



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

**MINUTES OF REGULAR MEETING – ENGINEERING WORKSHOP
OF THE BOARD OF DIRECTORS**
Thursday, May 25, 2023 at 6:00 p.m.

*Meeting held in person at 560 Magnolia Ave., Beaumont, CA
pursuant to California Government Code Section 54950 et. seq.*

Call to Order: *President Hoffman opened the meeting at 6:08 p.m.*

Pledge of Allegiance was led by President Hoffman.

Invocation was given by Director Slawson.

Announcement and Verification of Remote Meeting Participation
No Board members were attending via teleconference.

Roll Call:

Directors present:	Covington, Hoffman, Ramirez, Slawson, Williams
Directors absent:	None
Staff present:	General Manager Dan Jagers Director of Finance and Administration Kirene Bargas PhD Director of Engineering Mark Swanson Director of Information Technology Robert Rasha Water Utility Superintendent Julian Herrera Administrative Assistant Cenica Smith
Legal Counsel	James Markman

Members of the public who registered their attendance: Nyles O'Harra and Larry Smith, San Geronio Pass Water Agency; Cesar Raymundo, Hector Gutierrez, and Carlos Gutierrez.

Public Comment: None.

- 1. Adjustments to the Agenda:** None.
- 2. Request for Will Serve Letter and Approval of Annexation for 79 North Logistics Center (Riverside County Assessor's Parcel Nos. 418-230-002, -003, -004, 418-260-013, -014) in the City of Beaumont**

Director of Engineering Mark Swanson described the project location in the vicinity of Pennsylvania Avenue and 3rd Street and consisting of an approximately 400,000 square foot warehouse including an 8,000 square foot office building. On behalf of the developer, applicant Thienes Engineering indicated that the parcels would be merged.

The parcels do not appear to be within the District's service area boundary and would need to be annexed, Swanson stated. Water consumption numbers provided show domestic use of just over 4,000 gallons per day (8 Equivalent Dwelling Units [EDUs]) and nonpotable at 11 EDUs, which appear to be valid, he advised. Because the developer has not indicated who would be the tenant, those numbers would be subject to audit and would come back to the Board.

District facilities are nearby, Swanson continued. Should there be fire flow or other requirements that cannot be satisfied with the existing 10-inch line in 3rd Street, the developer would be required to expand those facilities to the appropriate size.

General Manager Jagers advised that the District's experience with logistics centers suggests the stated water use should be accurate. Final plans with landscaping have yet to be submitted, and will be reviewed as part of the planning activity prior to the facilities agreement, he said. He also noted that some of these developments come in with non-disclosure agreements and this may be a similar condition (unnamed tenant). He assured that the District follows up to audit actual water use.

President Hoffman invited public comment. There was none.

Director Ramirez asked if the applicant was present at the meeting; Mr. Swanson said no. Director Ramirez asked if there was possibility that the original intention of the application had changed. Mr. Jagers acknowledged the uncertainty regarding an unidentified tenant, but said staff does not expect there to be a problem with the amount of water supply requested.

In response to Director Ramirez, Mr. Jagers explained that if consumption turns out to be below the number approved by the Board, staff will move forward with a facilities agreement. If it is above, it comes back to the Board for further discussion. Director Ramirez suggested that clause be included in the Will Serve Letter (WSL). Jagers provided two examples of when use exceeded the estimate and the situation came back to the Board. He assured that the facilities agreement would not be written until there is clear understanding of what will be there.

Director Ramirez moved to include language in the WSL to address the potential of any water use above the estimate subject to further approval by the Board. There was no second, but Mr. Jagers indicated that would be done.

Director Williams asked about use of asbestos concrete pipe. Mr. Swanson described the pipeline material with asbestos layer manufactured circa 1960s. Mr. Jagers explained the pipeline has a long life if it is not injured. Once pulled out, it must be disposed of properly and does not pose a cancer risk. Director Williams asked about water service from that line. Mr. Swanson reviewed the plans and indicated the developer could choose how to plumb their property based on needs and upon District preference. Director Williams expressed concern and asked if there may be danger of them breaking the asbestos line. Mr. Swanson acknowledged that whenever the pipe is touched there is risk of some issue, but if they touch it, they are responsible for it. Mr. Jagers added that the District makes connections to asbestos concrete pipe fairly frequently. Until the Fire Department provides their requirements, the District cannot weigh in on how to serve the property, but this is typical procedure, he explained.

Mr. Swanson assured Director Williams that there is a standard for connection to those pipes, and the developer would need to adhere to that standard. It will be specified on the plans, he noted.

Director Williams asked about use of the 8,000 sf of office space and Mr. Swanson said there were no details provided. He noted that many times on projects like this District staff provides assistance to the developer. This water use looks reasonable, he stated. Director Ramirez asked on what the reasonable use was based. Mr. Swanson explained the formula for the number of employees per square foot, and number of gallons per day per employee. Mr. Jagers added more detail on the analysis and reiterated that staff is comfortable with the numbers.

Director Williams expressed concern about the amount of water use, traffic circulation, location of water service, and the secrecy around the application, saying she was not comfortable with the project. President Hoffman clarified that the Board is empowered to provide the water service and WSL, but cannot deny service due to traffic impacts. Director Williams pointed out that actual water use is still unknown, and the Board may be approving provision of a WSL as there is no longer a condition of drought.

Mr. Jagers indicated that most developers do not have a tenant for the project when they ask for water service, as the speculative building may not be complete for a couple of years. He provided more detail and examples of other developments. Mr. Swanson indicated he did not ask the developer about the tenant.

Director Williams stated she would like this to return to the Board whether the use was less, more or the same, and would like to know the identity of the tenant. Director Covington suggested bringing this item back with more information and attendance of the developer.

Director Slawson asked about nonpotable service. Mr. Swanson noted the building would connect to an existing 24-inch nonpotable line in 1st Steet.

Director Covington emphasized this is a very large facility and said there is not enough information. He suggested tabling the item due to the concerns and questions.

President Hoffman asked about the burden of this water supply on the existing pipelines and system, and whether there would still be adequate water for future customers. Mr. Swanson answered that the property is in the 2750 City zone and demand of 4,000 gpd is not a significant amount of water (equivalent to about 20 homes). Fire flow could be a significant amount, he added, which is a storage issue.

Mr. Swanson confirmed for President Hoffman that the developer would process the annexation into the District. The District will review or prepare a plan of service based on their choices.

President Hoffman asked about any needed property dedication for District facilities. Mr. Jagers said there are no needs at this particular facility.

The Board tabled this item for discussion at a future meeting with the project proponent by following roll-call vote:

MOVED: Covington	SECONDED: Williams	APPROVED 5-0
AYES:	Covington, Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	None	

3. Request for Temporary Emergency Connection and Annexation into BCVWD Service Area with Permanent Service for Property Located at 37321 Cherry Valley Boulevard

Director of Engineering Mark Swanson explained that property owner Mr. Hector Gutierrez and his son, Carlos Gutierrez, met with Engineering staff on May 4 and described their property location and issues. They are aware of an adjacent property that had had a similar issue and the Board had taken action (the Aldama property, 8/31/2022), and were seeking a similar solution.

The Gutierrez parcel had a well on site, but it has gone dry. After acquiring proposals from well drilling contractors, the owner has determined it is too expensive to drill and there is no surety on well performance over time. The owners would like to see if the District is willing to provide water service contingent on annexation and other conditions as provided to the other applicant. Mr. Jagers reminded the Board about their approval of emergency water service to the Aldama family and added that said service has still not been effected due to traffic issues on Cherry Valley Boulevard. This property is adjacent, he noted, and has the same problem.

The properties in this location are listed and identified by resolution in the Beaumont Basin Watermaster (BBWM) as overlie water users and have an allocation and right assigned, Jagers continued. The property that currently has the well is to the south and is not in the Beaumont Basin. That entity has terminated the pre-existing service to these property owners. It appears they are doing an extraction and agricultural activity without assigned water right.

As with the prior case, the District would request the property owner forego their overlie water right for the portion delivered in accordance with the BBWM judgment, and would provide service in lieu at a cost as appropriate, Jagers explained. After examining other options, the property owners believe this assures the continuation of service.

This subject will be placed on the next BBWM meeting agenda to properly address the extraction and make sure it is not above the allowed amount in the Beaumont Basin, Jagers added. He noted that the BBWM Annual Report estimates and assigns annual water use on these properties, so staff is paying close attention.

The solution follows the format of the previous entity and involves annexation, temporary service, completion of permanent service and ultimately conversion of the permanent service to a higher pressure service once the 2750 line reaches the area, Jagers stated. Mr. Swanson added that the property owner has a 2,500 gallon tank or can take service. A backflow device would be required, Jagers added.

There is a small parcel adjacent that drilled a well approximately five years ago, Swanson noted. The parcel directly south has the existing well and had severed the connections out of concern that their well may run dry, Jagers added.

Director Ramirez returned the discussion to the applicant's situation. Mr. Swanson said he advised the owners that if they were to coordinate with the other parties, a joint agreement could be written to potentially share some costs. The Aldama property cost was \$6,500 for the service, but charges increased in January and the cost for the Gutierrez property may be higher, Swanson indicated. Due to the overlying water right,

some components of the District's capacity charge (facilities fee) may be reduced to zero in exchange for that water. There is also a front footage fee, he noted. The estimate does not include the LAFCO annexation process, he said.

President Hoffman invited the applicant to speak. Mr. Carlos Gutierrez informed the Board they had sought other options such as drilling but the costs were astronomical, and a well must be 50 feet from the property line making it almost impossible. This would be the most economical and reliable option, he stated. He advised that all the nearby properties previously received water from Sunny Cal Egg Ranch, but that was severed about a decade ago. The current solution of hauling water is unreliable and inconvenient, he stated.

In response to Director Slawson, Mr. Gutierrez indicated the permanent solution was desired, but in the interim the emergency temporary solution is the quickest way to address the need while working toward the permanent. He said he understood contingencies involved. Mr. Jagers explained the phased approach because the concurrent annexation process is of longer duration.

Director Slawson remarked that the other project has not been done. The District is prepared to move forward but traffic is still constrained as part of the construction on the Shopoff building, Jagers explained. Director Slawson asked if approved, the two projects could be done at once; Jagers said yes and explained some detail.

President Hoffman asked if LAFCO approval was required before providing temporary service. Mr. Jagers said he did not think so, as there is overlie water right, and adjudication provides for BCVWD to serve them. Sunny Cal Egg Ranch already went to court on this, and it should be a reasonably straightforward application, he stated.

President Hoffman recapped the plan.

Director Ramirez supported the action.

Director Williams asked about quantification of the water right. Mr. Jagers advised this would be a BBWM issue.

Director Williams asked about a time estimate for completion of the Shopoff project. Mr. Swanson advised that he had emailed the County of Riverside with inquiries.

Director Covington reported on discussion of the Cherry Valley Boulevard issue at the County's Municipal Advisory Committee last week, following complaints received with work stalled for so long and poor traffic control. The response from the County was that the traffic control will not be moved until the improvements are done at the interchange, as they will do the overlay all at the same time. It could be a couple more months, he noted.

Director Covington pointed to clauses in the service agreements and asked whether the properties needed a WSL before going to LAFCO. Mr. Swanson said they will need the WSL and a Plan of Service. Jagers recommended a modification to the recommended motion to include a WSL and annexation.

President Hoffman concurred with the approach and comments, and recommended staff to make all effort when safe to do so to complete the connections for temporary service followed by permanent service. He requested progress updates.

The Board approved the request for temporary emergency connection and annexation approval, followed by permanent service (will serve letter) for the property located at 37321 Cherry Valley Boulevard in the Community of Cherry Valley (Riverside County Assessor's Parcel No. 407-190-013), subject to payment of all fees to the District with annexation by the following roll-call vote:

MOVED: Williams	SECONDED: Covington	APPROVED 5-0
AYES:	Covington, Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	None	

4. Resolution 2023-15 to Nominate and Support Lona M. Williams as a Candidate for the Position of ACWA Vice President

General Manager Jaggars reminded the Board of vote at the May 10, 2023 meeting to nominate Director Williams to stand for election. This resolution is required to support that vote, he explained.

President Hoffman invited public comment. SGPWA Board President Larry Smith indicated that the San Geronio Pass Water Agency likes to see local participation in ACWA and said he would encourage the SGPWA to provide a letter of support if helpful.

The Board adopted Resolution 2023-15 to Nominate and Support Lona M. Williams as a Candidate for the Position of Association of California Water Agencies (ACWA) Vice President by the following roll-call vote:

MOVED: Ramirez	SECONDED: Covington	APPROVED 5-0
AYES:	Covington, Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	None	

5. Consideration of Participation and Attendance at Upcoming Events and Authorization of Reimbursement and Per Diem – Cherry Festival

General Manager Jaggars reminded about previous discussion and reiterated that the SGPWA and Riverside County Water Conservation District were planning a booth at the Beaumont Cherry Festival from noon to 6 on Saturday and Sunday June 3 and 4, and invited BCVWD to join.

Director Williams and Director Slawson indicated interest. Mr. Smith thanked the Board for the participation.

The Board pre-approved the attendance of all directors at these events for purposes of per diem and reimbursement of associated reasonable and necessary expenses per District policy by the following roll-call vote:

MOVED: Slawson	SECONDED: Hoffman	APPROVED 5-0
AYES:	Covington, Hoffman, Ramirez, Slawson, Williams	
NOES:	None	
ABSTAIN:	None	
ABSENT:	None	

6. Legislative Action and Issues Affecting BCVWD

General Manager Jagers advised of concern about the legislation related to zero emission trucks, and indicated there will be discussion about that moving forward.

7. Reports for Discussion and Possible Action

a. Directors' Reports:

Director Ramirez reported attending the Collaborative Agencies Meeting on May 3, 2023.

Director Slawson reported attending the San Geronio Pass Regional Water Alliance on May 24.

b. Directors' General Comments:

President Hoffman reported that he was satisfied with the paving done by the District on Grand Avenue. He noted that water continues to be recharged at the SGPWA facility and asked if it was still running at full hydraulic capacity. Mr. Jagers said he would address this in the next item.

c. General Manager's Report:

General Manager Jagers reported the following:

- At the San Geronio Pass Regional Water Alliance meeting, began coordinating with Riverside County Flood Control to do a ribbon cutting for the completion of the MDP Line 16 project this summer
- The SGPWA effected a repair activity last week requiring a one week shut down of the water delivery system to the recharge facilities. All are back up and running
- Currently, delivery is at 35 acre-feet per day (35 cfs) and increasing. Hydraulic restrictions at Pearblossom are anticipated
- There have been a lot of employee promotions within the District
- Projects continue to move forward in advance of the City's paving
- The widening project at Pennsylvania and the I-10 is progressing
- Pipeline replacements at 5th and Michigan are moving forward

- Plans have been received back from the County of Riverside and a bid package is being assembled for Noble Tank and pipeline. This is awaiting NEPA completion
- Tank recoating projects are moving forward

d. Legal Counsel Report: None.

8. Action List for Future Meetings

- Update / presentation on the AMR / AMI project
- Presentation on the San Bernardino Valley Resource Conservation District
- Presentation on solar power opportunities (June or July)
- Sites Reservoir update
- Maximization of groundwater supplies
- Update on status of Cherry Valley Boulevard road work and provision of service to two properties
- Will Serve Letter and Approval of Annexation for 79 North Logistics Center (tabled item 2)
- Guidelines for designation of items for Consent Calendar

9. Announcements

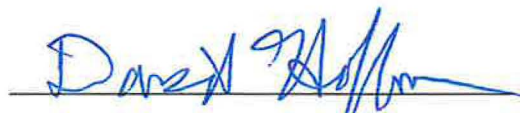
President Hoffman called attention to the following announcements:

- District offices closed in observance of Memorial Day: Monday, May 29
- Finance and Audit Committee Meeting: Thursday, June 1 at 10 a.m. (note change of time)
- Beaumont Basin Watermaster Committee Meeting: Wednesday, June 7 at 11 a.m.
- Regular Board Meeting: Wednesday, June 14 at 6 p.m.
- Personnel Committee Meeting: Tuesday, June 20 at 5:30 p.m.
- Engineering Workshop: Thursday, June 22 at 6 p.m.

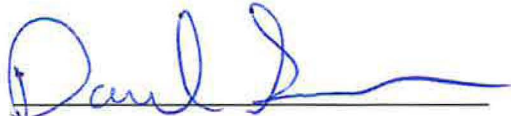
10. Adjournment

President Hoffman adjourned the meeting at 7:30 p.m.

ATTEST:



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



Director Daniel Slawson, Secretary
to the Board of Directors of the
Beaumont-Cherry Valley Water District