SCAD-0004	AMR / AMI Deployment Project	\$ 4,044,735	\$ 410,051	10%	\$ 1,890,335	\$ 124,664	50%	Capital Replacement Reserve
VE-TRUK-0008	Ford F150 Super Duty 2x4 - Unit 40	\$ 35,179	\$ 25,115	71%	\$ 35,179	\$ 25,115	100%	Capital Replacement Reserve
VE-TRUK-0009	Ford F250 Super Duty 4x4 - Unit 41	\$ 35,046	\$ 28,193	80%	\$ 35,046	\$ 28,193	100%	Capital Replacement Reserve
VE-TRUK-0011	Ford F250 Super Duty 4x4 - Unit 42	\$ 47,440	\$ 28,193	59%	\$ 47,440	\$ 28,193	100%	Capital Replacement Reserve

NOTES:

- (1) Operating budget used to fund since less than \$5,000 threshold
- (2) BCVWD is a participant in this project , currently in Phase II, for 4,000 AF
- (3) Project completion % for 2019 portion
- (4) Budget from IT-ADMN-0003 used to fund

Beaumont-Cherry Valley Water District

Table 3				
2019 Upcoming Capital Improvement Plan (CIP) Projects				
Project No.	Project Description	Approved Capital Improvement Budget Cost	Funding Source	Priority (1 -5)
M-0000-0002	Chlorination Retrofit at Misc. Wells	\$ 68,189	Capital Replacement Reserve	2
TM-3040-0001	Highland Springs Reservoir Recoat & Retrofit	\$ 375,201	Capital Replacement Reserve	2
TM-3330-0001	Lower Edgar Reservoir Recoat & Retrofit	\$ 375,201	Capital Replacement Reserve	2
BP-2850-0001	2850 Zone to 3040 Zone Booster Pump Station	\$ 3,921,014	Facilities Fees	2 - 3
W-2850-0003	New Beaumont Basin Well Noble Creek Meadows	\$ 6,688,707	Facilities Fees	5
PR-3330-0001	3330 to 3150 Lower Mesa, Noble Regulator	\$ 37,286	Capital Replacement Reserve	4
PR-3620-0001	3620 to 3330 Fisher Pressure Regulator	\$ 37,286	Capital Replacement Reserve	3
-	Arc Flash Study and Improvement Project	\$ 58,708	Capital Replacement Reserve	1
-	Well Eyewash Station Additions	\$ 51,630	Capital Replacement Reserve	1
-	Well 29 Primary Conductor Replacement	\$ 17,360	Capital Replacement Reserve	1
-	Well 21 Generator Conduit and Wiring	\$ 33,090	Capital Replacement Reserve	1
-	Climate Control for High Horsepower Electrical Buildings	\$ 50,000	Capital Replacement Reserve	2
NBP-2600-0001	2600 Zone to 2800 Zone Booster Pump Station	\$ 4,729,888	Facilities Fees	1
NPR-2600-0001	2600 Zone Non-potable Regulation and Metering Station	\$ 362,475	Facilities Fees	3 - 4

Beaumont-Cherry Valley Water District

Table 3				
2019 Upcoming Capital Improvement Plan (CIP) Projects				
Project No.	Project Description	Approved Capital Improvement Budget Cost	Funding Source	Priority (1 -5)
NBP-2600-0003	2600 Zone Non-potable Booster at CoB Treatment Plant	\$ 2,789,545	Facilities Fees	3 - 4
NPR-2800-0001	2800 to 2600 Non-potable Water Pressure Regulator	\$ 211,431	Facilities Fees	2
NPT-2800-001	Raw Water Filter System at 2800 PZ Tank	\$ 261,308	Facilities Fees	2 - 3
NT-2800-0001	2MG Non-potable 2800 Zone Tank	\$ 200,018	Facilities Fees	3 - 4
NWR-2600-0002	San Timoteo Creek Non-potable Extraction Wells	\$ 4,980,678	Facilities Fees	2 - 3
P-3040-0021	Lincoln St., Noble St to West end	\$ 326,050	Capital Replacement Reserve	4
P-3040-0022	Friendship Dr., Vineland St. to End	\$ 120,347	Capital Replacement Reserve	4
P-3040-0025	Star Ln, Sky Ln, and View Dr	\$ 374,235	Capital Replacement Reserve	2
P-3040-0026	Utica Way, Vineland St to View Dr.	\$ 173,350	Capital Replacement Reserve	1
P-3620-0009	Ave. Miravilla, End of 12-in to Whispering Pines	\$ 339,092	Capital Replacement Reserve	1
P-2750-0067	Elm Ave.-Wellwood Ave. Alley, 7th St. to 5th St.	\$ 152,976	Capital Replacement Reserve	1
IT-NETW-0003	Endpoint Protection / LanGuard Security Software Project	\$ 11,010	Capital Replacement Reserve	2
IT-NETW-0008	Shoretel Phone System Redundancy Equipment	\$ 13,769	Capital Replacement Reserve	2
IT-NETW-0011	Server Room Uninterrupted Power Source	\$ 50,886	Capital Replacement Reserve	2
IT-SCAD-0003	Wonderware SCADA Phase 3 Project	\$ 224,685	Capital Replacement Reserve	3 - 4

Beaumont-Cherry Valley Water District

Table 3				
2019 Upcoming Capital Improvement Plan (CIP) Projects				
Project No.	Project Description	Approved Capital Improvement Budget Cost	Funding Source	Priority (1 -5)
IT-ADMN-0001	Laser-Fishe Digitized Fileroom Project	\$ 132,910	Capital Replacement Reserve	5
IT-ADMN-0002	Board Room Audio/Video System	\$ 150,000	Capital Replacement Reserve	4
IT-ADMN-0003	Front Office Space Reconfiguration and Furniture Replacement	\$ 38,500	Capital Replacement Reserve	2 - 3
VE-TRUK-0008	2006 4X4 F250 (Apr, 2006)	\$ 35,179	Capital Replacement Reserve	1
VE-TRUK-0009	2008 4X4 F250 (May, 2007)	\$ 35,046	Capital Replacement Reserve	1
VE-TRUK-0011	2008 F250 (Feb, 2008)	\$ 47,440	Capital Replacement Reserve	1
VE-EQIP-0004	Confined Space Retrieval System	\$ 15,000	Capital Replacement Reserve	1



**Beaumont-Cherry Valley Water District
Regular Board Meeting
August 22, 2019**

Item 11

Update: Legislative Action and Issues Affecting BCVWD

Federal			
Issue	Status	Description	New or Change in Status (New/Y/N)
HR 1435 – Sites Reservoir Protection Act	2/28/19 – Introduced 3/15/19 Ref to Com on Water, Oceans	Referred to Committee on Natural Resources. Supports building of the Reservoir and other water infrastructure in the Central Valley. Could also authorize additional funding and technological assistance for the project. Matching funds provided through Prop. 1.	N
HR 2473 – SAVE Water Resources Act	5/2/19 - Introduced in House 6/13/19 – Heard in Natural Resources Subcommittee	Requires the Bureau of Reclamation to fast-track California water storage projects such as the Sites Reservoir. The legislation, which has bipartisan support, will create cutting-edge programs to grow and sustain the region's water supply by improving storage capacity, supporting key new technological innovations for drought resistance and groundwater management and establishing responsible levels of federal funding to invest in water future.	N
H. Res 19 – Exp. Concern Re Hex. Chrom. In Water	1/3/19 - Introduced in House.	Resolution recognizes the importance of protecting the American people from drinking water polluted with carcinogens, such as hexavalent chromium. 8/13/19 – No change in status	N
H.R. 1621 – Water Supply Permitting Coordination Act	Introduced 3/7/19 – Referred to House Com on Natural Resources	To authorize the Secretary of the Interior to coordinate Federal and State permitting processes related to the construction of new surface water storage projects on lands under the jurisdiction of the Secretary of the Interior and the Secretary of Agriculture and to designate the Bureau of Reclamation as the lead agency for permit processing, and for other purposes. Helps with NEPA and Endangered Species Act. FEO becomes lead review agency. 8/13/19 – No change in status	N
S.1932 – Drought Resiliency and Water Supply Infrastructure Act	Introduced 6/20/19 (Feinstein) 7/18/19 – Hearing in Senate Energy and Natural Resources Committee	Federal Drought Legislation. ACWA-supported bill would build on Sen. Feinstein's 2016 drought legislation that was included in the Water Infrastructure Improvements for the Nation (WIIN) Act. The bipartisan Act would improve the nation's water supply and drought resiliency to protect against climate change impacts. Key provisions include: • Extending funding under the WIIN Act for an additional five years, including \$670 million for surface and groundwater storage projects, and supporting conveyance, \$100 million for water recycling projects, \$60 million for desalination projects • Creating a new loan program for water agencies at 30-year Treasury rates to spur investment in new water supply projects • Authorizing \$140 million for habitat restoration and environmental compliance projects, including forest, meadow and watershed restoration and projects that benefit threatened and endangered species.	New

California			
Issue	Status	Description	New or Change in Status (New/Y/N)
ACA 1: 55% Vote for General Obligation Bonds and Special Taxes	3/28/19 – Revised and referred to Com on Appropriations 5/20/19 – 3 rd reading in Assembly	Supported by CSDA. Currently, the California Constitution requires a two-thirds vote at the local level for both General Obligation (G.O.) bonds and special taxes, regardless of for what the city, county, or special district proposes to use the funds. Creates a new constitutional vote threshold of 55 percent for both G.O. bonds and special taxes, when proposed specifically for the construction, reconstruction, rehabilitation, or replacement of public infrastructure or affordable housing, or the acquisition or lease of real property for those purposes. The bill also specifies requirements for voter protection, public notice, and financial accountability.	N
ACA 3: Clean Water for All Act	3/20/19 – Amended in Assembly 4/30/19 – Failed Committee, granted reconsideration	Constitutional Amendment to require a minimum of 2% of specified state revenues to be earmarked for payment of principal and interest on bonds authorized by the Water Quality, Supply and Infrastructure Improvement Act of 2014. 4/15/19 – Now called the “Clean Water for All Act” 8/13/19 – No change in status	N
AB 292: Recycled water: raw water and groundwater augmentation	6/20/19 Amended in Senate. 8/12/19 Ordered to 2 nd reading in Sen	CSDA supports. Current law requires the State Water Resources Control Board, on or before December 31, 2023, to adopt uniform water recycling criteria for direct potable reuse through raw water augmentation, as specified. Current law defines “direct potable reuse” and “indirect potable reuse for groundwater recharge” for these purposes. This bill would eliminate the definition of “direct potable reuse” and instead would substitute the term “groundwater augmentation” for “indirect potable reuse for groundwater recharge” in these definitions. The bill would revise the definition of “treated drinking water augmentation.”	New
AB 402: State Water Resources Control Bd – funding stabilization	6/18/19 – Introduced 8/12/19 – Appr placed in suspense file	ACWA and CSDA opposed unless amended. Would create an opt-in program, administered by the SWRCB, to fund regulatory oversight of small public drinking water systems. Establish regulatory fees paid annually by public water systems. ACWA opposes due to collection of fees from all agencies used to subsidize regulatory costs of oversight of local primary agencies.	Y
AB 636: State Water Resources Control Board – water quality initiatives	2/15/19 – Introduced 3/14/19 - Referred to Com on Env Safety and Toxic Materials	Requires the Legislature to hold a hearing to review proposals of the State Board which result in significant environmental harm before said proposals can go into effect. Targeted at the Bay-Delta plan, could affect the Sites Reservoir. 4/9/19 – First hearing was set, but then canceled by author. 6/19/19 – Failed deadline, now a 2-year bill 8/13/19 – No change in status.	N

AB 638: Dept of Water Resources: Water storage: climate change impacts	8/12/19 – Placed in suspense file.	Requires the state to take into account the impacts climate change will have on water reliability, including accounting for the projected shrinkage of the Sierra Nevada snowpack which acts as California’s largest natural reservoir. The state would be required to identify projects and strategies to mitigate adverse impacts losses and incorporate those strategies into planning efforts going forward. 5/16/19 – Title of bill amended. Now requires inventory of storage facilities and pushes deadline to 2023. 7/11/19 – Amended. Re-referred to Appropriations.	Y
AB 992: Open Meetings – Social Media	2/21/19 – Introduced 5/1/19 – Failed to pass Com on LG, but granted reconsideration	The Ralph M. Brown Act generally requires that the meetings of legislative bodies of local agencies be conducted openly. That act defines “meeting” for purposes of the act and expressly excludes certain activities from the application of the act. This bill would provide that the Act does not apply to the posting, commenting, liking, interaction with, or participation in, internet-based social media platforms that are ephemeral, live, or static, by a majority of the members of a legislative body, provided that a majority of the members do not discuss among themselves business of a specific nature that is within the subject matter jurisdiction of the legislative body of the local agency. CSDA supports. 8/13/19 – No change	N
AB 1180: Recycled Water	5/16/19 – Passed Appropriations 6/24 – Placed on suspense	CSDA supports. Existing law requires, on or before January 1, 2020, the state board to adopt standards for backflow protection and cross-connection control through the adoption of a policy handbook, as specified. This bill would require that handbook to include provisions for the use of a swivel or changeover device to supply potable water to a dual-plumbed system during an interruption in recycled water service.	N
AB 1414: Urban Retail Water Suppliers: Reporting.	6/3/19 Amended.	CSDA Watch List. Would require each urban retail water supplier to submit a completed and validated water loss audit report as prescribed by the Department of Water Resources on or before October 1 of each year until October 1, 2023, if reporting on a calendar year basis and on or before January 1 of each year until January 1, 2024, if reporting on a fiscal year basis. The bill would require on or before January 1, 2024, and on or before January 1 of each year thereafter, each urban retail water supplier to submit a completed and validated water loss audit report for the previous calendar year or previous fiscal year as part of an existing report relating to its urban water use.	New
AB 1204: Maximum Contaminant Level Compliance Period	2/21/19: Read first time. 4/9/19: Second committee hearing canceled	Sponsored by ACWA and the Calif Water Assn. Would require the adoption or amendment of a primary drinking water standard for a contaminant in drinking water not regulated by a federal primary drinking water standard or that is more stringent than a federal primary drinking water standard to take effect 3 years after the date on which the state board adopts or amends the primary drinking water standard. 8/13/19 – No change in status	N
SB 13: Accessory Dwelling Units	5/16/19 – Passed Appr, read second time and amended 8/12 – Amended 2 nd time, sent to Appr	Opposed by CSDA. Would prohibit impact fees on accessory dwelling units (ADUs) smaller than 750 square feet and significantly limit the impact fees that can be charged for larger ADUs. Given that revenue for local governments is tightly restricted by the California Constitution, fees are one of the few ways special districts can offset the indirect costs of growth. Impact fees are critical for park, fire protection, and other types of districts trying to recoup their costs for providing infrastructure and services to new ADU developments. 5/16/19 – Amended pertaining to max. / min. square footage of accessory dwelling unit	Y

<p>AB 1486: Disposal of Surplus Land</p>	<p>2/22/19 – Introduced 4/11/19 – Amended in Assembly 5/17/19 – Passed Appr, read second time and amended 5/29/19 – Amended and passed Assembly 5/30 – Read 1st time in Senate 6/12 – Ref to Com on Gov & Finance 7/27 – Amd in Senate 8/12/19 – Appropriations Com – placed on suspense</p>	<p>Strongly opposed by CSDA. Amends Calif Govt Code to require special districts and other public agencies to offer a right of first refusal to affordable housing developers, schools, and park agencies before leasing, selling, or otherwise “conveying” any of the agency’s land. The new mandate in <u>Assembly Bill 1486</u> would prevent prudent efforts to lease or otherwise protect land for important community purposes, such as buffer land surrounding a water or wastewater treatment facility, energy generation plant, or airport, as well as the long-term lease of district property that will be needed for future infrastructure.</p> <p>4/11/19 – Amended to require local agency to provide an annual list of properties to the Calif Department of Housing and Community Development. 4/16/19 – (update from CSDA) Amended in Assembly Local Government Committee in a positive step for special districts. Amendments remove the bill's new definition of “disposal” under the Surplus Land Act (SLA). In effect, leases and transfers of land will continue to not be subject to the SLA. “AB 1486 generated intense opposition from a coalition of public agencies, including CSDA. Over 40 CSDA members submitted letters of opposition to the bill and called members of the Committee. Thanks largely to this grassroots effort, the author was compelled to accept the Committee's amendment in order to keep AB 1486 moving through the Legislature.”</p> <p>5/16/19 – Amended to specify <i>“the bill would, with regard to disposing of surplus land for the purpose of developing low- and moderate-income housing, only require the local agency disposing of the surplus land to send a specified notice of availability if the land is located in an urbanized area.”</i></p> <p>5/29/19 – Amended in Assembly to expand the Surplus Land Act to cover ALL land owned by public agencies. AB 1486 passed off the Assembly Floor on a mostly party line vote and now advances to the Senate for consideration in policy committees.</p> <p>6/27/19 – The BCVWD Board voted to oppose AB 1486. Appropriate legislators and the CSDA were notified via formal letter.</p> <p>7/27/19 – Bill amended in Senate.</p>	<p>Y</p>
<p>SB 200: Safe and Affordable Drinking Water Fund</p>	<p>7/24/19 – Signed by Gov</p>	<p>Would establish the Safe and Affordable Drinking Water Fund in the State Treasury to help water systems provide an adequate and affordable supply of safe drinking water in both the near and the long term. Would authorize deposit into the fund of federal contributions, voluntary contributions, gifts, grants, and bequests and would provide that moneys in the fund are available, upon appropriation by the Legislature, to the board to fund grants, loans, contracts, or services to assist eligible recipients.</p>	<p>Y</p>
<p>ACR 89 – Special Districts Week</p>	<p>5/13/19 – Introduced in House 7/3/19 – Ordered to 3rd reading.</p>	<p>Assembly Concurrent Resolution 89 declares the week of September 22, 2019, to September 28, 2019, to be “Special Districts Week.” It will coincide with the annual meeting of the California Special Districts Association. ACR 89 encourages all Californians to be involved in their communities and be civically engaged with their local government. It raises awareness of the role and services of special districts.</p>	<p>Y</p>

AB 658 Water Rights – Water Management	7/11/19 – Amd in Senate 8/12 – Appr placed on suspense.	Would create a five-year permit that would allow groundwater recharge projects to divert water during high-flow events. The intent of the bill is to increase groundwater recharge when specific conditions exist.	Y
SB 749 – Public Records Act amendments	5/23/19 – Amended and passed Senate 5/30/19 – Read first time in Assembly 6/18 – Amended, ref to Com on Appr. 7/10 – Placed on suspense.	CSDA now neutral. This bill will have a single provision that seeks to remove the "Trade Secrets" exemption from the CPRA for records of wages, benefits, working hours, and other employment terms and conditions of employees working for a private industry employer, or a subcontractor of a private industry employer, pursuant to a contract with a state or local agency. This provision may impact the number of bids Districts receive in response to RFPs and the amount of information provided in those bids. 7/17/19 - CSDA has changed position from Oppose to WATCH since the amendments addressed the most significant concerns.	Y
SB 1: Environmental, Public Health, and Workers Defense Act	7/9/19 – Re-referred to Asm Com on Appr	ACWA opposes unless amended. Seeking to prevent a backsliding of the federal regulatory structure as it existed prior to the current federal administration taking office, this bill establishes a minimum baseline for environmental, public health, and labor standards. The baseline is set as the federal standard that existed prior to the current federal administration assuming office.	New