



Cabazon Water District
14-618 Broadway Street • P.O. Box 297
Cabazon, California 92230

FINANCE & AUDIT COMMITTEE MEETING

AGENDA

Meeting Location:
Cabazon Water District Office
14-618 Broadway Street
Cabazon, California 92230

Meeting Date:
Tuesday, August 16, 2016 – 3:45 PM

CALL TO ORDER,
PLEDGE OF ALLEGIANCE,
ROLL CALL

FINANCE & AUDIT COMMITTEE

1. Discussion: Finance & Audit Committee Report
 - Balance Sheet
 - Profit and Loss Two Month
 - Profit and Loss Budget Comparison
 - Statement of Cash Flows
 - Proposed Budget for FY 2016-2017

2. Finance & Audit Committee District Payables Review and Approval/Signing

PUBLIC COMMENT

Any person may address the Board of Directors at this time on any matter within the subject matter jurisdiction of the Cabazon Water District; however, any matter that requires action will be referred to staff for investigation and reported at a subsequent Board of Directors meeting. The Board of Directors is prohibited by law from discussing or taking immediate action on items during this public comment period. To comment on specific agenda items, please advise the Board secretary prior to the meeting. **Each public comment will be limited to three (3) minutes. Individuals may not give their time away to another spokesperson. After two (2) minutes, the speaker will be notified that he/she has one (1) minute remaining. AB 1234 ORAL REPORTS (Gov. Code Sec. 53232.3(d))**

ADJOURNMENT

ADA Compliance Issues

In compliance with the Americans with Disabilities Act & Government Code Section 54954.2, if special assistance is needed to participate in a Board meeting, please contact the Clerk of the Board at (951) 849-4442. Notification of at least 48 hours prior to meeting time will assist staff in assuring that reasonable arrangements can be made to provide accessibility at the meeting.



Cabazon Water District
14-618 Broadway Street • P.O. Box 297
Cabazon, California 92230

REGULAR BOARD MEETING

AGENDA

Meeting Location:
Cabazon Water District Office
14-618 Broadway Street
Cabazon, California 92230

Meeting Date:
August 16, 2016 – 6:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF OUR SERVICE MEN AND WOMEN

ROLL CALL

CONSENT CALENDAR

All matters in this category are considered to be consistent with the Board/District goals, District Policies and Regulations adopted and/or approved by the Board of Directors, and will be enacted in one motion. There will be no separate discussion of these items. If discussion is required, items may be removed from the consent calendar and will be considered separately.

1. Approval of:

- a. Water Rate Workshop Meeting Minutes of July 19, 2016
- b. Finance and Audit Committee Meeting Minutes and warrants approved by the committee of July 19, 2016
- c. Regular Board Meeting Minutes and warrants of July 19, 2016
- d. Special Meeting Minutes and warrants of August 2, 2016

2. Warrants – None

3. Awards of Contracts – None

UPDATES

1. Update: San Gorgonio Pass Regional Water Alliance Update
(by Director Israel)
2. Update: Manager's Operations Report
(by General Manager Louie)

PUBLIC COMMENTS

Any person may address the Board of Directors at this time on any matter within the subject matter jurisdiction of the Cabazon Water District that is listed on the agenda under Closed Session; however, any matter that requires action will be referred to staff for investigation and reported at a subsequent Board of Directors meeting. The Board of Directors is prohibited by law from discussing or taking immediate action on items during this public comment period. To comment on specific agenda items, please advise the Board secretary prior to the meeting. Each public comment will be limited to three (3) minutes. Individuals may not give their time away to another spokesperson. After two (2) minutes, the speaker will be notified that he/she has one (1) minute remaining. AB 1234 ORAL REPORTS (Gov. Code Sec. 53232.3(d))

CLOSED SESSION

- (1) CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: (former Hadley property at 50100 Main Street)
Agency Negotiator: Calvin Louie
Negotiating Parties: Cabazon Water District, Lucent Real Estate, Inc., and Hadley's Trust
Under Negotiation: Price and Terms of Payment
- (2) CONFERENCE WITH LEGAL COUNSEL – General Manager's Annual Performance Review – Approval of 5th amendment to contract
- (3) COFERENCE WITH LEGAL COUNSEL – Anticipated Litigation: Two Cases

OPEN SESSION

Report to the public of action taken by the Board, if any.

NEW BUSINESS

1. Discussion/Action: District Service Vehicle Quotes (by General Manager)

OLD BUSINESS

1. Discussion/Action: Approval to extend the lease agreement for one year with the County of Riverside regarding the 50256 Main Street property.
2. Discussion/Action: Approval of RESOLUTION 04-2016: APPROVAL OF THE ACQUISITION OF 0.5-ACRE PROPERTY LOCATED AT 50100 MAIN STREET IN CABAZON, CA AND APPROVING DEMOLITION OF EXISTING SMALL STRUCTURES AND ERECTION OF A PERIMETER FENCE THEREON.

3. Discussion: Private Fire Sprinkler System Ordinance - Update
4. Discussion: Sustainable Ground Water Update
(by General Manager Louie & Steve Anderson)
5. Discussion: Update on Human Resource and FY 2016-2017 Budget (by General Manager Louie)

PUBLIC COMMENTS

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GENERAL MANAGER/BOARD COMMENTS

1. Future Agenda Items

The Board Chair or the majority of the Board may direct staff to investigate and report back to an individual(s) and the Board on matters suggested or direct the General Manager/Board Secretary to place the matter on a future Board meeting.

- Suggested agenda items from the Public.
- Suggested agenda items from Management.
- Suggested agenda items from Board Members.

2. Management Comments

Staff members may speak on items of information not requiring comment or discussion to the Board and public. Topics which may be included on a future meeting agenda may be presented but cannot be discussed. (3 minutes)

3. Board Member Comments

Board members may speak on items of information not requiring comment or discussion to the Board and public. (3 minutes)

MISCELLANEOUS

1. Future Board Items/Next Board Meeting Date(s)

- a. Water Rate Workshop Study – Tuesday, September 6, 2016, 6:00 pm
- b. Finance & Audit Workshop – Tuesday – September 20, 2016, 3:45 pm
- c. Regular Board Meeting – Tuesday – September 20, 2016, 6:00 pm
- d. Personnel Committee – None

- e. San Geronio Pass Regional Water Alliance – Alliance Meeting - Wednesday – September 28, 2016 - 5:00 PM to 7:00 PM

ADJOURNMENT

ADA Compliance Issues

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Cabazon Water District
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**SPECIAL BOARD MEETING
MINUTES**

Meeting Location:
Cabazon Water District Office
14-618 Broadway Street
Cabazon, California 92230

Meeting Date:
July 19, 2016 – 11:00 AM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF OUR SERVICE MEN AND WOMEN

ROLL CALL

Director Teresa Bui - Present
Director Maxine Israel - Present
Director Sarah Wargo - Present
Director Alan Davis - Absent
Director Robert Lynk - Present

Calvin Louie, General Manager - Present
Elizabeth Lemus, Board Secretary - Present
Linda S. Halley, Financial Consultant - Absent
Steve Anderson, Best Best & Krieger Law Firm - Absent

CONSENT CALENDAR

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1. Approval of:
2. Warrants – None
3. Awards of Contracts – None

UPDATES

OLD BUSINESS

1. Discussion: Water Rate Study Workshop

There was open dialogue between the Board and Public regarding water rates, rate structures, meter charges, etcetera. The Board decided they wanted more information before they decided on a specific water rate structure or decision. Another Water Rate Study Workshop would be planned in the near future.

PUBLIC COMMENTS

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GENERAL MANAGER/BOARD COMMENTS

1. Future Agenda Items

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- Suggested agenda items from the Public.
- Suggested agenda items from Management.
- Suggested agenda items from Board Members.

2. Management Comments

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3. Board Member Comments

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MISCELLANEOUS

1. Future Board Items/Next Board Meeting Date(s)

- a. Finance & Audit Workshop – Tuesday – August 16, 2016, 3:45 pm
- b. Regular Board Meeting – Tuesday – August 16, 2016, 6:00 pm
- c. Personnel Committee – None
- d. San Geronio Pass Regional Water Alliance – Alliance Meeting - Wednesday – July 27, 2016 - 5:00 PM to 7:00 PM

ADJOURNMENT

Motion to adjourn at 13:22 hr. made by Director Israel and 2nd by Director Wargo.

Director Bui - Aye
Director Israel - Aye
Director Wargo - Aye
Director Davis - Absent
Director Lynk – Aye

Meeting adjourned at 13:22 hr. on Tuesday, July 19, 2016

Robert Lynk, Board Chair
Board of Directors
Cabazon Water District

Elizabeth Lemus, Secretary
Board of Directors
Cabazon Water District

ADA Compliance Issues

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FINANCE & AUDIT COMMITTEE MEETING

MINUTES

Meeting Location:

Cabazon Water District Office
14-618 Broadway Street
Cabazon, California 92230

Meeting Date:

Tuesday, July 19, 2016 – 3:45 PM

CALL TO ORDER,
PLEDGE OF ALLEGIANCE,
ROLL CALL

Director Bui - Present
Director Israel - Present

Calvin Louie (General Manager) - Present
Elizabeth Lemus, Board Secretary - Present
Linda Halley, Financial Consultant - Absent

FINANCE & AUDIT COMMITTEE

1. Discussion: Finance & Audit Committee Report
- Balance Sheet
 - Profit and Loss Two Month
 - Profit and Loss Budget Comparison
 - Statement of Cash Flows
 - Proposed Budget for FY 2016-2017

- ⚡ The District looks at four basic reports each month to get a high level overview of the financial position of the District.
- ⚡ These Financial Statements are not Compiled, Reviewed, or Audited, but are created by the contract accountant in her position as Financial Controller of the District.

- The District has an independent financial audit each year. The District's year ends on June 30.
- The four reports the District reviews are the Balance Sheet, the Profit and Loss Two Months, the Profit and Loss Budget Performance, and the Statement of Cash Flows.
- The Balance Sheet shows what the District owns and what the District Owes.
- The Profit and Loss Two Months shows whether the District is consistent month to month with revenue and expenses.
- The Profit and Loss Budget Performance shows how the District is doing against the budget, and how the District is doing fiscal year to date.
- The Statement of Cash Flow gives an overview of the cash that came in and went out during the month.

The first report is the Balance Sheet.

- Total Checking/Savings is about \$30K higher than last month. This is due in large part to the tax revenue received during the month.
- Account 12021 shows that the District has a special situation where an individual owes the District money in excess of the regular water bill.
- Accounts 12011 and 12012 Accounts Receivable are a bit lower this month than last.
- These are the only items of note on the Balance Sheet.

The Profit and Loss two month shows that:

- Account 41100 Base Rate - Water Bills - is substantially the same this month as last.
- Account 41500 - Stand by Fees, and 42110 Ad Valorem - Tax Revenue - show that the District received tax revenue this month.
- Total 50010 - Payroll All Expenses is substantially higher this month than last due to the third payroll. The District payroll is biweekly- which results in three payrolls during the month, twice each year.
- Account 53160- Utilities - Wells -shows that the District has received the Edison bills for the month.
- Accounts 5318 - this has been split to show the equipment portion of both the 53180 Materials and Line Maintenance Repair Contractor and 53181 Materials and Line

Maintenance Repair Contractor - Emergency Work to give more visibility. During May the District had only weed abatement done.

- Account 56300 – Financial Audit- shows that the auditors have begun planning for the current audit.
- 56500 Legal. The bills this month are related to:
 - General: DHPO issues, EEI Questionnaire, Hadley Property, Water Conservation items, Stanley Security, Pass Agency, etc.
 - Water: Allocation plan, GSA, Sphere of influence, allocation agreement, groundwater management act.
 - Personnel: Conference with SEIU rep re request for concessions.
- Account 61241 – Website Support- shows that work has begun on the website.

The District ended the month with a preliminary net income of \$25k.

- The Profit & Loss Budget Performance has five columns. The first shows the actual income and expenses for the month. The second column shows the Budget for the month just ended. The middle column shows the year to date actual figures. The fourth column shows the Year to Date Budget. The last column shows the annual budget.
- Account 41100 Base Rate - Water Bills – the District is under budget by about \$75k due to the DHPO overbilling. The District had budgeted for the higher amount and have now adjusted the accounting to show the proper amount. Other than that, the District is about 10% below budget for the year to date, so it is close to what was anticipated, other than the DHPO.
- 41500 Stand By Fees - shows the District is a bit above the Budget
- 42110 - Ad Valorem - shows the District is a little below what was anticipated year to date. These are the regular property taxes. This could be because property owners are not paying the property taxes as quickly in the past. The District does not have very much visibility from the reporting it receives from the county.
- Total 50010 Payroll All Expenses is right on with the year to date budget.
- Account 53180 Materials and Line Maintenance Contractor, including the emergency work, is over budget year to date. Work in this category has substantially stopped.
- 56500 Legal Service - This is about 25% over budget year to date.
- Preliminary figures show the District with a year to date loss of \$164k, compared to a budgeted year to date net loss of \$10k.

- The main areas where the District is over budget year to date:
Legal
Line Maintenance and Materials Contractor – Emergency
The District is also under budget on the income side due to DHPO.
- ✚ The Statement of Cash Flows shows that the District received Tax Revenue during the month.
 - The largest expenditures were the bills.
 - Payroll was higher due to the three payrolls during the month.
 - The total expenditures were about \$89k
 - Net cash brought in was about \$28k
 - The District ended the month with cash of \$165k.
 - This ties to the Balance Sheet.
- 2. Finance & Audit Committee District Payables Review and Approval/Signing

PUBLIC COMMENT

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ADJOURNMENT

Motion to adjourn at 16:05 hr. made by both Director Bui and Director Israel.

Meeting adjourned at 16:05 hr. on July 19, 2016.

Robert Lynk, Board Chair
Board of Directors
Cabazon Water District

Elizabeth Lemus, Secretary
Board of Directors
Cabazon Water District

ADA Compliance Issues

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Cabazon Water District
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**REGULAR BOARD MEETING
MINUTES**

Meeting Location:
Cabazon Water District Office
14-618 Broadway Street
Cabazon, California 92230

Meeting Date:
July 19, 2016 – 6:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF OUR SERVICE MEN AND WOMEN

ROLL CALL

Director Teresa Bui - Present
Director Maxine Israel - Present
Director Sarah Wargo - Present
Director Alan Davis - Present
Director Robert Lynk - Present

Calvin Louie, General Manager - Present
Elizabeth Lemus, Board Secretary - Present
Linda S. Halley, Financial Consultant - Absent
Steve Anderson, Best Best & Krieger Law Firm – Present
Joseph Ortiz, Best Best & Krieger Law Firm – Present

Note: This meeting was recorded by the District -

CONSENT CALENDAR

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separate discussion of these items. If discussion is required, items may be removed from the consent calendar and will be considered separately.

1. Approval of:

- a. Finance and Audit Committee Meeting Minutes and warrants approved by the committee of June 21, 2016
- b. Regular Board Meeting Minutes and warrants of June 21, 2016

2. Warrants – None

3. Awards of Contracts – None

Motion to approve consent calendar item(s) a.) Finance and Audit Committee Meeting Minutes and warrants approved by the committee of June 21, 2016 and b.) Regular Board Meeting Minutes and warrants of June 21, 2016 made by Director Bui and 2nd by Director Israel.

Director Bui - Aye
Director Israel - Aye
Director Wargo - Aye
Director Davis - Aye
Director Lynk - Aye

UPDATES

- 1. Update: San Gorgonio Pass Regional Water Alliance Update (by Director Israel)
- 2. Update: Manager's Operations Report (by General Manager Louie)

Due to the necessity of a Special Board Meeting before August 15th, to discuss and approve/deny the Fiscal Year (FY) 2016/2017 Standby Charges, the Board decided to hold a Special Meeting at 15:30 hr. on Tuesday, August 2, 2016, to discuss: 1) Special Meeting Business (e.g. Standby Charges), 2) A Water Rate Study Workshop, and 3) FAC Check review and signing.

PUBLIC COMMENTS

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CLOSED SESSION

- (1) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: (former Hadley property at 50100 Main Street)
Agency Negotiator: Calvin Louie
Negotiating Parties: Cabazon Water District, Lucent Real Estate, Inc., and Hadley's Trust
Under Negotiation: Price and Terms of Payment

- (2) CONFERENCE WITH LEGAL COUNSEL – General Manager's Annual Performance Review
- (3) CONFERENCE WITH LEGAL COUNSEL – Litigation Jack Pryor vs. Cabazon Water District and General Manager

OPEN SESSION

Report to the public of action taken by the Board, if any.

Nothing to report.

NEW BUSINESS

1. Discussion/Action: Thornton Development – Duane Burk representing Thornton Development requesting Board to approve transfer water connection fees from the Riza parcel to their Almond parcel. (see Staff report)

It was explained that Thornton Development had paid for meter/water connection fees for an undeveloped property they owned on Riza Ave., and they requested to “transfer” that meter/water service to another undeveloped parcel they owned on Almond St.

District General Manager, Calvin Louie, provided a staff report which gave more details on the matter.

Motion to approve the meter/water connection transfer from the 51945 Riza Ave. parcel (APN# 528-072-007) to the 14503 Almond St. parcel (526-201-042) made by Director Israel and 2nd by Director Wargo.

Director Bui - Aye
Director Israel - Aye
Director Wargo - Aye
Director Davis - Aye
Director Lynk - Aye

2. Discussion/Action: Cabazon Neighborhood Association (CNA) requesting funding and volunteers for the Annual “Trunk or Trick” held at the Cabazon Community Park in October 2016. (by Diane Morris , President of CNA and Shannon Smith, President of Kids Cure, Beaumont, CA)

Motion to approve \$350 for the Cabazon Neighborhood Association (CNA) for the annual “Trunk or Treat” held at the Cabazon Community Park in October 2016, made by Director Bui and 2nd by Director Davis

Director Bui - Aye
Director Israel – Absent – Director Israel excused herself from this item, to prevent a possible conflict of interest.
Director Wargo - Absent – Director Wargo excused herself from this item, to prevent a possible conflict of

interest.

Director Davis - Aye
Director Lynk - Aye

OLD BUSINESS

1. Discussion/Action: Jack Pryor – DPI – Request Refund on Deposit for Water & Waste Water - Carmen Meadows Residential Development (by Jack Pryor)

Due to Mr. Pryor's absence from the meeting, the Board decided to table this item.

Motion to table this item until the next regular board meeting made by Director Bui and 2nd by Director Wargo.

Director Bui - Aye
Director Israel - Aye
Director Wargo - Aye
Director Davis - Aye
Director Lynk - Aye

3. Discussion: Sustainable Ground Water Update
(by General Manager Louie & Steve Anderson)

District Board Chair Lynk, appointed Director Davis and Director Wargo as a Groundwater Sustainability Agency (SGA) Sustainability Groundwater Management Act (SGMA) ad hoc committee members to serve a term no longer than six (6) months to assist in preparation of the Memorandum of Understanding (MOU) of the GSA. This ad hoc committee will be reviewed by the Cabazon Water District Board after six months, to evaluate whether or not this ad hoc committee should become a permanent committee.

4. Discussion: Update on FY 2016-2017 Budget (by General Manager Louie)

Due to the new hires, a water rate study, a proposed side letter to the Union MOU, etc., this item will be discussed during September or so.

PUBLIC COMMENTS

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1. Future Agenda Items

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- Suggested agenda items from the Public.
- Suggested agenda items from Management.
- Suggested agenda items from Board Members.

2. Management Comments

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3. Board Member Comments

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MISCELLANEOUS

1. Future Board Items/Next Board Meeting Date(s)
 - a. Special Board Meeting, Water Rate Study, and Finance and Audit Workshop – Tuesday August 2, 2016, 3:30 pm
 - b. Finance & Audit Workshop – Tuesday – August 23, 2016, 3:45 pm
 - c. Regular Board Meeting – Tuesday – August 23, 2016, 6:00 pm
 - d. Personnel Committee – None
 - e. San Gorgonio Pass Regional Water Alliance – Alliance Meeting - Wednesday – July 27, 2016 - 5:00 PM to 7:00 PM

ADJOURNMENT

Motion to adjourn at 21:36 hr. made by Director Lynk and 2nd by Director Israel

Director Bui - Aye
Director Israel - Aye
Director Wargo - Aye
Director Davis - Aye
Director Lynk - Aye

Meeting adjourned at 21:36 hr. on Tuesday, July 19, 2016

Robert Lynk, Board Chair
Board of Directors
Cabazon Water District

Elizabeth Lemus, Secretary
Board of Directors
Cabazon Water District

ADA Compliance Issues

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SPECIAL BOARD MEETING
MINUTES

Meeting Location:
Cabazon Water District Office
14-618 Broadway Street
Cabazon, California 92230

Meeting Date:
August 2, 2016 – 3:30 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF OUR SERVICE MEN AND WOMEN

ROLL CALL

Director Teresa Bui - Present
Director Maxine Israel - Present
Director Sarah Wargo - Present
Director Alan Davis - Absent
Director Robert Lynk - Present

Calvin Louie, General Manager - Present
Elizabeth Lemus, Board Secretary - Present
Linda S. Halley, Financial Consultant - Absent
Steve Anderson, Best Best & Krieger Law Firm - Absent

CONSENT CALENDAR

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1. Approval of: None

2. Warrants – None
3. Awards of Contracts – None

UPDATES

NEW BUSINESS

1. Discussion/Action: RESOLUTION 03 – 2016: FIXING WATER STANDBY ASSESSMENTS FOR FISCAL YEAR 2016-2017 (by Board Secretary Lemus)

Motion to approve RESOLUTION 03 – 2016: FIXING WATER STANDBY ASSESSMENTS FOR FISCAL YEAR 2016-2017: made by Director Israel and 2nd by Director Wargo.

Director Bui - Nay
Director Israel - Yes
Director Wargo - Yes
Director Davis - Absent
Director Lynk - Yes

OLD BUSINESS

1. Discussion: Water Rate Study Workshop

After much discussion and input between the Board, public, and District staff, it was decided that further discussions would take place during a Water Rate Study Workshop scheduled for Tuesday, September 6th, at 6:00 pm at the District Office.

FINANCE & AUDIT COMMITTEE

1. Finance & Audit Committee District Payables Review and Approval/Signing

PUBLIC COMMENTS

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MISCELLANEOUS

1. Future Board Items/Next Board Meeting Date(s)

- a. Finance & Audit Workshop – Tuesday – August 16, 2016, 3:45 pm
- b. Regular Board Meeting – Tuesday – August 16, 2016, 6:00 pm
- c. Personnel Committee – None
- d. San Gorgonio Pass Regional Water Alliance – Alliance Meeting - Wednesday – August 31, 2016 - 5:00 PM to 7:00 PM
- e. Water Rate Study Workshop – Tuesday, September 6, 2016, 6:00 pm

ADJOURNMENT

Motion to adjourn at 18:43 hr. made by Director Lynk and 2nd by Director Israel.

Director Bui - Aye
Director Israel - Aye
Director Wargo - Aye
Director Davis - Absent
Director Lynk - Aye

Meeting adjourned at 18:43 hr. on Tuesday, August 2, 2016

Robert Lynk, Board Chair
Board of Directors
Cabazon Water District

Elizabeth Lemus, Secretary
Board of Directors
Cabazon Water District

ADA Compliance Issues

In compliance with the Americans with Disabilities Act & Government Code Section 54954.2, if special assistance is needed to participate in a Board meeting, please contact the Clerk of the Board at (951) 849-4442. Notification of at least 48 hours prior to meeting time will assist staff in assuring that reasonable arrangements can be made to provide access.

Cabazon Water District
Balance Sheet
As of July 31, 2016

Jul 31, 16

ASSETS

Current Assets

Checking/Savings

11020 · General Bank Account-Chase	113,619.64
11030 · Payroll Bank Account-Chase	86,560.10
11040 · Trust Account- Chase - Cus Dep	11,303.11
11050 · Local Petty Cash	100.00

Total Checking/Savings 161,582.85

Accounts Receivable

12021 · Accounts Rec - Special Invoices	19,933.69
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Total Accounts Receivable 19,933.69

Other Current Assets

12000 · Accounts Receivable	
12011 · Accounts Receivable - Co 1	116,531.20
12012 · Accounts Receivable - Co 2	43,076.23
12014 · Allow for Doubtful Accts Co 1	(8,225.34)
12015 · Allow for Doubtful Accts Co 2	(7,872.23)

Total 12000 · Accounts Receivable 143,509.86

13010 · LAIF

13011 · LAIF	431,878.52
13012 · LAIF Annual Market Adjustment	267.79

Total 13010 · LAIF 432,146.31

13020 · Bank of NY Trustee Accounts

13021 · Reserve Fund - DWR HS 528	49,483.33
13022 · Repayment Fund DWR HS 525	17,195.56

Total 13020 · Bank of NY Trustee Accounts 66,678.89

13040 · Prepaid Expenses 23,162.88

13060 · Inventory Total 103,052.66

Total Other Current Assets 768,550.60

Total Current Assets 950,067.14

Fixed Assets

14200 · Construction in Process	
14203 · CIP DHPO Expansion	8,087.13
14204 · CIP Cabazon Outlets Expansion (Little Cabazon Mall -)	9,692.35
14206 · Almond Vault Repair 2013	62,872.14
14208 · CIP Board Room	8,611.74
14210 · CIP 50100 Main St. Property (50100 Main St. Property -)	4,070.00

Total 14200 · Construction in Process 93,333.36

14310 · Tools and Equipment 118,015.94

14320 · Source of Supply

14321 · Source of Supply- DHPO Intercon	553,807.23
14320 · Source of Supply - Other	548,138.93

Total 14320 · Source of Supply 1,101,946.16

14330 · Transmission & Distribution 7,767,650.86

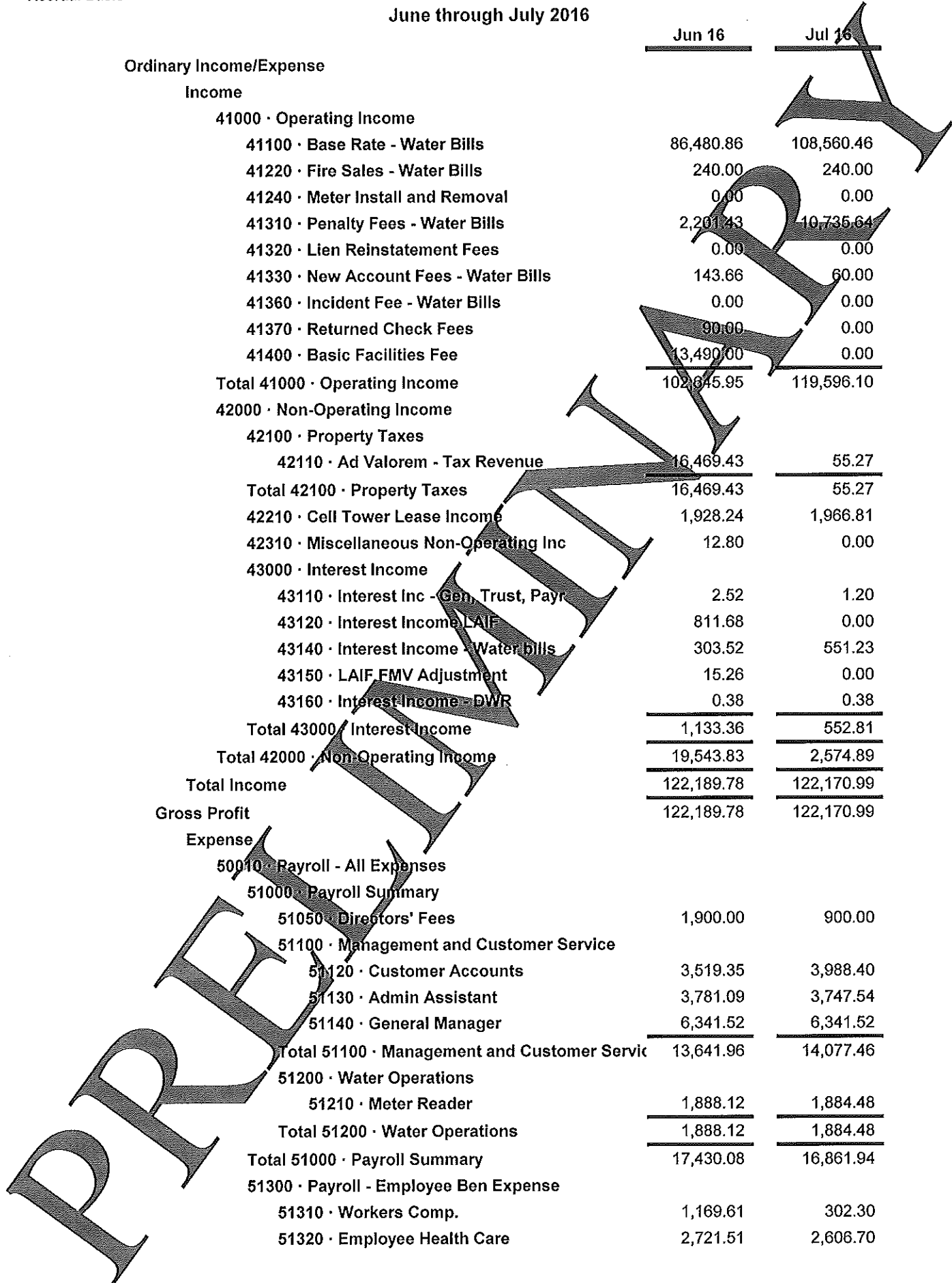
14340 · Buildings & Structures 13,731.04

Cabazon Water District
Balance Sheet
As of July 31, 2016

	Jul 31, 16
14350 · Water Treatment	8,800.00
14360 · Office Furniture and Equipment	82,471.41
14370 · Intangible Plant	11,082.00
14380 · Vehicles	90,456.71
14400 · Land	409,548.38
14500 · Accumulated Depreciation	(4,461,389.45)
Total Fixed Assets	5,235,596.41
TOTAL ASSETS	6,185,663.55
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
21100 · *Accounts Payable	19,507.77
Total Accounts Payable	19,507.77
Other Current Liabilities	
21210 · Misc Short Term Liability	
21220 · Jack Pryor	(692.41)
Total 21210 · Misc Short Term Liability	(692.41)
21300 · Customer Deposits	
21330 · Customer Deposits - Co 1	3,750.00
21340 · Customer Deposits - Co 2	4,724.21
21300 · Customer Deposits - Other	50.00
Total 21300 · Customer Deposits	8,524.21
21420 · Accrued Vacation Pay	12,588.93
21440 · DWR-HS Payable - Current	36,184.29
21450 · Current Portion Zion's Bank Ln	73,227.06
Total Other Current Liabilities	129,832.08
Total Current Liabilities	149,339.85
Long Term Liabilities	
22000 · DWR-H Loan Payable (Payoff '26)	392,151.33
22100 · Zion's Bank Long Term (2023)	493,392.87
22200 · RCEDA Loan Payable	300,000.35
Total Long Term Liabilities	1,185,544.55
Total Liabilities	1,334,884.40
Equity	
31010 · Net Investment in Capital Asset	4,188,757.00
31020 · Restricted for Debt Service	233,447.00
31030 · Unrestricted Net Assets	
31041 · Reserved for Almond Vault Refur	50,000.00
31030 · Unrestricted Net Assets - Other	921,429.76
Total 31030 · Unrestricted Net Assets	971,429.76
32000 · Retained Earnings	(571,821.78)
Net Income	28,967.17
Total Equity	4,850,779.15
TOTAL LIABILITIES & EQUITY	6,185,663.55

Cabazon Water District
Profit & Loss
June through July 2016

Ordinary Income/Expense	<u>Jun 16</u>	<u>Jul 16</u>
Income		
41000 · Operating Income		
41100 · Base Rate - Water Bills	86,480.86	108,560.46
41220 · Fire Sales - Water Bills	240.00	240.00
41240 · Meter Install and Removal	0.00	0.00
41310 · Penalty Fees - Water Bills	2,201.43	10,735.64
41320 · Lien Reinstatement Fees	0.00	0.00
41330 · New Account Fees - Water Bills	143.66	60.00
41360 · Incident Fee - Water Bills	0.00	0.00
41370 · Returned Check Fees	90.00	0.00
41400 · Basic Facilities Fee	13,490.00	0.00
Total 41000 · Operating Income	<u>102,645.95</u>	<u>119,596.10</u>
42000 · Non-Operating Income		
42100 · Property Taxes		
42110 · Ad Valorem - Tax Revenue	16,469.43	55.27
Total 42100 · Property Taxes	<u>16,469.43</u>	<u>55.27</u>
42210 · Cell Tower Lease Income	1,928.24	1,966.81
42310 · Miscellaneous Non-Operating Inc	12.80	0.00
43000 · Interest Income		
43110 · Interest Inc - Gen, Trust, Payr	2.52	1.20
43120 · Interest Income - LAIF	811.68	0.00
43140 · Interest Income - Water Bills	303.52	551.23
43150 · LAIF FMV Adjustment	15.26	0.00
43160 · Interest Income - DWR	0.38	0.38
Total 43000 · Interest Income	<u>1,133.36</u>	<u>552.81</u>
Total 42000 · Non-Operating Income	<u>19,543.83</u>	<u>2,574.89</u>
Total Income	<u>122,189.78</u>	<u>122,170.99</u>
Gross Profit	122,189.78	122,170.99
Expense		
50010 · Payroll - All Expenses		
51000 · Payroll Summary		
51050 · Directors' Fees	1,900.00	900.00
51100 · Management and Customer Service		
51120 · Customer Accounts	3,519.35	3,988.40
51130 · Admin Assistant	3,781.09	3,747.54
51140 · General Manager	6,341.52	6,341.52
Total 51100 · Management and Customer Service	<u>13,641.96</u>	<u>14,077.46</u>
51200 · Water Operations		
51210 · Meter Reader	1,888.12	1,884.48
Total 51200 · Water Operations	<u>1,888.12</u>	<u>1,884.48</u>
Total 51000 · Payroll Summary	<u>17,430.08</u>	<u>16,861.94</u>
51300 · Payroll - Employee Ben Expense		
51310 · Workers Comp.	1,169.61	302.30
51320 · Employee Health Care	2,721.51	2,606.70



Cabazon Water District
Profit & Loss
June through July 2016

	Jun 16	Jul 16
51330 · Pension	4,232.22	2,944.87
51350 · Union Dues	(0.74)	60.48
51360 · Aflac Deductions	119.64	(67.62)
Total 51300 · Payroll - Employee Ben Expense	8,242.24	5,846.73
51400 · Payroll Expenses - Taxes, etc		
51410 · FICA and Medicare	1,324.26	1,280.80
51420 · SUI and ETT	147.80	55.80
51430 · Medical Testing	0.00	720.00
Total 51400 · Payroll Expenses - Taxes, etc	1,442.06	2,056.60
Total 50010 · Payroll - All Expenses	27,114.38	24,765.27
52000 · Operational Expenses		
53000 · Facilities, Wells, Trans, Dist		
53110 · Lab Fees	320.00	610.00
53120 · Site Landscaping & Maintenance	45.00	45.00
53130 · Meters	675.01	0.00
53160 · Utilities - Wells	12,259.24	9,355.90
53170 · SCADA (no ongoing contract)	820.74	51.33
5318 · Line Mtn & Rep Contractor		
53180 · Line Maint and Repair Cont	10,310.00	1,560.00
53181 · Line Maint Repair Cont Emergen/E	0.00	1,500.00
5318RE · Line Mtn & Rep Eq Rent Emerg	0.00	900.00
Total 5318 · Line Mtn & Rep Contractor	10,310.00	3,960.00
53190 · Line Maint and Repair Materials	6,611.61	1,768.51
53210 · Well Maintenance		
53215 · Chemicals	680.07	385.35
Total 53210 · Well Maintenance	680.07	385.35
53300 · Security		
53350 · Alarms		
53355 · Alarm Phones	105.43	106.49
Total 53350 · Alarms	105.43	106.49
53390 · Audio Alarm (cont exp xx/xx)	241.12	241.12
53410 · Video Eq Lease (exp xx/xx)	724.00	724.00
Total 53300 · Security	1,070.55	1,071.61
53610 · Engineering Services	4,165.79	0.00
53620 · Chlorinators	594.01	1,382.73
Total 53000 · Facilities, Wells, Trans, Dist	37,552.02	18,630.43
54000 · Utilities - Office		
54110 · Electricity	1,368.18	1,434.03
54120 · Gas	14.79	15.78
54130 · Telephone	756.35	776.08
54140 · Trash Pickup/Office Cleaning	351.48	354.62
Total 54000 · Utilities - Office	2,490.80	2,580.51
55000 · Office Expenses		
55220 · Fire Alarm System Servicing (Fire Alarr	0.00	144.00
55110 · Water Billing System	524.60	0.00

PRELIMINARY

Cabazon Water District
Profit & Loss
 June through July 2016

	<u>Jun 16</u>	<u>Jul 16</u>
55120 · Supplies & Equipment	2,393.87	1,565.42
55130 · Copier and Supplies	1,039.31	489.24
55150 · Postage	424.18	1,022.69
55160 · Printing & Publications	0.00	1,110.00
55180 · Computer Services	2,997.00	2,997.00
55200 · Office Storage	500.00	500.00
55210 · Air Conditioning Servicing (Air Conditio	361.00	361.00
55000 · Office Expenses - Other	1,658.50	0.00
Total 55000 · Office Expenses	<u>9,898.46</u>	<u>8,199.35</u>
56000 · Support Services		
56200 · Temporary Labor	0.00	725.00
56400 · Accounting (monthly contract)	552.50	1,020.00
56500 · Legal Services		
565-00 · Legal - General	2,971.58	5,325.17
565.01 · Legal - Water	1,826.87	882.55
565-02 · Legal - Brown Act, Public Recor	0.00	273.00
565.07 · Legal - Personnel	750.00	2,325.00
Total 56500 · Legal Services	<u>5,548.45</u>	<u>8,805.72</u>
56600 · Bank Service Charges	129.21	134.47
56700 · Payroll Service	250.00	261.75
56800 · General Liability Insurance	1,711.19	1,711.19
Total 56000 · Support Services	<u>8,191.35</u>	<u>12,658.13</u>
57000 · Training/Travel		
57110 · Seminars/Training	0.00	125.00
57120 · Travel and Meals	0.00	108.90
Total 57000 · Training/Travel	<u>0.00</u>	<u>233.90</u>
58000 · Other Fees		
58110 · Riverside County Fees	0.00	442.04
58120 · State Water fees	5,550.00	0.00
Total 58000 · Other Fees	<u>5,550.00</u>	<u>442.04</u>
59000 · Service Tools & Equipment		
59110 · Shop Supplies and Small Tools	1,606.96	230.24
59120 · Vehicle Fuel	1,213.06	278.39
59160 · Backhoe Fuel	0.00	0.00
59180 · Service Trucks - Repair and Mtn	1,468.00	0.00
59190 · Water Ops Cell Phone/ Internet	197.22	0.00
59210 · Water Ops Computer Internet	0.00	0.00
Total 59000 · Service Tools & Equipment	<u>4,485.24</u>	<u>508.63</u>
Total 62000 · Operational Expenses	<u>68,167.87</u>	<u>43,242.99</u>
61000 · Non-Operating Expenses		
61150 · Returned Checks	0.00	0.00
61220 · Reconciliation Discrepancies	302.77	0.00
61240 · Miscellaneous	39.95	2,896.56
61241 · Website Support	0.00	110.00
Total 61000 · Non-Operating Expenses	<u>342.72</u>	<u>3,006.56</u>

Cabazon Water District
Profit & Loss
June through July 2016

	<u>Jun 16</u>	<u>Jul 16</u>
65000 · Depreciation and Amortization		
65110 · Depreciation	22,189.00	22,189.00
Total 65000 · Depreciation and Amortization	<u>22,189.00</u>	<u>22,189.00</u>
Total Expense	<u>117,813.97</u>	<u>93,203.82</u>
Net Ordinary Income	<u>4,375.81</u>	<u>28,967.17</u>
Net Income	<u>4,375.81</u>	<u>28,967.17</u>

PRELIMINARY

Cabazon Water District
Statement of Cash Flows
Month Ended July 31, 2016

Beginning Balance	<u>221,016.39</u>
Receipts:	
Water Service	87,570.74
Tax Revenue	55.27
Cell Tower Revenue	1,966.81
Customer Deposits	-
Interest Income	1.20
Other	<u>1,806.67</u>
Total Receipts	<u>91,400.69</u>
Expenditures:	
Paid Bills	132,527.73
Payroll Expenses	17,469.27
Deposit Refunds	702.76
Debt Repayment	-
Other	<u>134.47</u>
Total Expenditures	<u>150,834.23</u>
Net Receipts/(Expenditures)	<u>(59,433.54)</u>
Ending Cash	<u>161,582.85</u>
Cash Per GL	<u>161,582.85</u>
	-

Deal

Business Office

View a tour

Stock # 1601354
N 16 TOYOTA COROLLA

Buyer

Home: Cell:
Email:
County:

Trades

Deal Information

Deal Status:

PDI

Retail Lease

Disclosure

List 18960.00

Rebate 1500.00

AMOS/Opt

Sale Date 08/09/16

Recap

Price 16869.00

APR

Insurance

Deliver 08/09/16

Summary

Down

Term Days 1

Accessories

First Payment 08/09/16

Commissions

Trade

Tax 1355.92

Serv Cont

Lender Cash Sale-Retail

Forms

Payoff

Tax Group SAN BERNARDINO

Fee\$/Lender 330.75

Discount 2091.00

Function

Payment/Options 17055.67 M

Other / Salespeople

Odometer 8

Permit#/Exp

Salesperson1

F&I Manager

Trade Desc

Salesperson2

Sales Manager

PDI

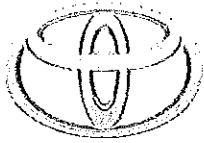
CG<2255>FI0WP<1413>

17055X67A119MSRP18960

Save

Exit

Cancel



TOYOTA

Toyota of Redlands

921 New York Street,
Redlands, CA 92373
(909) 793-0300

2016 COROLLA L GRADE



Model: 1832J
 Year: 2016
 Interior Color: STEEL GRAY
 Exterior Color: SUPER WHITE
 Number of Cylinders: 4
 VIN: 5YFBURHE6GP493880
 Stock No.: 1601354

Total MSRP*:
 \$18,960.00

27 CITY MPG	36 HWY MPG
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Standard Equipment

MECHANICAL & PERFORMANCE

1.8L 4-cyl DOHC 16-Valve Dual VVT-i
 4-Speed Automatic Transmission
 15-in Steel Wheels with Wheel Covers
 and P195/65R15 Tires

SAFETY & CONVENIENCE

Star Safety System Includes: VSC, TRAC,
 Anti-lock Brake System, EBD, Brake

Assist & Smart Stop Technology (SST)
 8 Airbags: Dr & Fr Pass Adv Airbag Sys,
 Dr & Fr Pass Seat-Mounted Side Airbags,
 Dr Knee Airbag, Pass Seat Cushion Airbag
 Front & Rear Side Curtain Airbags
 Whiplash-Injury Lessening Front Seats
 LATCH (Lwr Anchors&Tethers for CHildren)
 for Outboard Rear Seating Positions Only

* 2016 Manufacturer's Suggested Retail Price, excludes the Delivery, Processing and Handling Fee, taxes, license, title and available or regionally required equipment. Actual Dealer price may vary. Pricing, specifications, standard features and available equipment are based on information available when this page was produced and subject to change without notice.

Disclaimer: This document is only representative of some of the information contained on an actual window sticker, and is not meant to replace or substitute for the actual window sticker on the vehicle. Please see your retailer for further information.



TOYOTA

Toyota of Redlands

921 New York Street,
Redlands, CA 92373
(909) 793-0300

2016 COROLLA L GRADE

EXTERIOR

- LED Low Beam/Halogen Highbeam Headlights
- LED Daytime Running Lights
- Color-Keyed Power Outside Mirrors

INTERIOR

- Air Conditioning with Pollen Filter
- Entune Audio w/6.1-in Touch Screen incl
- Entune Multimedia Bundle (AUX/USB/BT/
- Adv Voice Recognition), Siri Eyes Free
- Steering Wheel w/ Audio & Phone Controls
- Power Door Locks and Windows

Optional Equipment

50 State Emissions	\$0.00
Carpet Floor Mats & Trunk Mat	\$225.00
Preferred Owner's Portfolio	\$0.00
Total Optional Equipment	\$225.00
Vehicle Base Model	\$17,900.00
Delivery Processing and	\$835.00

Handling

Total MSRP* **\$18,960.00**



TOYOTA

Toyota of Redlands

921 New York Street,
Redlands, CA 92373
(909) 793-0300

2017 TACOMA SR 4X4 ACCESS CAB

Model: 7514A
 Year: 2017
 Interior Color: CEMENT GRAY
 Exterior Color: SUPER WHITE
 Number of Cylinders: 4
 VIN: 5TFSX5EN9HX33C225
 Stock No.:

Total MSRP*:

\$28,433.00

19 CITY MPG	22 HWY MPG
----------------	---------------

Standard Equipment

MECHANICAL & PERFORMANCE

2.7L DOHC 16V 4Cyl Engine w/ Dual VVTI
 159hp @ 5200rpm/180 lb-ft @ 3800rpm
 6-Spd Automatic Transmission
 Automatic Limited-Slip Differential
 4WDemand: Part-Time 4x4 Sys w/2-speed, &
 Electronically Controlled Transfer Case
 Coil Spring Double Wishbone Fr &
 Leaf Spring Rr Suspension
 16" Styld Steel Wheel w/P245/75R16 Tires

SAFETY & CONVENIENCE

Rear Backup Camera
 Star Safety System: incl ABS, VSC & More
 Dr & Fr Pass Advanced Airbag System
 Seat-Mounted Side & Side Curtain Airbags
 3-Pt Seatbelts for All Seating Positions
 Side-impact Door Beams
 Tire Pressure Monitor System

Optional Equipment

50 State Emissions	\$0.00
Carpet Floor Mats w/Door Sill	\$208.00

EXTERIOR

Projector Beam Headlights
 Pwr Side Mirrors
 6.1' Composite Bed
 Deck Rail System w/4 Adj Tie-Down Cleats
 Easy Lower, Lockable & Removable Tailgate

INTERIOR

Fabric Trim Seats w/Dr Lumbar Support
 Urethane Steering Wheel w/ Audio Cntrls
 Pwr Wndws w/Dr Auto Dwn and
 Pwr Door Locks
 Entune Audio w/AM/FM & CD
 6.1" Touch-Screen and BT & USB
 6.1" Touch-Screen and BT & USB
 Pwr Door Locks
 Entune Audio w/AM/FM & CD
 6.1" Touch-Screen and BT & USB

* 2017 Manufacturer's Suggested Retail Price, excludes the Delivery, Processing and Handling Fee, taxes, license, title and available or regionally required equipment. Actual Dealer price may vary. Pricing, specifications, standard features and available equipment are based on information available when this page was produced and subject to change without notice.

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TOYOTA

Toyota of Redlands

921 New York Street,
Redlands, CA 92373
(909) 793-0300

2017 TACOMA SR 4X4 ACCESS CAB

Protector	
Exhaust Tip	\$90.00
Total Optional Equipment	\$298.00
Vehicle Base Model	\$27,195.00
Delivery Processing and Handling	\$940.00
Total MSRP*	\$28,433.00

1 **FIRST AMENDMENT TO**
2 **LEASE AGREEMENT**

3
4 **THIS FIRST AMENDMENT TO LEASE AGREEMENT** ("First Amendment"),
5 dated as of _____, 2016, is entered into by and between the **COUNTY**
6 **OF RIVERSIDE**, a political subdivision of the State of California, ("County"), and the
7 **Cabazon Water District**, a Water District which serves the unincorporated area of
8 Cabazon in Riverside County, herein called ("Lessee"), (collectively, the "Parties"), to
9 use the property described below upon the following terms and conditions:

10 **RECITALS**

11 A. WHEREAS, the Cabazon Water District previously owned property
12 located at 50-256 Main Street, Cabazon, California, 92230, identified by Assessor
13 Parcel Numbers 526-023-018 and 526-023-019 ("Property"), which was used as the
14 headquarters and corporate yard; and

15 B. WHEREAS, On January 13, 2015 the Cabazon Water District by virtue of
16 a Grant Deed recorded as Instrument No. 2015-0013430 conveyed the Property to the
17 County of Riverside; and

18 C. WHEREAS, upon conveyance, Lessee leased back a certain portion of
19 the Property defined herein for the purpose of providing a location for storage; and

20 D. WHEREAS, the Lease Agreement ("Agreement") commenced effective
21 as of January 13, 2015 for an initial eighteen (18) month term; and

22 E. WHEREAS, County and Licensee propose to extend the term of the
23 Agreement as set forth below; and

24 F. WHEREAS, Pursuant to Section 26227 of the Government Code, the
25 County of Riverside deems that the services to be provided by Lessee are necessary
26 to meet the needs of the public and is willing to contribute thereto, by extending the
27 term of the Agreement for a portion of said Property to Lessee; and

28

1 NOW, THEREFORE, by mutual agreement of the Parties and in consideration
2 of the mutual promises, rights and obligations hereinafter set forth, the Agreement is
3 hereby amended as follows:

4 1. **Defined Terms.** Any capitalized terms used in this First Amendment that are
5 not defined herein shall have the meanings given those terms in the Agreement.

6 2. **Term of Agreement.** Paragraph 4 is hereby amended. Parties hereby
7 acknowledge and agree that the Term of the Agreement shall be extended twelve (12)
8 months from July 13, 2016 to July 12, 2017.

9 3. **Option to Extend.** Paragraph 5 is hereby amended. Parties hereby
10 acknowledge and agree that, in no case shall this lease be extended beyond ten years
11 from the date of execution without the prior written approval of the Riverside County
12 Board of Supervisors.

13 4. **Further Cooperation.** The Parties agree to execute such other instruments,
14 agreements and amendments to documents as may be necessary or appropriate to
15 effectuate the Lease Agreement as amended by this First Amendment.

16 5. **Interpretation.** This First Amendment, when combined with the Lease
17 Agreement, sets forth and contains the entire understanding and agreement of the
18 Parties hereto and correctly sets forth the rights, duties and obligations of each to the
19 other as of this date.

20 6. **Waivers; Amendments.** All waivers of the provisions of this First Amendment
21 and all amendments hereto must be in writing and signed by the appropriate authorities
22 of County and Lessee.

23 7. **Effectiveness of Lease Agreement; First Amendment to Prevail.** Except as
24 modified and amended by this First Amendment all other terms and conditions of the
25 Lease Agreement remain unmodified and in full force and effect. The provisions of this
26 First Amendment shall prevail over any inconsistency or conflicting provisions of the
27 Lease Agreement.

28

1 IN WITNESS WHEREOF, the Parties have executed this First Amendment as of
2 the dates written below.

3
4 COUNTY

LESSEE

5 COUNTY OF RIVERSIDE, a political
6 a subdivision of the State of California

7 CABAZON WATER DISTRICT, a
8 Water District which serves the
9 unincorporated area of Cabazon in
10 Riverside County

11 By: _____
12 Robert Field,
13 Assistant County Executive Officer/EDA

14 By: _____
15 Robert Lynk, Chair
16 Board of Directors

17 Dated: _____

18 Dated: _____

19 APPROVED AS TO FORM:
20 Gregory P. Priamos,
21 County Counsel

22 By: _____
23 Todd Frahm,
24 Deputy County Counsel

25
26
27 JR:ra/060216/CB007/18.265 S:\Real Property\TYPING\Docs-18.000 to 18.499\18.265.doc

RESOLUTION NO. 04-2016

RESOLUTION OF THE BOARD OF DIRECTORS OF THE CABAZON WATER DISTRICT APPROVING ACQUISITION OF 0.5-ACRE PROPERTY LOCATED AT 50100 MAIN STREET IN CABAZON, CA AND APPROVING DEMOLITION OF EXISTING SMALL STRUCTURES AND ERECTION OF A PERIMETER FENCE THEREON.

WHEREAS, the Cabazon Water District (the "District") is a County Water District formed pursuant to California Water Code section 30000 et seq. situated in Riverside County; and

WHEREAS, the District proposes to purchase two small parcels totaling approximately 0.5-acre located at 50100 Main Street in the Unincorporated Community of Cabazon, located within the County of Riverside and consisting of Assessor Parcel Numbers 526-022-008 and 562-022-009; and

WHEREAS, the purchase price for the property is \$65,000.00; and

WHEREAS, the property is primarily vacant, with the exception of one small existing structure located along the property's south-central boundary, and a small shed-like structure located in the east-central portion of the property; and

WHEREAS, the District would demolish/remove the two existing small structures upon acquiring the property, and erect a perimeter fence around the property; and

WHEREAS, no other plans for the property are currently being considered.

NOW, THEREFORE, the Board of Directors of the Cabazon Water District does hereby resolve, determine and order as follows:

Section 1. Incorporation of Recitals. The Board hereby finds that the above recitals are true and correct and are incorporated into these findings as though fully set forth herein.

Section 2. Compliance with the California Environmental Quality Act. Based upon the whole of the administrative record before the Board, the Board hereby finds that acquisition of the property, removal of the existing small structures, and the erection of a perimeter fence constitute an action that is exempt from environmental review under the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 et seq.) pursuant to State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) sections 15378(a), 15061(b)(3), 15301, 15303, and 15311. Adoption of this Resolution does not have the potential to result in either a direct or reasonably foreseeable indirect physical change in the environment, and is therefore not a project for purposes of CEQA. In the event adoption of this Resolution does constitute a project, it is categorically exempt under the Class 1 (Existing Facilities), Class

3 (Construction or Conversion of Small Structures), and Class 11 (Accessory Structures) categorical exemptions. Further, none of the exceptions to the exemptions found State CEQA Guidelines section 15300.2 apply. Finally, because there is no potential for adoption of this Resolution to result in environmental impacts, the Resolution is also exempt from further CEQA review pursuant to State CEQA Guidelines section 15061(b)(3).

Section 3. Approval of the Acquisition. The Board of Directors hereby approves acquisition of the approximately 0.5-acre property located at 50100 Main Street for the purchase price of \$65,000 and directs staff to execute the purchase, subject to the terms of a negotiated purchase and sale agreement. Staff is further directed to carry out the demolition of the existing small structures and erection of the perimeter fence in accordance with all local permit requirements, regulations and conditions, as well as all relevant state and federal statutes and regulations.

Section 4. Notice of Exemption. Staff is hereby directed to prepare, execute and file with the Riverside County Clerk a Notice of Exemption within five (5) working days of the adoption of this Resolution.

Section 5. Custodian of Records. The administrative record for the actions discussed herein shall be maintained at the District's offices located at 14618 Broadway Street, Cabazon, CA 92230. The custodian of records is the Secretary to the Board of Directors.

Section 6. This Resolution shall be effective immediately upon its adoption by the Board.

PASSED AND ADOPTED at a Meeting of the Board of Directors of the Cabazon Water District held this ____th day of August, 2016.

Robert Lynk, Chair, Board of Directors
Cabazon Water District

ATTEST:

Secretary, Board of Directors
Cabazon Water District

NOTICE OF EXEMPTION

TO: County Clerk County of Riverside 2720 Gateway Drive Riverside, CA 92507	FROM: Cabazon Water District P.O. Box 297 14618 Broadway Street Cabazon, CA 92230
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1.	Project Title:	Resolution Number 04-2016, Resolution of the Board of Directors of the Cabazon Water District Approving Acquisition of 0.5-Acre Property Located at 50100 Main Street in Cabazon, CA and Approving Demolition of Existing Small Structures and Erection of a Perimeter Fence Thereon.
2.	Project Applicant:	N/A
3.	Project Location:	50100 Main Street, within the unincorporated Community of Cabazon, within Riverside County. The property is located on the northwest corner of Main Street and Pecan Street, and consists of APNs 526-022-008 and -009.
4.	(a) Project Location – City: Unincorporated Community of Cabazon	(b) Project Location – County: Riverside County
5.	Description of nature, purpose, and beneficiaries of Project:	<p>The Cabazon Water District (“District”) proposes to purchase two parcels comprising approximately 0.5-acre located at 50100 Main Street within the Community of Cabazon. The parcels currently contain a single structure along the south-central property boundary, and a second smaller shed-like structure located in the east-central portion of the property.</p> <p>The District wishes to acquire the property, demolish the existing small structures consistent with all relevant regulations and statutes, and erect a perimeter fence on the property. While the District may wish to use the property for District facilities or services in the future, no specific use or project is currently contemplated for the property.</p>
6.	Name of Public Agency approving project:	Cabazon Water District
7.	Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Cabazon Water District
8.	Exempt status: (check one)	
	(a) <input type="checkbox"/> Ministerial project.	
	(b) <input checked="" type="checkbox"/> Not a project.	State CEQA Guidelines § 15378(a)
	(c) <input type="checkbox"/> Emergency Project.	
	(d) <input checked="" type="checkbox"/> Categorical Exemption.	State CEQA Guidelines §§ 15301, 15303, 15311
	(e) <input type="checkbox"/> Declared Emergency.	
	(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	

(g) <input checked="" type="checkbox"/> Other. Explanation:	State CEQA Guidelines § 15061(b)(3)
9. Reason why project was exempt:	<p>The District has found that its approval of Resolution 04-2016 is not a project subject to CEQA (Pub. Resources Code § 21000 et seq.) Pursuant to State CEQA Guidelines (Cal. Code Reg., tit. 14, § 15000 et seq.), section 15378, CEQA applies only to “projects”, which are actions with the potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment. (See also, State CEQA Guidelines, § 15061(b)(3).)</p> <p>Here, the District is purchasing property that is primarily vacant, and which includes only one currently vacant structure, in addition to a small vacant shed. While these structures will be removed from the site, all demolition activities will be carried out in compliance with any demolition permit conditions, all local regulations, and all state and federal laws. No change of use, intensity, maintenance, or operation of the property is currently being considered. As a result, there will be no direct or reasonably foreseeable indirect physical change in the environment. However, should the District propose to change the use of the parcel in the future, CEQA review may be required at that time. (See, e.g., State CEQA Guidelines section 15378.)</p> <p>In the event that Resolution 04-2016 could be considered a project pursuant to CEQA, the District also finds that it is categorically exempt from further CEQA review pursuant to State CEQA Guidelines, sections 15301, 15303, and 15311.</p> <p>Section 15301 exempts the operation, maintenance, or alteration of existing structures, so long as there is no expansion of use beyond that existing at the time the agency approves the project. Here, the District is proposing to acquire property, remove two existing structures, and erect a perimeter fence. No expansion of use will occur. Section 15303 exempts the construction or conversion of small structures. “Small structures” are defined as those similar to a single family residence, a multi-family residential structure, or a commercial structure not exceeding 2,500 square feet of floor area. Here, the existing structures are smaller than those typically exempted under this exemption, and the erection of a fence is expressly identified in section 15303(e) as an exempt accessory structure. Finally, section 15311 exempts from further CEQA review the construction or placement of minor accessory structures, such as fences. Thus, Resolution 04-2016 is individually and independently exempt from further CEQA review under sections 15301, 15303, and 15311. None of the exceptions to these exemptions, identified in State CEQA Guidelines section 15300.2, apply.</p>
10. Lead Agency Contact Person:	Calvin Louie, General Manager
Telephone:	(951) 849-4442
11. Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, the date of the public hearing was: August 16, 2016	

Date Received for Filing: _____

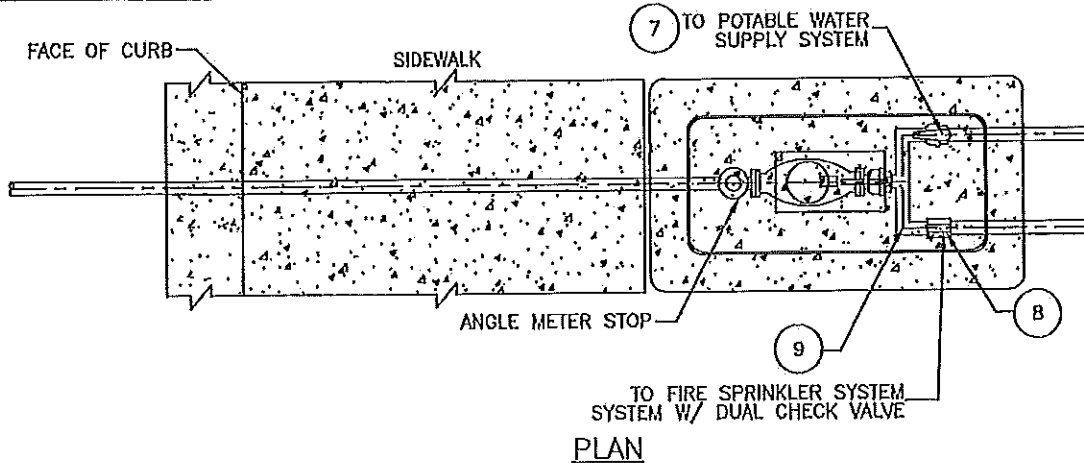
Signature (Lead Agency Representative)

(Clerk Stamp Here)

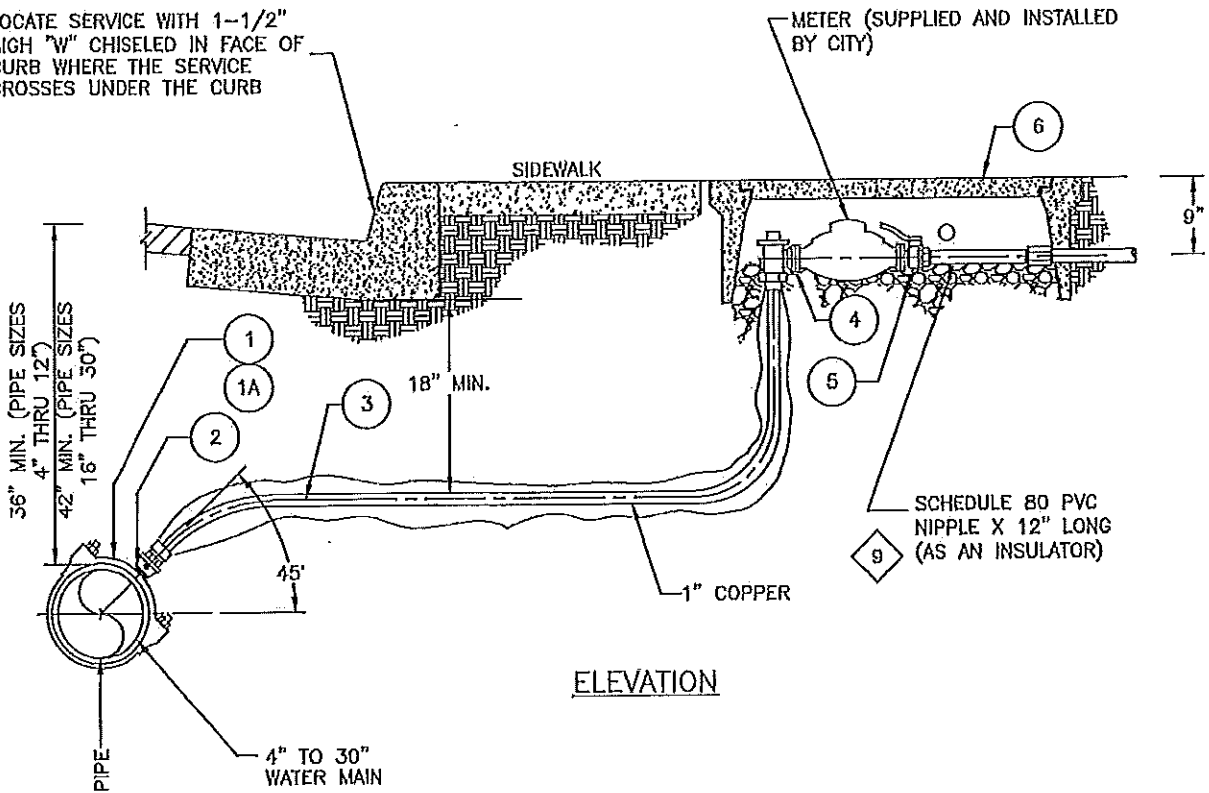
General Manager
Title

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



LOCATE SERVICE WITH 1-1/2" HIGH "W" CHISELED IN FACE OF CURB WHERE THE SERVICE CROSSES UNDER THE CURB



* SEE SHEET 2 OF 2 FOR NOTES AND LIST OF MATERIALS



2012 EDITION

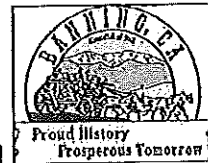
	RECOMMENDED BY: <i>Arturo Vela</i> 12-12-12 ARTURO VELA, P.E., SR. ENGINEER DATE	CITY OF BANNING	STANDARD NO.
	APPROVED BY: <i>[Signature]</i> 12-12-12 KAHONO OEI, P.E., CITY ENGINEER DATE		3/4" THRU 1" POTABLE COPPER DUAL SERVICE INSTALLATION W/ FIRE SPRINKLER SERVICE LINE

LIST OF MATERIALS

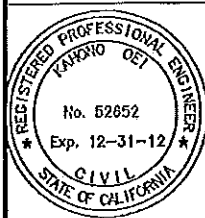
ITEM NO.	SIZE & DESCRIPTION	MANUFACTURER	SPEC. NO.
1	DOUBLE STRAP SERVICE SADDLE I.P. OUTLET (FOR D.I.P. MAINS) DUCTILE IRON BODY STAINLESS STEEL STRAPS	ROMAC FORD MUELLER SMITH BLAIR	202S-PIPE O.D.-1" I.P. DR2S-PIPE O.D.-1" I.P. FS202-PIPE O.D.-I.P. 100 317
2	BRONZE BALL CORPORATION STOP M.I.P.T. X COMP 110 CONNECTION	JONES MUELLER	E1943 B-20013N
3	1" CTS COPPER TUBING -- BLUE PLASTIC SLEEVED	MUELLER	COPPER TYPE "K" SOFT PLUMB SHIELD
4	BRONZE ANGLE METER STOP W/LOCKWING (COMPRESSION TYPE) 1" COPPER X 3/4" OR 1" METER	JONES MUELLER	E-1963 WSG B-24258N
5	BRONZE CUSTOMER SERVICE VALVE-METER NUT X F.I.P., WITH HANDLE	JONES MUELLER	E1908W B24351 WITH B20298 HANDLE
6	POLYMER METER BOX AND COVER WITH READING LID	J&R	
7	BALL STYLE CURB STOP	JONES MUELLER AYM	E-1900W B-20283N 76101W
8	INLINE DUAL CHECK VALVE	AYM	AYM 1" 711-4FE 44
9	1" X 1" X 7 1/2" U BRANCH	AYM	70BUMM

NOTES:

1. SERVICE SADDLE SHALL NOT BE INSTALLED WITHIN 12" OF VALVE, COUPLING, JOINT OR FITTING.
2. BLUE PLASTIC COATED OR POLY-SLEEVE SHALL BE SECURED AT THE CORP. AND THE ANGLE VALVE WITH 10 MIL. TAPE.
3. SET TOP OF METER BOX FLUSH WITH SIDEWALK AS SHOWN.
4. THE CORPORATION STOP TAP SHALL BE MADE AT A 45° DEGREE ANGLE FROM THE TOP OF THE PIPE.
5. THE WATER SERVICE SHALL EXTEND PERPENDICULAR TO THE CENTERLINE OF THE STREET FROM THE WATER MAIN TO THE METER STOP.
6. METER BOX SHALL BE SET BEHIND SIDEWALK.
7. ALL CONNECTIONS TO COPPER TUBING SHALL BE COMPRESSION FITTINGS.
8. ALL SERVICE LATERALS WILL BE LOCATED AT PROPERTY LINES.
9. CUSTOMER SERVICE VALVE AND INSULATOR NIPPLE IS REQUIRED ON CUSTOMER SIDE OF METER. METER, CUSTOMER SERVICE VALVE, INSULATOR TO BE PROVIDED BY THE C.O.B.
10. APPROVALS TO SUBSTITUTIONS TO THE ABOVE MATERIAL LIST MUST BE ACQUIRED FROM THE CITY ENGINEER.



2012 EDITION



RECOMMENDED BY: *Arturo Vela* 12-12-12
 ARTURO VELA, P.E., SR. ENGINEER DATE

APPROVED BY: *[Signature]* 12-12-12
 KAHONO OEI, P.E., CITY ENGINEER DATE

CITY OF BANNING

STANDARD
NO.

3/4" THRU 1" POTABLE COPPER
DUAL SERVICE INSTALLATION W/
FIRE SPRINKLER SERVICE LINE

W-4
2 OF 2

**ARTICLE 13
PRIVATE FIRE PROTECTION SERVICE**

13.1 PAYMENT OF COST

The applicant for private fire protection service shall pay the total actual cost of installation of the service from the distribution main to the Customer's premises including the cost of a detector check meter or other suitable and equivalent device, valve and meter boxes, said installation to become the property of the District. The District may agree to install the connection and meter at actual cost plus 15 percent to cover District overhead expenses.

13.2 NO CONNECTION TO OTHER SYSTEM

There shall be no connections between this fire protection system and any other water distribution system on the premises.

13.3 USE

There shall be no water used through the fire protection service except to extinguish fires and for testing the fire fighting equipment.

13.4 METER RATES

Any consumption recorded on any fire hydrant meter will be charged at double the regular service rates except that no charge will be made for water used to extinguish fires where such fires have been reported to the fire department.

13.5 RATES

The rates for private fire protection shall be established by the Board of Directors upon receipt of the application.

13.6 VIOLATION OF AGREEMENT

If water is used from a private fire service in violation of the agreement of these Rules and Regulations, the District may, at its option, discontinue and remove the service.

13.7 WATER PRESSURE AND SUPPLY

The District assumes no responsibility for loss or damage due to lack of water or pressure, either high or low, and merely agrees to furnish such quantities and pressure as are available in its general distribution system. The service is subject to shutdowns and variations in water pressure.

13.8 RULES

The following rules shall apply to fire service connections:

- a. When a fire service connection is installed, the main valve governing same will be closed and sealed and remain so until a written order is received from the owner of the premises to have the water turned on.

Rules and Regulations of Cabazon Water District

- b. If the District does not require a meter, and if water is used through a fire service connection for any other purpose than extinguishing fires, the District shall have the right to place a meter on the fire service connection at owner's expense, or shut off the entire water supply from such premises.
- c. The District reserves the right to install on all fire service connections a check valve of a type approved by the National Board of Fire Underwriters, and to equip the same with a by-pass meter at the expense of the owner of the property.
- d. The District shall have the right to take a domestic, commercial, or industrial service connection from the fire service connection at the curb to supply the same premises as those to which the fire service connection belongs. The District shall also have the right to determine the proportion of the installation costs properly chargeable to each service connection, if such segregation of costs shall become necessary.

CABAZON WATER DISTRICT
50-256 MAIN STREET
CABAZON, CALIFORNIA 92230
(909) 849-4442

CABAZON WATER DISTRICT
CHARGES AND FEES
FOR
WATER SERVICE

AUGUST 2004

Prepared by

KRIEGER & STEWART, INCORPORATED
3602 UNIVERSITY AVENUE
RIVERSIDE, CALIFORNIA 92501
(909)-684-6900

Signed _____

SECTION-I INTRODUCTION

Government Code Section §66013(a) provides that water capacity charges or connection fees imposed by a public agency shall not exceed the estimated reasonable cost of providing the service for which the charge or fee¹ is imposed. Normally, when public agencies imposes charges as a condition of service to new development, Government Code sections §66000 et seq. (the Mitigation Fee Act) is triggered, requiring public agencies to make certain findings. Section 66013,² subdivision (h), however, specifically exempts the types of charges imposed pursuant to section 66013 from the requirements of section 66000 et seq.

The District proposes to fund the construction of necessary facilities with charges for water service connections to the District's water system. The purpose of this report is to propose a method for allocating the cost of these facilities among customers in proportion to the demand that they will place on the District's water system, and to provide a basis for the District's Board of Directors to make the findings required by law.

The following sections of this report present the basis for the findings and a proposed schedule of charges.

¹ In compliance with the Mitigation Fee Act, the term "charge" means both a capacity charge and fee as defined by Government Code section 66013(b).

² Future statutory references will be to the Government Code unless otherwise indicated.

SECTION II
WATER FACILITIES IMPACT CHARGES

Although not required when imposing charges pursuant to section 66013, a "Nexus Report" has been prepared to demonstrate that the charges will not exceed the reasonable cost of providing service. This Nexus Report provides the justification for the District to adopt charges to finance the increase in water connection, facilities and other related costs.

A. PURPOSE OF THE CHARGES

The connection charges are to be levied throughout the District's service area to all District customers. The capacity charges are to be levied throughout the District's service area to all development to fund water facility improvements. Each development will increase the need for additional facilities within Cabazon's water system. Without future development, the need to augment the existing facilities would not exist, and the present system could be maintained based upon existing conditions.

The District is intending to adopt the charges at this time to update the charges that were established in 1990. Additionally, the proposed updated charges will allow future development to proceed in an orderly, efficient and cost effective manner and allow the District to better control and plan for upgrades to the entire water system. The District's increase in control and planning will also help to maintain a strong economic climate within the region. The following four components shall comprise the charges:

1. Basic Facility Charges
2. Distribution System Charges
3. Service Connection Charges

B. THE USE OF THE CHARGES

The connection charges will be used to pay for facilities necessary to provide service. The charge will be used for physical facilities including, but not limited to, wells, pumping plants, reservoirs, transmission pipelines and service connections, including the reasonable cost of labor and materials for installation of those facilities and the reasonable expenses for planning, design, and construction engineering services related to said facilities, including reasonable expenses for professional and administrative services related thereto.

C. THE RELATIONSHIP BETWEEN THE CHARGES' USE AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE CHARGE IS IMPOSED

Residential, commercial, industrial, and institutional development all depend on water service. Additionally, increased development and redevelopment brings an increased strain on the District's existing facilities. Capacity charges allow the District to collect funds for the planning, design, and

construction of additional water facilities to serve the development. Accordingly, the charges discussed in this report accurately reflect the cost of providing efficient service.

D. THE RELATIONSHIP BETWEEN THE NEED FOR THE PUBLIC FACILITIES AND THE TYPE OF DEVELOPMENT PROJECT UPON WHICH THE CHARGE IS IMPOSED

As development and redevelopment projects are connected to and are served by the District's water system, the need for water facilities will increase in proportion to the number and size of water meters serving such projects. Charges are directly related to the type of development and redevelopment project upon which the charge is imposed. Additionally, future development and redevelopment will need water from facilities that presently do not exist within the District's water system. Thus, development and redevelopment will need to have more or upgraded water facilities constructed to increase the District's ability to provide water to such projects. Accordingly, charges are directly related and proportional to the number and size of future development and redevelopment. Since water meter size is representative of water use, the impact charges and charges for each connection will generally be based upon the water meter size.

E. THE RELATIONSHIP BETWEEN THE AMOUNT OF THE CHARGE AND THE COST OF THE PUBLIC FACILITY ATTRIBUTABLE TO THE DEVELOPMENT UPON WHICH THE CHARGE IS IMPOSED.

PROPOSED SCHEDULE OF IMPACT CHARGES

1. Cost Basis for Basic Facility Charges

At the District's request, in 1990 we recommended the adoption of certain basic facilities charges. During that same year, the Board established the recommended charges by adopting Resolution 90-2, which has been in effect ever since.

It has been over 13 years since the Resolution 90-2 charges have been increased. During the 13 year period, construction costs have generally increased about 45%. Based on Engineering News Record Indices, the building costs index (BCI) increased by 44% (BCI/1990 = 2702, BCI/2004 = 3881) and the construction cost index (CCI) increased 47% (CCI/1990 = 4732, CCI/2004 = 6972). The available 2004 indices were averaged from January 2004 through June 2004.

Based on these two cost indices, with the CCI being more readily applicable to waterworks construction, we recommend increasing the Basic Facilities Charges 45% (1.45 times existing 1990 charges). Table 1 reflects the existing adopted Basic Facilities Charges (1990) and the proposed increased Basic Facilities Charges (2004). The capacity units are based on AWWA recommended meter capacity; the proposed 2004 Basic Facilities Charges are rounded down to the nearest \$50 increment.

**TABLE 1
BASIC FACILITY CHARGES**

<u>Meter Size (Inches)</u>	<u>Capacity Units</u>	<u>Basic Facility Charge (\$)</u>	
		<u>1990</u>	<u>2004</u>
5/8 x 3/4	1.0	2,500	3,600
3/4	1.5	3,750	5,400
1	2.5	6,250	9,050
1-1/2	5.0	12,500	18,100
2	8	20,000	29,000
3	17.5	43,750	63,400
4	30	75,000	108,750
6	67.5	168,750	244,650

Basic Facilities Charges are for water supply facilities only (well pumping plants, transmission pipelines between well pumping units and storage reservoirs, and storage reservoirs) and are intended to recover the District's costs to construct same. Separate charges should apply to distribution facilities and fire protection facilities such as fire hydrants or increased pipeline capacity for commercial fire flow.

2. Cost Basis for Distribution System Charge

A Distribution System Charge of \$3,200 is computed based on an 80 foot abutted frontage, regardless of the actual abutted footage (because the same service is being provided for frontages with fewer feet), being served by an 8 inch domestic pipeline, regardless of the actual pipeline size, and for service capacity up to and including a 2 inch water meter. For multiple water meters (of any size) to a common property or for water meters larger than 2 inch, a special study will be performed to determine the appropriate charge, provided that no more than the reasonable cost of providing the service shall be charged. Table 2 reflects the baseline computations for the proposed Distribution System Charge for service capacity up to and including a 2 inch water meter.

**TABLE 2
COST BASIS FOR DISTRIBUTION SYSTEM CHARGE**

<u>Item</u>	<u>Criteria</u>	<u>Unit Cost (\$/unit)</u>	<u>Cost (\$)</u>
8" Ductile Iron Pipe	1 mile (5,280 LF)	50 / LF	264,000
Fire Hydrants	9 @ 660' spacing (including ends)	5,000 / EA	45,000
Air Valves	3 @ 2,640' spacing (including ends)	3,000 / EA	9,000
Isolation Valves	3 @ 2,640' spacing (including ends)	1,500 / EA	4,500
Blow-offs	2 @ 2,640' spacing	2,000 / EA	4,000
Trench / Pavement Repair	1 mile (5,280 LF)	5 / LF	26,400
		Subtotal 1:	352,900
		Contingency @ 10%	35,290
		Subtotal 2:	388,190
		Engineering and Administration @ 15%:	58,228
		Total:	446,418

Using the Table 2 total of \$446,418 and dividing by 5,280 feet, the length of the pipeline used in the computations, yields a unit cost of \$84.55 per foot of constructed pipeline. Considering a roadway is usually shared by the property on the opposing side of the street, that unit cost is further divided by two or \$42.27 per foot. When rounded down to \$40 per foot and applied to a property with an 80 foot abutted footage, a Distribution System Charge of \$3,200 is computed.

The Distribution System Charge is for distribution pipelines from the storage reservoirs to the location of service and includes appurtenances such as air valves, isolation valves, blow-offs, and fire hydrants, and are intended to recover District's costs to construct same. The Distribution System Charges shall apply to all residential, commercial, industrial, and institutional development. For multiple water meters or water meters larger than 2 inch, a special study will be performed to determine the appropriate charge.

3. Cost Basis for Service Connection Charge

The Service Connection Charges include all materials and labor required by District to furnish and install same. Table 3 reflects the proposed Service Connection Charges for service capacity up to and including a 2 inch water meter.

**TABLE 3
SERVICE CONNECTION CHARGES**

<u>Meter Size (Inches)</u>	<u>Service Installation Cost (\$)</u>	<u>Meter Installation Cost</u>	<u>Total (\$)</u>
5/8 x 3/4	920	250	1,170
3/4	920	260	1,180
1	920	320	1,240
1-1/2	1,400	500	1,900
2	1,400	600	2,000

The Total Charge, as shown in Table 3, applies to all new water services. Where a service installation already exists (service saddle, corporation stop, service line, angle meter stop, curb stop, and meter box) and only the meter is required, the applicant for water service shall only pay the Meter Installation Cost unless, as determined by District staff, the existing service installation requires relocation or replacement. In the event of such relocation or replacement, the applicant shall pay the Total Charge as shown in Table 3. For multiple water meters or water meters larger than 2 inch, a special study will be performed to determine the appropriate charge, provided that no more than the reasonable cost of providing the service shall be charged. Where service connections are divided, each branch service connection shall be deemed a separate service connection.

Service Connection Charges are for construction of the facilities necessary to extend water service from a water main to a residence, or commercial or industrial establishment, consisting of connection to the water main, service saddle, corporation stop, service line, angle meter stop, curb stop, water meter, and meter box.

**SECTION III
SUMMARY OF WATER FACILITIES CHARGES**

Based on the preceding Section II, the following Table 4 summarizes the total charges required for water service to accommodate new water connections up to and including a 2 inch water meter service:

**TABLE 4
SUMMARY OF IMPACT CHARGES**

Meter Size (Inches)	Basic Facility Charge (\$)	Distribution System Charge (\$)	Service Conn. Charge (\$)	Total Charges (\$)
5/8 x 3/4	3,650	3,200	1,170	8,020
3/4	5,450	3,200	1,180	9,830
1	9,050	3,200	1,240	13,490
1-1/2	18,150	3,200	1,900	23,250
2	29,000	3,200	2,000	34,200

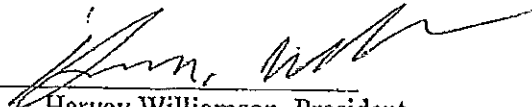
The Basic Facility Charge shall apply to all new water service connections and enlarged water service connections. The Distribution System Charge shall apply to all new water service connections that abut an existing pipeline of adequate size (8 inch minimum) and capacity to serve the premises. The Service Connection Charge shall apply to all water services but may be separated into its Service Installation component and Meter Installation component, as existing service conditions dictate. For multiple water meters or water meters larger than 2-inch, a special study will be performed to determine the appropriate charges, which shall be no more than the reasonable cost of providing the service.

Section IX. CEQA

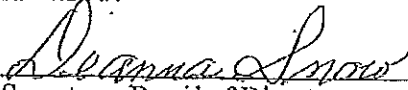
Pursuant to Section 15378, subdivision (b)(4) of the State Guidelines for the implementation of the California Environmental Quality Act ("CEQA"), this Ordinance is not a "project" under CEQA because the Ordinance simply creates government funding mechanisms or other government fiscal activities which do not involve any specific project which may result in a potentially significant physical impact on the environment. The District staff is hereby directed to file a Notice of Exemption with the County Clerk within three (3) days following the date of this Ordinance.

PASSED, APPROVED and ADOPTED this 17th day of August, 2004.

By:


Harvey Williamson, President
Cabazon Water District
Board of Directors

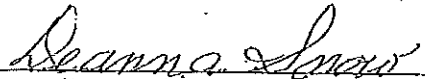
ATTEST:


Secretary, Board of Directors
Cabazon Water District

CERTIFICATION

I, Deanna Snow, Secretary of the Board of Directors of the Cabazon Water District, hereby certify that the foregoing is a full, true and correct copy of the Ordinance adopted by the Board of Directors and said District at the regular meeting of said Board held on the 17th day of August, 2004, by the following vote:

AYES: *Mr. Adkins, Mr. Cash, Mr. Gould, Mr. Tigard & Mr. Williamson*
NOES:
ABSENT:
ABSTAIN:


Deanna Snow, Secretary





MEMORANDUM

DATE: July 19, 2016
TO: Board of Directors
FROM: Calvin Louie - GM
SUBJ: Staff Report - Transfer of Water Service
cc:

Last week on Thursday, July 7, 2016, Ellie Lemus and I met with Duane Burk, who was representing Kathi Thornton from Thornton Development (the "Developer").

The Developer is desirous in developing APN # 526-201-042 - 14503 Almond Street (Almond parcel), Cabazon, located on the southwest corner of Almond Street and Carmen Avenue,

This is the first residential development the District has had since 2007. There are no District policies and ordinances that have been established to meet the current private fire sprinkler system requirements for new residential developments.

However, Burk, who represents the Developer has suggested the transfer of the potable water service connection from APN# 528-072-007 - 51945 Riza Avenue, (Riza parcel) to the Almond parcel, also owned by the Developer, and both parcels are within the service area of the District.

His reasons for this proposal are as follows:

1. The Developer will be over budget if they provide funding for not only the Basic Facility Charges and current private fire protection requirements that did not exist when they purchased the property from Steve Strand.
2. Both the Almond parcel and Riza parcel already have a service lateral, valves, and meter box configuration.
3. The Developer has paid for the Basic Facility and Distribution System Charges at the Riza parcel for a 5/8" water meter.
4. If the Board was to allow this to occur, the District would benefit by acquiring water sales revenue and the Developer will not be over their construction budget. The Riza parcel is undeveloped and that water service connection remains dormant from generating water sales revenue.

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District staff has formulated the following opinions:

1. A physical inspection of both parcels have confirmed the lateral, valves, and meter box configuration exists on both parcels.
2. The Staff was unable to find in the Cabazon Water District (the District) Rules & Regulations of Water Services any ordinances preventing the transfer of a water service account from one parcel to another as long as either parcel had no history of water consumption. This has been confirmed by the water billing department.
(see Attachment 1)
3. In the District's Charges and Fees for Water Service, Table 3, Service Connection Charges, it specifically states the following charges:

Meter Size (Inches)	Basic Facility Charges (\$)	Distribution System Charges (\$)	Service Connection Charges (\$)	Total Charges (\$)
5/8 x 3/4	3,650	3,200	1,170	8,020
3/4	5,450	3,200	1,180	9,830

Should the Board decide to grant the Developer's request to transfer their water account, then the following stipulations should be imposed on the Developer.

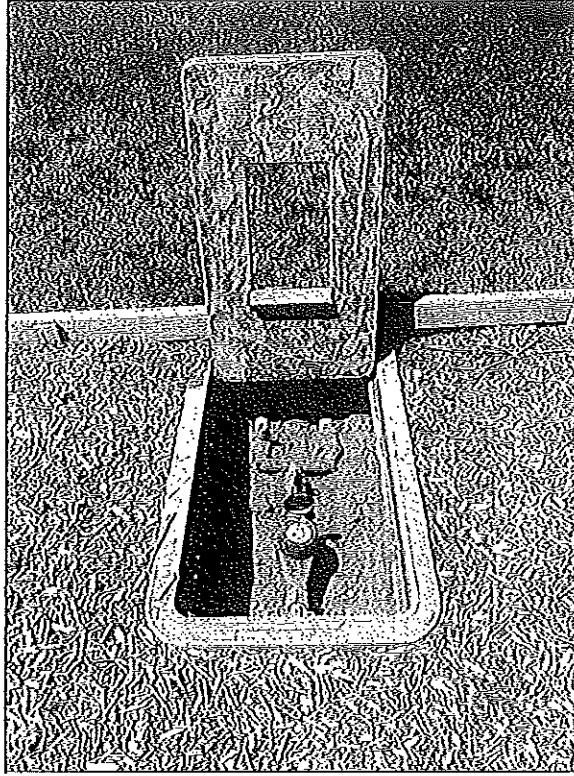
- a. Developer to pay the District the difference of \$1,810 for an upgrade to a 3/4" from the 5/8" water meter paid for by the Developer on their Riza parcel.
- b. Developer to pay the District any additional cost to comply with the new private fire sprinkler requirements as determined by the District staff.
- c. Developer to pay the district any additional fees or cost incurred by the District in relation to the Developer's project known as the Almond parcel as determine by the District Staff.
- d. Developer shall pay the District the entire Basic, Distribution, and Connection Charges when they develop the Riza parcel or disclose such to any potential buyer that this parcel has no water service.
- e. This recommendation is based on a past case where a property owner had two adjoining parcels on Rafael Street. Both parcels had existing water service connections, but only one parcel had the Basic, Distribution, and Connection Charges paid. The Board was going to consider the same if the property owner's potential buyer was only going to purchase one of the parcels that did not have water services paid for. That case turned out the potential buyer ended up purchasing both parcels.

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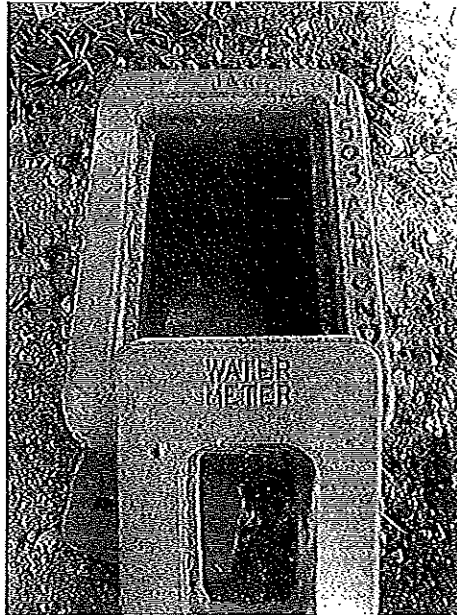
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Private Fire Sprinkler Configurations



City of Banning

Existing Water Connection on Almond parcel with no water meter installed.

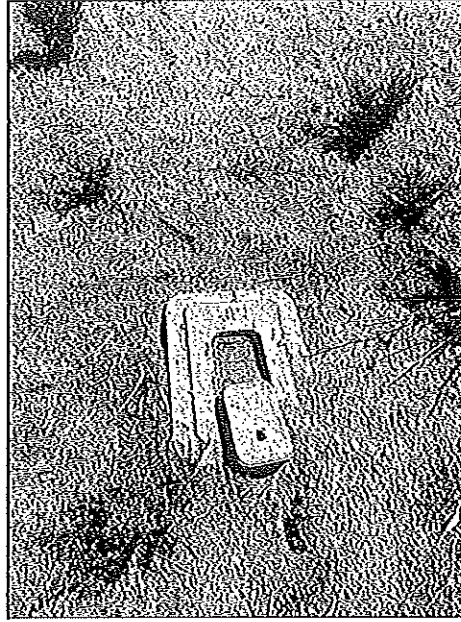


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Existing Water Connection on Almond parcel with no water meter installed.



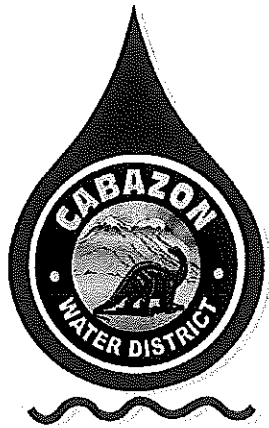
2 1/2" blow off relocation or raise.



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Current Water Rates February 1, 2016

Meter Size	Monthly Service Charge
5/8"	\$ 44.16
3/4"	\$ 59.47
1"	\$ 88.26
1-1/2"	\$188.97
2"	\$286.61
3"	\$384.25
4"	\$536.82
6"	\$718.63

Quantitative Charge Conservation

Tier 0-500 ft ³	Included in monthly service charge
2 nd Tier 501-2500ft ³	\$2.21 per hundred cubic feet
3 rd Tier 2501-5000 ft ³	\$4.36 per hundred cubic feet
4 th Tier over 5001ft ³	\$5.05 per hundred cubic feet