

# ***San Geronio Pass Water Agency***

**DATE:** May 16, 2022

**TO:** Board of Directors

**FROM:** Lance Eckhart, General Manager

**BY:** Lance Eckhart, General Manager

**SUBJECT: DESIGN WORK FOR A MULTI-BENEFIT RECHARGE FACILITY IN THE CALIMESA BASIN.**

## **RECOMMENDATION**

The Board authorizes the General Manager to enter into an agreement with Land Engineering Consultants (LEC) to perform engineering/survey work for a multi-benefit recharge facility in the Calimesa Basin.

## **PREVIOUS ACTIONS**

- Board of Directors – March 08, 2022: The Agency finalized the purchase of a 7-acre parcel near the center of Calimesa to be used as a future recharge facility (APN No. 411-150-027)
- Board of Directors – March 14, 2022: Staff presented a Draft Term Sheet Potential Property and Facility Exchange Project between San Geronio Pass Water Agency and South Mesa Water Company.

## **BACKGROUND**

The [Yucaipa Groundwater Sustainability Plan](#) (GSP) has identified the need for recharge in the Calimesa Groundwater Basin (Basin). The Agency has no recharge capability within the Basin. A piece of property within the City of Calimesa was recently identified as a suitable location for Basin water-spreading activities along with partnering opportunities with South Mesa Water Company (SMWC) for multi-benefit uses and significant infrastructure cost savings.

On March 8<sup>th</sup>, 2022, the Agency purchased a 7-acre parcel near the center of Calimesa to be used as a future recharge facility (APN No. 411-150-027). This area had been previously investigated by SMWC and found to be suitable for groundwater recharge. The project area was also modeled as part of the GSP, and a proposed recharge project demonstrated regional benefit in managing the local basin. Some preliminary engineering design for a multi-benefit recharge facility has been conducted as part of the property acquisition process.

SMWC is upgrading existing water mains along County Line Road. These mains were to be abandoned in-place, and new mains are planned to be installed. These abandoned mains cross the East Branch Extension of the State Water Project, pass by the newly acquired 7-acre parcel, and can be repurposed to transport imported water to the prospective recharge facility. SMWC has been looking for a location to place a new

reservoir facility in the area of the Agency's newly acquired parcel. The Agency and SMWC intend to work together to utilize the new multi-benefit recharge facility as described in the Draft Term Sheet presented to the Board on March 14, 2022 (attached).

The Project is adjacent to the San Bernardino Valley Municipal Water District (SBVMWD) service area. SBVMWD is interested in supporting the project to recharge the commonly managed groundwater basin. SBVMWD will support the Project by assisting with grant services, corresponding with the Department of Water Resources, and engineering design to connect to the East Branch Extension of the State Water Project.

### **ANALYSIS**

To move the project into the implementation phase, additional design and entitlement efforts will be necessary. LEC has prepared a proposal (attached) to perform design/entitlement work for the Project. The Project is expected to be competitive for anticipated grant funding. Work by LEC is expected to bring the Project to “grant-ready” status. It should be noted that environmental reporting/permitting costs that are normally associated with this type of project is not included in the proposal and a proposal for necessary environmental work will be presented to the Board for consideration following Project review with the City of Calimesa.

### **FISCAL IMPACT**

Costs associated with the Project engineering/survey work by LEC are not expected to exceed \$190,000. The bulk of this contract will be paid in FY 2022-23, from the General Fund. This contract will be included in the budget line labeled ‘Calimesa Area Recharge.’

### **ACTION**

The Board authorizes the General Manager to enter into an agreement with LEC to perform engineering/survey work for a multi-benefit recharge facility in the Calimesa Basin in an amount not to exceed \$190,000.

### **ATTACHMENTS**

- Draft Term Sheet for potential property and facility exchange project between San Gorgonio Pass Water Agency and South Mesa Water Company
- Proposal for Engineering & Survey Services – Calimesa Recharge Basin

**DRAFT TERM SHEET**

**POTENTIAL PROPERTY AND FACILITY EXCHANGE PROJECT  
BETWEEN  
SAN GORGONIO PASS WATER AGENCY  
AND  
SOUTH MESA WATER COMPANY**

PURPOSE

This Draft Term Sheet addresses some of the terms and conditions that may be incorporated into a future agreement by and between the San Gorgonio Pass Water Agency (“Agency”) and the South Mesa Water Company (“Company”). Nothing in this document shall be deemed to be binding unless or until any such terms and conditions are incorporated into a binding agreement that may be approved by both Agency and Company in the future. Agency and Company are sometimes referred to herein individually as “Party” and collectively as “Parties.”

RECITALS

A. Agency has purchased, or is in the process of purchasing, approximately 6.9 acres of vacant land located on Fourth Street, between County Line Road and West Avenue L, in the City of Calimesa, California, and described as APN 411-150-027 (“Property”). Said Property has been identified by Agency as a potentially suitable location for water-spreading activities along with partnering opportunities. The Property is located within the Company’s service territory. The Property is more particularly described in Exhibit “A” attached hereto and incorporated herein by reference; and

B. Agency and Company are each members of the Yucaipa Sustainable Groundwater Management Agency (“GSA”), which was established in accordance with the requirements of the Sustainable Groundwater Management Act of 2014. The GSA recently adopted a Groundwater Sustainability Plan (“GSP”) for the Yucaipa Subbasin and timely submitted the GSP to the California Department of Water Resources. As set forth more fully in the GSP, the long-term sustainable management of the Basin will likely require reduced net groundwater use by reducing pumping, increasing imported supplemental water, or both. Additionally, the GSP indicates there is a need for recharge capability within the Calimesa Subbasin and Management Area. New spreading basins, including one on the Property, would increase recharge to said area and would help offset storage declines that have resulted from drought conditions and from pumping above the sustainable yield; and

C. Company holds historical, prior and paramount rights, titles and interests, including blanket easement rights within its service territory, to lawfully place, replace, construct, reconstruct, relocate, enlarge, operate, control, inspect, repair, maintain, and protect its water rights and interests and its water production, transmission and distribution facilities and infrastructure. Company owns and operates certain pipelines and other facilities (“Facilities”) which are located adjacent, and in proximity, to the Property. Company is in the process of

developing new pipelines and related infrastructure (“New Infrastructure”) to replace, and no longer require use of, said Facilities. Company is actively pursuing grant funding for the New Infrastructure. The Facilities are more particularly described in Exhibit “B” attached hereto and incorporated herein; and

D. Company desires to acquire a portion of the Property (“Reservoir Property”) upon which it can develop additional water system storage capacity for provision of water service to its shareholders. The Reservoir Property is more particularly described in Exhibit “A;” and

E. Agency desires to acquire the Facilities in order to incorporate them into Agency’s system and thereby achieve material infrastructure cost savings.

#### POTENTIAL AGREEMENT TERMS

1. Agency will transfer and otherwise convey the Reservoir Property to Company subject to the following conditions:

- (a) Completion of the acquisition of the Property by Agency.
- (b) A lot line adjustment, subdivision or other land use approval which may be necessary to establish the Reservoir Property as a legal parcel. Company will be responsible, at its sole cost and expense, for all activities to establish the Reservoir Property as a separate parcel.
- (c) Agency’s investigation and approval of the Facilities, in Agency’s discretion. Company will cooperate with Agency in said investigation and will provide access to said Facilities. Agency will be responsible, at its sole cost and expense, for all activities to conduct said investigation.

2. Company will transfer and otherwise convey the Facilities to Agency subject to the following conditions:

- (a) Completion of all procedures for the conveyance of title to the Reservoir Property including, but not limited to, development/execution/recordation of title documents, to be set forth in the future agreement.
- (b) Development and execution of a Bill of Sale or other applicable document, to be set forth in the future agreement, to evidence the transfer and conveyance of title in the Facilities to Agency.
- (c) Company successfully obtaining grant funding for and completing the development of the New Infrastructure.

3. The transfer of the Reservoir Property to Company, and the transfer of the Facilities to Agency, shall be completed concurrently and as further set forth in the future agreement.

4. Environmental Compliance Each Party shall be responsible for obtaining any and all environmental permits and approvals as may be necessary for their respective activities including, but not limited to, compliance with requirements imposed under the California Environmental Quality Act (“CEQA”).

SAN GORGONIO PASS WATER AGENCY

SOUTH MESA WATER COMPANY

\_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

EXHIBIT "A"

Description of Property and Reservoir Property

## EXHIBIT "B"

### Description of Facilities



May 2, 2022

Mr. Lance Eckhart, PG, CHG  
General Manager, Chief Hydrologist  
San Gorgonio Pass Water Agency  
1210 Beaumont Avenue  
Beaumont, CA 92223

**RE: Proposal for Engineering & Survey Services in support of preparing documents, applications, exhibits and reports for the recently purchased 6.9 acres of land located on the west side of 4th Street approximate 1,000 feet south of County Line Road in the incorporated area of the City of Calimesa, Riverside County, California. The site is further identified as APN 411-150-027. The entitlement for development will include the approximate 4.8-acre Recharge Basin site only, to be retained by San Gorgonio Pass Water Agency (SGPWA), with the remaining approximate 2.1 acres of the land created into separate properties for development by others, one to the east slated for a community potable water reservoir and booster station facility for South Mesa Water Company, and parcel(s) of land to the west would be deemed SGPWA surplus property, slated for private development:**

Dear Lance,

Based upon our meetings, emails, and telephone conversations with yourself, together our interface with the City of Calimesa planning and engineering department managers, based on the initial preliminary development plan prepared for the recharge basin project, LAND ENGINEERING CONSULTANTS, INC. (LEC) has developed the following scope of services and schedule of fees for the proposed entitlement work on this project:

**Entitlement:**

- Perform a Boundary Survey of the site in support of the Record of Survey Map, Deeds, Legal Descriptions, and Certificates of Compliance for all parcels being created by this project. Includes a Cross Sectional Survey of 4<sup>th</sup> Street from County Line Road southerly to Avenue L in support of the water service lines that will drain to the basin, as well as for a match up paving street improvement plan along its frontage as required by the City of Calimesa. The cross-sectional survey will mate with the recent topo check of the site which utilized record topo mapping prepared by Thatcher Engineering in Redlands, CA. This budget includes for setting the final property corner monuments to establish the separate parcels of land after construction.

Estimated Cost: \$10,000.00

- Prepare a Record of Survey Map and file for recording, meeting the requirements of the Riverside County Surveyors Office.

Estimated Cost: \$4,000.00



- Prepare a Conditional Use Permit (CUP) Written Application meeting the requirements of the City of Calimesa. Includes the written application for the Conditional Use Permit Form, Environmental Information Form, a letter providing a Narrative Project Description that will be used to support the Environmental Initial Study / Mitigated Negative Declaration (IS/MND) and includes the costs for coordination and obtaining the required Surrounding Property Owners List and Mailing Labels package and certification, for the city's circulating the project for public hearing.

Estimated Cost: \$4,000.00

- Prepare a Conditional Use Permit (CUP) Site Plan meeting the requirements of the City of Calimesa's site plan checklist. The plan will be a fully dimensioned plan that provides for horizontal dimensions between each feature and to the nearest property line. This plan will also contain the information taken from the preliminary development plan that was prepared by LEC for coordination and discussions with the City, South Mesa Water Company, and used by SGPWA internally for contract and estimating purposes. The budget for this item anticipates modifications that would be necessary following initial project submission from review by the internal city departments such as the trails and open space commission, etc.

Estimated Cost: \$12,000.00

- Prepare a Conceptual Grading Plan meeting the requirements of the City of Calimesa's site plan checklist. This plan will utilize the available information taken from the preliminary development plan that was prepared by LEC, including additional edge condition cross sections, delineation of future street improvements for Buena Vista Court to the west that would be constructed by the buyers of the surplus parcel(s), anticipated wet and dry utility connections etc. This item includes for the back-and-forth processing time with the City of Calimesa for approvals. The budget for this item anticipates modifications that would be necessary following initial project submission from review by the internal city departments such as the trails and open space commission, etc.

Estimated Cost: \$12,000.00

- Prepare a Conceptual Landscape Plan. Our sub-consultant STB Landscape Architects, Inc. will prepare the plan meeting the requirements of the City of Calimesa's landscape planting plan checklist. The budget for this item anticipates modifications that would be necessary following initial project submission from review by the internal city departments such as the trails and open space commission, etc.

Estimated Cost: \$3,000.00

- Provide Meetings and Coordination time with the client, City of Calimesa, and its consultant city engineer (TKE Engineering), building and safety (Wildan Assoc.), and CEQA peer reviewer, in support of the scope of services. Includes meetings, telephone calls, written correspondence, and general project management duties. A budget of \$3,000.00 is provided based upon the attached schedule of rates. Should additional time become required, it would be authorized by the client prior to proceeding with the work.

Estimated Cost: \$4,000.00

- Provide Meetings and Coordination time with the client, its staff, its attorneys, and coordination with other consultants such as San Bernardino Municipal Water District for the State Project Water connection(s), and with South Mesa Water Company for its non-potable water conversion, for

service to the recharge basin facility in support of the scope of services. Includes meetings, telephone calls, written correspondence, and general project management duties. A budget of \$3,000.00 is provided based upon the attached schedule of rates. Should additional time become required, it would be discussed and authorized by the client prior to proceeding with the work.

Estimated Cost: \$4,000.00

- In House Reimbursable Expenses: Client will reimburse LEC for all expenses such as mailing and shipping charges, courier fees, printing and copying of plans and reports etc. This item will be billed at actual cost without markup and the client will be provided receipts. This is an estimate only, therefore should additional costs be incurred, those items would be billed accordingly.

Estimated Cost: \$2,000.00

- Outside Reimbursable Expenses: Client will reimburse LEC for all expenses such as Public Agency Application Filing and Review Fees for the items identified below. This item will be billed at actual cost without markup and the client will be provided receipts. This is an estimate only as these are deposits and not fixed fees, therefore should additional costs be incurred, those items would be billed accordingly. A list of anticipated expenses is indicated below. Note: LEC will request a deposit from the client to cover the public agency fees in conjunction with their submission.

City of Calimesa - Estimated Application Fees:

<i>Conditional Use Permit (Initial Deposit)</i>	\$10,400
<i>Preliminary WQMP Review (Initial Deposit):</i>	\$2,185
<i>Preliminary Hydrology Review (Initial Deposit):</i>	\$835

County of Riverside:

<i>Record of Survey filing fee: (\$500 for first page, \$300.00 for each additional):</i>	\$800
<i>Recording Fees:</i>	\$40

Estimated Cost: \$14,260.00

Sub - Total Entitlement Estimated Cost: \$69,260.00

## **Construction Documents / Property Transfers (Final Engineering & Survey):**

- Prepare Deeds, Legal Descriptions, Plats, and Certificates of Compliance for all parcels being divided as a part of this development meeting the City of Calimesa and Riverside County Surveyors Office requirements. Anticipates one (1) parcel for the SGPWA Recharge Basin, one (1) parcel for the Future South Mesa Water Company three (3) million-gallon Zone 3 Reservoir, and one (1) to three (3) parcels for the remaining approximate 1 acre of property west of the recharge basin slated to be sold off as SGPWA surplus property. This budget includes for setting physical property corner monuments once grading is completed for each parcel.

Estimated Cost: \$14,000.00

- Prepare a Precise Grading & Drainage Plan meeting the requirements of the City of Calimesa's plan checklist. This plan will detail grading and drainage improvements required to construct the recharge basin, periphery access roads / trails, entrance drive lanes, parking areas, cut and fill slopes, drainage swales, curbs, gutters, planter areas, locations of walls and fences, water quality and detention devices, edge condition cross sections, driveway approach, and the plan will delineate the horizontal locations of existing and proposed wet and dry utilities, horizontal locations of future street and drainage improvements for Buena Vista Court to the west that would extend to 5th Street, that would be constructed by the buyers of the surplus parcel(s). This item includes for the back-and-forth plan processing time with the City of Calimesa for approvals.

Estimated Cost: \$20,000.00

- Prepare a Street Improvement Plan and match up paving Cross Sections at 50' intervals meeting the requirements of the City of Calimesa checklist, in support of the street widening of 4th Street, including the frontage that will be used by South Mesa Water Company for its Zone 3 Reservoir site. This plan will provide horizontal and vertical design of the required pavement widening, new curb and gutter, sidewalk, drive approaches, and pavement transitions from the south end of the existing curb and gutter recently installed for the 4th Street City Park project, then southerly to the south side of this project's boundary, then transition at 1:10 angle back into the existing edge of asphalt on 4th Street. This plan will also provide for a concept horizontal design for future roadway improvements within the project frontage adjacent to Buena Mesa Court and surplus property, delineating anticipated grading and drainage improvements sufficient to ensure the construction of the recharge basin and its edge condition improvements

Estimated Cost: \$12,000.00

- Prepare a Street Lighting Plan meeting the requirements of the City of Calimesa checklist, in support of the street widening of 4th Street, including the frontage that will be used by South Mesa Water Company for its Zone 3 Reservoir site.

Estimated Cost: \$1,500.00

- Prepare a Signing & Striping Plan meeting the requirements of the City of Calimesa checklist, in support of the street widening of 4th Street, including the frontage used by South Mesa Water Company for its Zone 3 Reservoir site.

Estimated Cost: \$1,500.00

- Prepare a Potable Water Transmission Improvement Plan & Profile for the construction of approximately 1,800 lineal feet of 16-inch pipeline for South Mesa Water Company (SMWC). This water main is necessary to convert the existing SMWC 12-inch potable line into a non-potable line owned by SGPWA to serve the recharge basin. The line will commence at the intersection of 4th Street and Avenue L, then travel northerly approximately 1,800 lineal feet within 4th Street to its intersection with County Line Road. This 16-inch pipeline replaces the existing 12-inch potable water transmission line currently being used by SMWC and converts the existing potable line to non-potable uses, in support of non-potable water service to the recharge basin.

Estimated Cost: \$10,000.00

- Prepare a Non-Potable Water Transmission Improvement Plan & Profile for the construction of approximately 300 lineal feet of 12-inch pipeline for SGPWA from its connection to the existing SMWC 12-inch line in 4th Street located near the entrance to the recharge basin, then westerly within the basin access road down the slope to the bottom of the recharge basin outlet location. This plan will also provide cross sections and details for constructing the outlet structure that will discharge the non-potable water to the recharge basin floor.

Estimated Cost: \$4,000.00

- Prepare Landscape & Irrigation Plans. Our sub-consultant STB Landscape Architects, Inc. will prepare the plans meeting the requirements of the City of Calimesa's landscape irrigation requirements and planting plan checklist based upon the conceptually approved plans during entitlement.

Estimated Cost: \$5,500.00

- Provide Meetings and Coordination time with the client, City of Calimesa, and its consultant city engineer (TKE Engineering), building and safety (Wildan Assoc.), to gain approval of the construction plans and property transfer documents. A budget of \$5,000.00 is provided based upon the attached schedule of rates. Should additional time become required, it would be authorized by the client prior to proceeding with the work.

Estimated Cost: \$5,000.00

- Provide Meetings and Coordination time with the client, its staff, its attorneys, and coordination with other consultants such as San Bernardino Municipal Water District for the State Project Water connection(s), and with South Mesa Water Company for its non-potable water conversion, for service to the recharge basin facility in support of the scope of services. Includes meetings, telephone calls, written correspondence, and general project management duties. A budget of \$5,000.00 is provided based upon the attached schedule of rates. Should additional time become required, it would be discussed and authorized by the client prior to proceeding with the work.

Estimated Cost: \$5,000.00

- Prepare an Engineers Report including an Estimate of Probable Costs meeting the requirements of SGPWA staff, and the funding agents in support of obtaining grant funding for the construction of this project. This item is an estimate only as there may be several funding sources that require specific report and estimate formats. This item will be billed on an hourly basis.

Estimated Cost: \$5,000.00

- Outside Reimbursable Expenses: Client will reimburse LEC for all expenses such as Public Agency Application and Plan Review Fees / Deposits. This item will be billed at actual cost without markup and the client will be provided receipts. This is an estimate only as many of these items are deposits and not fixed fees, therefore should additional costs be incurred, those items would be billed accordingly. A list of anticipated expenses is indicated below. Note: LEC will request a deposit from the client to cover the public agency fees in conjunction with their submission.

City of Calimesa:

<i>Certificate of Land Division Compliance (Initial Deposit):</i>	\$2,800
<i>COC Legal Description Reviews: (Initial Deposit):</i>	\$2,500
<i>Precise Grading &amp; Drainage Plan Review (City Fee Schedule):</i>	\$7,510
<i>Street Improvement Plan Review (City Fee Schedule):</i>	\$4,235
<i>Street Light Plan Review (City Fee Schedule):</i>	\$535
<i>Signing &amp; Striping Plan Review (City Fee Schedule):</i>	\$555
<i>Potable Water Improvement Plan Review (City Fee Schedule):</i>	\$1,950
<i>Non - Potable Water Improvement Plan Review (City Fee Schedule):</i>	\$1,100
<i>Landscape / Irrigation Plan Review (City Fee Schedule):</i>	\$3,395
<i>Final WQMP &amp; Covenant Agreement Review (City Fee Schedule):</i>	\$2,185
<i>Final Hydrology/Hydraulic Study Review (City Fee Schedule):</i>	\$835
<i>Project Cost Estimate Review (City Fee Schedule):</i>	\$570
<i>As-Built Plan Reviews (Initial Deposit Estimate):</i>	\$4,000
<i>Survey Monument Inspection (Estimate):</i>	\$850

Estimated Cost: \$33,020.00

Sub - Total Final Engineering & Survey Estimated Cost: \$116,520.00

**Total Entitlement, Final Engineering & Survey Estimated Cost: \$185,780.00**

The services described above will be completed for the fees indicated per the attached Schedule of Rates. If additional services become required, revisions to the contract will be discussed and authorized by the client.

Specifically excluded from this scope of work are the following:


- Title Company Services.
- CEQA - Environmental Initial Study, Technical Studies and Reports, City Environmental Application Fees, and City Consultant Peer Review Fees.
- Project / Construction Management.
- Building Architecture.
- Shop Drawings for items such as welded steel gates or special structures.
- Work outside of the scopes identified herein.

If this proposal meets with your approval, please sign in the space provided below and return a copy to us. Thank you for the opportunity for Land Engineering Consultants, Inc. to provide its services for this project. Land Engineering Consultants, Inc. is committed to providing quality cost effective services in a timely manner, and we look forward to working together with you on this project.

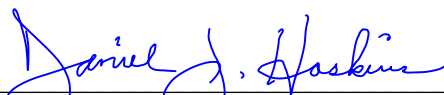
**Agreed:**

**Engineer/Surveyor:**

Land Engineering Consultants, Inc.  
P.O. Box 541 (Mail)  
650 Avenue K (Physical)  
Calimesa, CA 92320



Steven H. Ritchey, P.E., P.L.S.  
Principal



Daniel J. Haskins, Project Manager  
Principal

**Client:**

Mr. Lance Eckhart, PG, CHG, General Manager, Chief Hydrologist  
San Gorgonio Pass Water Agency  
1210 Beaumont Avenue  
Beaumont, CA 92223

Print:

Signature

Date:

**Notes:**

Payment Terms:

Net 30 days

LAND ENGINEERING CONSULTANTS, INC.  
SCHEDULE OF RATES  
JANUARY 2022

Professional Engineer	\$184.00
Senior Project Manager	\$184.00
Professional Surveyor	\$180.00
Project Engineer	\$172.00
Senior Cad Designer	\$168.00
Cad Technician	\$158.00
Project Coordinator	\$90.00
Clerical Assistant	\$60.00
2 – Man Survey Crew	\$225.00
3 – Man Survey Crew	\$275.00
Sub-Consultants	Actual Cost
Reimbursable Expenses (Application and Review Fees, plots, prints, overnight mail)	Actual Cost