



Cabazon Water District
14618 Broadway Street • P.O. Box 297
Cabazon, California 92230

FINANCE & AUDIT COMMITTEE MEETING

AGENDA

Meeting Location:

Cabazon Water District Office
14618 Broadway Street
Cabazon, California 92230

Teleconference:

Dial-in #: 978-990-5321
Access Code: 117188

Meeting Date:

Tuesday, May 18, 2021 – 5:00 PM

CALL TO ORDER,
PLEDGE OF ALLEGIANCE,
ROLL CALL
FINANCE & AUDIT COMMITTEE

1. Discussion: Finance & Audit Committee Report
 - Balance Sheet
 - Profit and Loss Budget Comparison
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
14618 Broadway Street • P.O. Box 297
Cabazon, California 92230

REGULAR BOARD MEETING

AGENDA

Meeting Location:
Cabazon Water District Office
14618 Broadway Street
Cabazon, California 92230

Teleconference:
Dial-in #: 978-990-5321
Access Code: 117188
Email: info@cabazonwater.org

Meeting Date:
Tuesday, May 18, 2021 – 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. Finance and Audit Committee Meeting Minutes and Warrants approved by the committee on April 20, 2021
 - b. Regular Board Meeting Minutes and Warrants of April 20, 2021
2. **Warrants – None**
3. **Awards of Contracts – None**

UPDATES

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

NEW BUSINESS

1. Discussion/Action: Review resumes, discuss, interview, and select a community member for
[TAB 1] the Board of Directors vacant seat. (by Chairman Lynk & Board)

CLOSED SESSION

General Manager's Annual Performance Evaluation

OPEN SESSION

Report of Action to the Public

NEW BUSINESS

2. Discussion/Action: Review and adoption of FY 21/22 Budget (by Cindy Byerrum)
[TAB 2]
3. Discussion: Rippco LLC Well proposal (by Charles Ripps)
[TAB 3]
4. Discussion/Action: Public bulletin Board (by GM Louie)
[TAB 4]

OLD BUSINESS

1. Discussion/Action: Customer Concern – Paul Oshideri
[TAB 5]

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. Finance & Audit Workshop – Tuesday – May 18, 2021, 5:00 pm
- b. Regular Board Meeting – Tuesday – May 18, 2021, 6:00 pm
- c. Personnel Committee – None
- d. San Geronio Pass Regional Water Alliance – Alliance Meeting – Wednesday, May 26, 2021

ADJOURNMENT

ADA Compliance Issues

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Cabazon Water District
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FINANCE & AUDIT COMMITTEE MEETING

MINUTES

Meeting Location:
Cabazon Water District Office
14618 Broadway Street
Cabazon, California 92230

Teleconference:
Dial-in #: 978-990-5321
Access Code: 117188

Meeting Date:
Tuesday, April 20, 2021 – 5:00 PM

*Note: The FAC wanted to discuss some financial notes written by the former AGM, but the Board Secretary was unable to print them, due to an issue with the District printer. It was agreed that the FAC would discuss the notes during the next FAC meeting on May 18, 2021. This would also give them time to review the notes before the meeting.

CALL TO ORDER, - Due to the printer issue, as mentioned in the above note, the meeting began at 17:07 hr.
PLEDGE OF ALLEGIANCE,
ROLL CALL

Director Wargo - Present
Director Sanderson - Present

Calvin Louie, General Manager - Present
Evelyn Aguilar, Board Secretary - Present

*Note: This meeting was recorded by the District

FINANCE & AUDIT COMMITTEE

1. Discussion: Finance & Audit Committee Report
 - Balance Sheet
 - Profit and Loss Budget Comparison

Business (951) 849-4442 • FAX (951) 849-2519

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

Main Reports:

- ▣ Balance Sheet – depicts what the District owns and what the District owes.
- ▣ Profit & Loss – shows monthly revenue and expenses.
- ▣ Profit & Loss Budget Performance – shows how the District is performing against the budget, and the condition of the District fiscal year to date.

Balance Sheet:

The District's combined Cash with Chase and LAIF balance was \$1,077,692 at month end. The District's total liabilities were approximately \$1,054,249 at month end.

Profit and Loss: - Year to date is 75% of the year

- 8. Penalty Fees: This account includes late fees, incident fees, door tag fees and other misc. penalty charges. These fees are hard to predict and can trend under or over budget during the year. YTD is trending below budget due to penalty fee delays associated with the COVID-19 pandemic.
- 18. Misc. Non-Operating Income: This account includes recycling revenues, insurance reimbursements, and other miscellaneous revenues. YTD can trend over/under budget due to timing of activity.
- 24. Directors Fees: This account includes costs for director compensation. YTD is trending under budget at 55%.
- 33. Workers Compensation: The district makes worker's compensation installment payments in the first part of the fiscal year. As of November, workers compensation is paid in full through 5/1/21. YTD is at 81% due to timing of workers comp payments.
- 52. Gas: This account includes the gas costs for the Broadway office. YTD is trending below target at 56% due to lower usage in the summer months.
- 54. Trash Pickup & Office Cleaning: Includes trash service & office cleaning services. YTD is trending over budget at 80% due to emergency services in October.
- 71. Temporary Labor: This account includes costs for the NBS rate study, which is now complete.
- 88. Service Trucks R&M: This account includes repair & maintenance costs for district vehicles.
- 96. Miscellaneous: This account includes other non-operating expenses. YTD is over budget because of Covid testing for employees performed in October and December.
- 102. Main Street Improvements: This accounts for the improvements and development of the Main Street property. YTD is at 52% due to the timing of project expenditures. YTD activity includes an invoice from Tess Electric for installation of new Edison raceway & meter pedestal for \$4.7K, the purchase of a new storage container for \$4.3K, and clean up services for \$1.2K.

As of March 31st, the fiscal year-to-date net loss is (\$227,841).

PUBLIC COMMENT

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ADJOURNMENT

Motion to adjourn at 17:14 Hr. made by Director Sanderson and 2nd by Director Wargo.

Director Wargo - Aye
Director Sanderson - Aye

Meeting adjourned at 17:14 Hr. on Tuesday, April 20, 2021

Robert Lynk, Board Chair
Board of Directors
Cabazon Water District

Evelyn Aguilar, Secretary
Board of Directors
Cabazon Water District

ADA Compliance Issues

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REGULAR BOARD MEETING

MINUTES

Meeting Location:
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Teleconference:
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Access Code: 117188
Email: info@cabazonwater.org

Meeting Date:
Tuesday, April 20, 2021 – 6:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF OUR SERVICE MEN AND WOMEN

ROLL CALL

Director Martin Sanderson - Present
Director Diana Morris - Present
Director Sarah Wargo - Present
Director Robert Lynk - Present

Calvin Louie, General Manager - Present
Eveyn Aguilar, Board Secretary – Present

Note: This meeting was recorded by the District

CONSENT CALENDAR

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1. Approval of:

- a. Finance and Audit Committee Meeting Minutes and Warrants approved by the committee on March 16, 2021
- b. Regular Board Meeting Minutes and Warrants of March 16, 2021

Motion to approve following consent calendar items (a.) Finance and Audit Committee Meeting Minutes of March 16, 2021, and (b.) Regular Board Meeting Minutes of March 16, 2021, made by Director Sanderson and 2nd by Director Morris.

Director Sanderson - Aye
Director Morris - Aye
Director Wargo - Aye
Director Lynk - Aye

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

UPDATES

1. Update: **San Gorgonio Pass Regional Water Alliance Update
(Director Morris)**

- Nothing to report

2. Update: **Manager's Operations Report (by GM Louie)**

- No PSPS this month.
- No changes to COVID-19 procedures.
- Progress report on Well #1:
 - Legend attempted to remove the wrench that was dropped in Well #1 last month.
 - They used a magnet that is strong enough to lift 2800 lbs., but were unsuccessful, due to the wrench being lodged vertically.
 - The GM had inquired with the District Engineers if there was a possibility that the wrench would eventually cause problems with the Well.
 - Both Legend and Engineers felt confident there would be no issues.
 - Director Wargo, and Director Lynk voiced concerns about future issues, and whether Legend would pay for any potential damages.
 - Completion date is postponed to May, due to shipping delays.
- Tank #1 is complete, and is awaiting the activation of Well #1.
- The District is providing information and drawings requested by Tesla for the Powerpack battery.
- Manuel Delgado conducted the biennial sanitary inspection of the District, and had some positive comments, such as *"Cabazon's management and staff are conscientious and have done a good job of maintaining the water system."* There were 8 recommendations imposed by Federal Health Department, which are being addressed within the next 30 days. Director Lynk told GM Louie that if these incur any costs, to bring them up at the next board meeting.

- Update on 50100 Main St. Property:
 - The District has been trying to work with Riverside County's Building & Safety department, and Planning department, but each says it is not their jurisdiction. Director Lynk recommended asking each department to submit a letter stating that it isn't their jurisdiction, so that it's in writing.
 - 2 storage containers are now on the new property.
- GM Louie attended a conference call on April 14 with CWSA, regarding some proposed bills, and CWSA's decision on each of them.
 - AB588- This bill augments the 30 day compliance period of new water regulations to up to 3 years, and possibly 12 additional months. GM Louie signed his support letter, and asked if the board would agree to have Director Lynk also sign the same letter of support.
 - SB222- This is a low-income rate assistance program. CWSA voted to oppose unless it is amended.
 - SB223 – This bill ensures that low-income customer's water is not cut off. GM Louie stated that while it appears great on the surface, it would eventually cause the need to raise the rates. This bill was voted to be opposed unless amended.
 - AB1431- This bill lowers the limits of indoor water use. GM Louie stated that there are many reasons for high water usage, besides irresponsibility. Some being leaky pipes, swamp coolers, inability to afford plumbers, and more. This bill was voted to be opposed.
- The District will begin recruitment of a new Field Crew Worker next week.

NEW BUSINESS

1. Discussion/Action: **Review resumes, discuss, interview, and select a community member for the Board of Directors vacant seat. (by Chairman Lynk & Board)**

- There were no letters of intent to join the Board of Directors.
- Director Lynk pointed out the Board can wait until the May 18 board meeting to appoint a new Director.
- Director Wargo mentioned the window on the post office bulletin board, where one of the Board vacancy notices was posted, is faded, making it hard to see through. She said this might be a contributing factor of why no one applied to join the Board.

***Note: No motion was made – This will be postponed until the May 18 regular Board Meeting**

2. Discussion/Action: **Proposed Fiscal Year Budget, July 1, 2021 through June 30, 2022 – Board to determine whether a Special Meeting is to be convened or assigned to the Financial & Audit Committee to meet with the District's Financial Advisor (Cindy Byerrum) and Management team on 04/27/2021. (by Chairman Lynk & Board)**

- The Board collectively agreed that only the FAC, as opposed to the entire board, would need to be present to meet with the District's Financial Advisor to discuss the proposed budget for Fiscal Year 2021/22 on April 27, 2021, at 6:00 pm.

OLD BUSINESS

1. Discussion/Action: General Manager's Performance Evaluation – Personnel Committee to establish a date and time to meet with the GM. (by Chairman Lynk, Director Wargo, and GM)

- The personnel committee and GM Louie discussed a date and time for the GM's performance evaluation. They agreed on May 12, 2021, at 6:00 pm.

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- Charles Ripps from Ripcco LLC stated that he has property with two Wells in great condition. He said he had been in touch with GM Louie about selling or leasing these Wells, but nothing happened, which he assumed was likely due to the District's budget. Charles brought up that there is a stimulus bill that has been proposed, that would grant funding to water districts that need it. He recommended CWD take advantage of this funding, should the bill be approved, and that he would be happy to provide any information needed. Director Lynk asked him to send the District a proposal of his offers. Charles said he would, but that wouldn't be able to discuss any prices, until intent is shown by the District.

GENERAL MANAGER/BOARD COMMENTS

1. Future Agenda Items

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3. Board Member Comments

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- Director Lynk suggested the District replace the window of the bulletin board at the post office, to make flyers more visible to the public.
- Director Wargo asked the Board Secretary to post a Notice of Vacancy that it easier to read through the faded window.

MISCELLANEOUS

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

- a. Finance & Audit Committee – FY 21/22 Budget meeting – Tuesday – April 27, 2021, 6:00 pm
- b. Personnel Committee – GM Evaluation – Wednesday – May 12, 6:00 pm
- c. Finance & Audit Workshop – Tuesday – May 18, 2021, 5:00 pm
- d. Regular Board Meeting – Tuesday – May 18, 2021, 6:00 pm
- e. San Gorgonio Pass Regional Water Alliance – Alliance Meeting – Wednesday – May 26, 2021

ADJOURNMENT

Motion to adjourn at 18:47 hr. made by Director Sanderson and 2nd by Director Morris.

Director Sanderson - Aye
Director Morris - Aye
Director Wargo - Aye
Director Lynk - Aye

Meeting adjourned at 18:47 hr. on Tuesday, April 20, 2021

Robert Lynk, Board Chair
Board of Directors
Cabazon Water District

Evelyn Aguilar, Secretary
Board of Directors
Cabazon Water District

ADA Compliance Issues

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Cabazon Water District
Balance Sheet
April 30, 2021

Apr 30, 21

1	ASSETS	
2	Current Assets	
3	Checking/Savings	
4	General Bank Account-Chase	\$ 12,503
5	Payroll Bank Account-Chase	35,747
6	Trust Account-Chase (Cust. Deposits)	10,852
7	Local Petty Cash	100
8	Total Checking/Savings	59,202
9	Accounts Receivable	215,108
10	LAIF	825,952
11	Bank of NY Trustee Accounts	52,810
12	Prepaid Expenses	34,125
13	Inventory	94,015
14	Total Current Assets	1,291,132
15	Fixed Assets	
16	Total Fixed Assets	13,130,969
17	Accumulated Depreciation	(5,993,048)
18	Net Fixed Assets	7,137,921
19	TOTAL ASSETS	\$ 8,429,053
20	LIABILITIES & EQUITY	
21	Liabilities	
22	Current Liabilities	
23	Accounts Payable	\$ 15,231
24	Other Current Liabilities	
25	Misc. Short Term Liability	10,000
26	Customer Deposits - Co 1	6,750
27	Customer Deposits - Co 2	6,536
28	Total Customer Deposits	13,286
29	Accrued Vacation Pay	9,437
30	DWR-HS Payable - Current	40,763
31	Current Portion Zion's Bank Loan	82,872
32	Accrued Payroll	11,311
33	Accrued Payroll Taxes	838
34	Accrued Interest	3,647
35	Accrued Expenses	3,000
36	Total Current Liabilities	190,539
37	Long Term Liabilities	
38	DWR-H Loan Payable (2026)	238,187
39	Zion's Bank Long Term (2023)	172,026
40	RCEDA Loan Payable	300,000
41	Total Long Term Liabilities	710,213
42	Total Liabilities	900,752
43	Total Equity	7,528,300
44	TOTAL LIABILITIES & EQUITY	\$ 8,429,053

*No assurance provided on these financial statements. These financial statements do not include a statement of cash flows. Substantially all disclosures required by accounting principles generally accepted in the United States not included.

Cabazon Water District
Profit & Loss
July 1, 2020 - April 30, 2021

	Apr-21	Current YTD	FY 20/21 Budget	YTD (83%)
1 REVENUES				
2 OPERATING INCOME				
3 Base Rate - Water Bills	\$ 41,821	\$ 705,885	\$ 939,800	75%
4 Commodity Sales	51,086	393,201	329,700	119%
5 DHPO Contract	13,007	142,421	168,000	85%
6 Fire Sales - Water Bills	261	4,235	5,900	72%
7 Fire Flow Income	570	2,565	-	0%
8 Penalty Fees - Water Bills	250	5,551	31,000	18%
9 New Account Fees - Water Bills	190	1,990	1,600	124%
10 Incident Fees	-	10,169	-	0%
11 Returned Check Fees	-	150	500	30%
12 Basic Facilities Fee	-	49,458	-	0%
13 Stand By Fees - Tax Revenue	-	77,367	113,600	68%
14 TOTAL OPERATING INCOME	107,184	1,392,992	1,590,100	88%
15 NON-OPERATING INCOME				
16 Property Taxes	1,240	39,922	60,900	66%
17 Cell Tower Lease Income	2,129	21,289	25,600	83%
18 Miscellaneous Non-Operating Income	-	2,247	7,300	31%
19 Interest Income	976	3,831	19,600	20%
20 TOTAL NON-OPERATING INCOME	4,345	67,290	113,400	59%
21 TOTAL REVENUES	111,529	1,460,282	1,703,500	86%
22 EXPENSES				
23 PAYROLL & BENEFITS				
24 Directors Fees	-	8,300	15,000	55%
25 Management & Customer Service				
26 Customer Accounts	4,027	46,304	54,800	84%
27 Business Admin Manager	-	58,505	77,700	75%
28 Office Assistant	2,735	12,418	7,800	159%
29 General Manager	6,862	75,485	89,200	85%
30 Total Management & Customer Service	13,625	193,889	229,500	84%
31 Field Workers	9,216	104,823	123,000	85%
32 Employee Benefits Expense				
33 Workers Compensation	103	5,151	6,200	83%
34 Employee Health Care	4,390	65,715	94,800	69%
35 Pension	4,257	55,327	77,400	71%
36 Total Employee Benefits Expense	8,750	126,194	178,400	71%
37 Payroll Taxes	1,654	25,172	33,200	76%
38 TOTAL PAYROLL & BENEFITS	33,245	458,378	579,100	79%

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Cabazon Water District
Profit & Loss
July 1, 2020 - April 30, 2021

		Apr-21	Current YTD	FY 20/21 Budget	YTD (83%)
39	OPERATIONAL EXPENSES				
40	Facilities, Wells, T&D				
41	Lab Fees	204	3,488	8,900	39%
42	Meters	-	1,080	4,800	23%
43	Utilities - Wells	7,824	81,639	96,600	85%
44	Line R&M Materials	1,395	36,211	72,500	50%
45	Well Maintenance	784	19,906	37,800	53%
46	Security	456	19,222	24,800	78%
47	Engineering Services	7,618	128,149	56,300	228%
48	Facilities, Wells, T&D - Other	493	8,078	12,200	66%
49	Total Facilities, Wells, T&D	18,775	297,773	313,900	95%
50	Utilities - Office				
51	Electricity	761	11,036	15,800	70%
52	Gas	39	654	1,100	59%
53	Telephone	881	8,536	10,200	84%
54	Trash Pickup & Office Cleaning	374	4,140	4,600	90%
55	Total Utilities - Office	2,055	24,365	31,700	77%
56	Office Expenses				
57	Water Billing System	177	1,773	2,100	84%
58	Supplies & Equipment	378	8,027	10,100	79%
59	Copier Lease & Printing Supplies	425	3,723	5,000	74%
60	Dues & Subscriptions	-	1,020	1,300	78%
61	Postage	667	7,168	8,100	88%
62	Printing & Publications	32	324	6,300	5%
63	Computer Services	2,874	29,306	36,800	80%
64	Office Radio	-	210	-	0%
65	Office Storage	-	5,000	6,200	81%
66	Air Conditioning Servicing	431	4,193	5,100	82%
67	CA Water Systems Alliance	250	958	2,500	38%
68	Office Expenses - Other	75	301	2,100	14%
69	Total Office Expenses	5,309	62,002	85,600	72%
70	Support Services				
71	Temporary Labor	-	14,748	12,600	117%
72	Financial Audit	-	10,498	23,000	46%
73	Accounting	3,000	30,045	35,000	86%
74	Legal Services	-	35,710	71,000	50%
75	Bank/Payroll Service	353	4,456	5,200	86%
76	Website Support	-	150	900	17%
77	General Liability Insurance	2,396	21,069	26,100	81%
78	Total Support Services	5,749	116,675	173,800	67%

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Cabazon Water District

Profit & Loss

July 1, 2020 - April 30, 2021

		Apr-21	Current YTD	FY 20/21 Budget	YTD (83%)
79	Training/Travel	622	2,955	4,500	66%
80	Other Fees/SWRCB	238	7,204	8,900	81%
81	Service Tools & Equipment				
82	Shop Supplies and Small Tools	58	8,013	9,300	86%
83	Vehicle Fuel	269	8,673	16,300	53%
84	Employee Uniforms	-	-	1,800	0%
85	Safety	354	1,644	500	329%
86	Tractor Expenses	-	1,805	3,700	49%
87	Equipment Rental	-	4,566	2,000	228%
88	Service Trucks - R&M	1,167	7,468	14,500	52%
89	Water Ops Phone & Internet	301	2,656	4,800	55%
90	Total Service Tools & Equipment	2,149	34,826	52,900	66%
91	NON-OPERATING EXPENSES				
92	Grant & Loan Processing Fee	-	1,325	1,400	95%
93	DWR Interest Expense	4,121	8,243	7,900	104%
94	DHPO Interest Expense	-	5,819	5,800	100%
95	Bad Debt Expense	-	-	1,200	0%
96	Miscellaneous	-	2,114	1,100	192%
97	TOTAL NON-OPERATING EXPENSES	4,121	17,501	17,400	101%
98	TOTAL EXPENSES	72,262	1,021,680	1,267,800	81%
99	TOTAL INCOME BEFORE CAPITAL & GSA	39,267	438,602	435,700	101%
100	DHPO Capacity Credit	(1,750)	(17,500)	(21,000)	83%
101	CAPITAL PROJECTS				
102	Main Street Improvements (Icehouse Imp.)	(837)	(11,143)	(20,000)	56%
103	Meter Replacements & Other Capital	-	(20,399)	(35,000)	58%
104	Well & Tank Repairs	-	(475,185)	(465,000)	102%
105	TOTAL CAPITAL PROJECTS	(837)	(506,727)	(520,000)	97%
106	DEBT - PRINCIPAL				
107	Debt Service Principal - DWR	(20,224)	(40,448)	(40,800)	99%
108	Debt Service Principal - DHPO (Zion)	-	(82,872)	(82,900)	100%
109	TOTAL DEBT - PRINCIPAL	(20,224)	(123,320)	(123,700)	100%
110	SGMA / GSA	-	(6,699)	(35,000)	19%
111	NET INCOME / (LOSS)	\$ 16,455	\$ (215,644)	\$ (264,000)	82%

*No assurance provided on these financial statements. These financial statements do not include a statement of cash flows. Substantially all disclosures required by accounting principles generally accepted in the United States not included.



Manager's Report

UPDATES

1. Update: **Manager's Operations Report (by GM Louie)**

a. **Edison – Public Safety Power Shut-off**

- **The County of Riverside, Emergency Management Department (EMD)**, in coordination with **Southern California Edison (SCE)**, has not issued any *Flash Reports* for a **Public Safety Power Shutdown (PSPS)**, which predicts the potential to *de-energize* selected Cabazon circuits.
- **On 04/28/2021**, there was a planned power outage disseminated by SCE. Due to issues the District has been sporadically experiencing with the spam filter program, the District staff was unaware of this outage. Aside from removing suspicious marketing and spam emails, the spam filter has targeted certain domains such as individuals from the District's engineering, accountants, SCE, and other pertinent senders.

This occurred at the most inopportune time. The District's Customer Account Lead had arrived early to prepare, print, and pack up the monthly water bills for delivery. The CAL was leaving for a plane trip at 0500 hr. the following morning. She responded back and forth from her resident to the District's HQ until 1930 hr. The GM finally advised her to go home, and to leave the procedures for tomorrow's water operator and Business Admin. Asst. to prepare and print those water bills.

I would like to take the opportunity to acknowledge Koumparis, Morgan, and Aguilar for their efforts. The monthly water bills were printed and delivered on time.

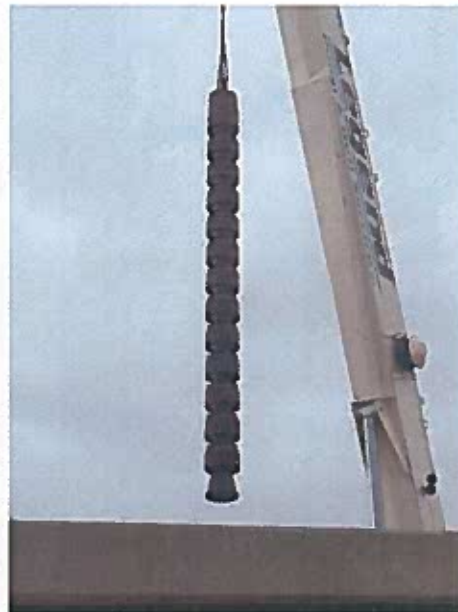
- b. **Corona Virus** – The District will continue to execute the following actions in regards to COVID-19.

- **EOC (Emergency Operations Center)** in coordination with Riverside County Public Health and the District's Management has the following updated COVID-19 information.
- Management continues to take the following preventive and protective measures:

We encourage Board and this Community's Water Team members to reassure any concerned residents and water customers that may have concerns regarding the safety of tap water. The transmission of COVID-19 through tap water is 99.9% untrue. The measured dose of sodium hypochlorite (chlorine) kills most bacteria and viruses.

- ✓ The lobby continues to be **closed** to the public until further direction from the State and County Health officials.
- ✓ Management will continue to protect the health of District employees.
- ✓ Face masks are **required**.
- ✓ A barrier is at the transaction window.
- ✓ Customer Accounts Department will handle checks, money orders, and cash wearing nitrile gloves provided by the District.
- ✓ The current confirmed **COVID-19** cases in the Community of Cabazon is **326**, **Deaths – 7**, and **Recovered – 316** as of **05/12/2021** according to the **Riverside County Public Health** website: <https://www.rivcoph.org/coronavirus>
- ✓ This Community's water district will continue to work with water customers that are experiencing hardships in paying their water bills. *There will be an item on a future agenda on resuming penalties & interests.*
- ✓ It is anticipated that on 06/15/2021, California will be eliminating the color tiers, and businesses will be permitted to open. It is unknown which businesses be allowed full or partial capacity, whether mask will continue to be mandated, and if social distancing will still be enforced. This info was shared at the WDMAC meeting on 05/04/2021.

c. Progress report on Production Well 1



Installation on 04/27/2021



Initial Activation on 05/06/2021

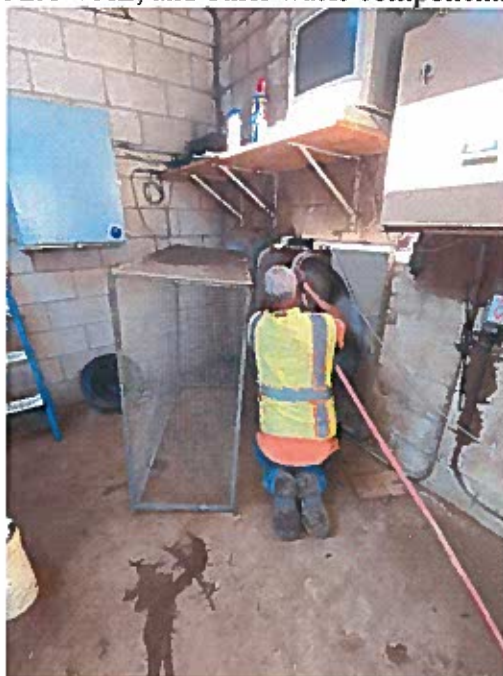


**Pat Harrington, K&S Site Inspector
Static water level 766 ft.**

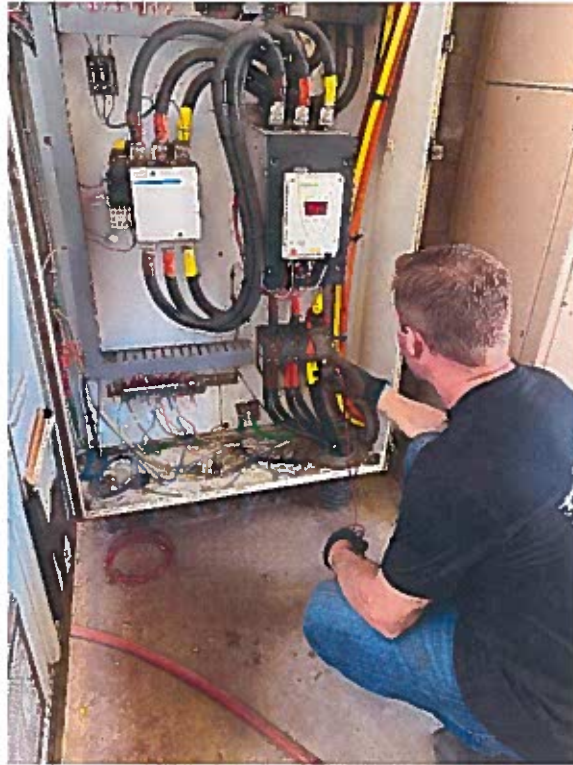
**In 2004, the static water level was 520 ft.
By 2006, the GM was reporting an average drop of a foot per month.
(766 ft. - 520 ft. = 246 ft./17 years = 14.47 ft./12 months - 1.2 ft.)**



Initial activating pump motor. A plug was removed to prevent high pressure from blowing out gaskets, CLA-VAL, and other water components.



District certified water operator setting up a source of water to prime the production well.



Keith Collier, President, Legend Pump & Wells checking the main control panel prior to start-up.



Legend & District Water Technicians checking out the initial discharge of the dirty water from the well.



Waste pond overflow discharge



Overflow discharge from T1



As planned, waste water pond overflow is being discharged out into the field.



W1 flushing from Friday, 05/07/2021 starting 8 PM to 8 AM.
Noted at 4:15 AM, seals were not retaining water.
Legend was advised and will pack or add "O" rings.



Food grade shaft lubricant levels was checked.

d. Progress report on Tank 1 (T1)

- Simpson has completed its project and is waiting for Legend to activate the production well #1.
- Simpson allegedly damaged T1 water level sonar. Will repair and install.



e. Progress Report - Tesla Powerpack Battery

District management and engineering is in the process of gathering information and drawings as requested by Tesla engineering and designers. There was an in-person meeting at the engineering offices on Monday, 05/10/2021. In attendance was Chuck Krieger, Steve Anderson, Travis Romeyn, and Calvin Louie. Numerous issues were discussed, including the Tesla matter.

f. Coffman Specialties, Inc. (CSI) – Shell Fire Hydrant/Construction Meter

Field Crew obtained the following photos of graffiti and potential unauthorized taking of water. Jon Endozo, Project Engineer for CSI was contacted. It was noted that the 2.5 inch cap was missing. This may be an effort to bypass the construction meter.



g. Update on 50100 Main Street – New Water District Material & Equipment Yard

We are currently working with the District’s engineering to contact the County of Riverside’s Building & Safety and County’s planning department. Engineering, whose founding family has extensive connections with the County and City of Riverside is helping to resolve this issue.

g. West Desert Municipal Advisory Council – 05/04/2021

- Chick-fil-A made their presentation to the community. Kelsey Wu of 4G Development and Consulting, Inc., the engineering firm for Chick-fil-A, advised the attendees that the projected opening would be in 2022, due to various issues with County Planning, etc.

District Management has approved an abandonment of Exception 7 that was originally held by Desert Hills Estate housing developer. This approval was discussed with District engineering and legal prior to the GM signing a correspondence to the County.

On 05/12/2021, Kelsey Wu submitted the revised plans for review by District management and engineering.

- Next Neighborhood Clean Up is scheduled for 06/12/2021. There will be three (3) bins located throughout Cabazon.
- Next MAC meeting is scheduled for 08/03/2021.
- It was mentioned by Legislative Assistant Mickey Valdiva that these meetings are anticipated of being in-face beginning 06/15/2021 and may be moved to the water district facilities.

NEW BUSINESS

- | | |
|----------------------------------|--|
| 1. Discussion/Action:
[TAB 1] | Review resumes, discuss, interview, and select a community member for the Board of Directors vacant seat. (by Chairman Lynk & Board) |
|----------------------------------|--|

CLOSED SESSION

General Manager’s Annual Performance Evaluation

OPEN SESSION

Report of Action to the Public

NEW BUSINESS

- | | |
|----------------------------------|---|
| 2. Discussion/Action:
[TAB 2] | Review and adoption of FY 21/22 Budget (by Cindy Byerrum) |
|----------------------------------|---|

3. Discussion: Rippco LLC Well proposal (by Charles Ripps)
[TAB 3]

4. Discussion/Action: Public bulletin Board (by GM Louie)
[TAB 4]

OLD BUSINESS

1. Discussion/Action: Customer Concern – Paul Oshideri
[TAB 5]

New Business

1. Discussion/Action Item: [TAB 1]

Review resumes, discuss, interview, and select a
community member for the Board of Directors
vacant seat

(by Chairman Lynk & Board)

New Business

2. Discussion/Action Item:

[TAB 2]

Review and adoption of
Fiscal Year 2021/2022 Budget
(by Cindy Byerrum)



**Cabazon Water District
Proposed Budget
FY 2021-22**

Schedule A

	A	B	C	D	E
	FY 20/21 Adopted Budget	FY 20/21 Projected Year-End	FY 21/22 Proposed Budget	\$ Difference (C - B)	% Difference (D / B)
1 REVENUES					
2 OPERATING INCOME					
3 Base Rate - Water Bills	\$ 939,800	\$ 923,800	\$ 522,400	\$ (401,400)	-43%
4 Commodity Sales	329,700	361,000	800,900	439,900	122%
5 DHPO Contract	168,000	160,600	180,800	20,200	13%
6 Fire Sales - Water Bills	5,900	5,600	5,600	-	0%
7 Fire Flow Income	-	1,700	-	(1,700)	-100%
8 Penalty Fees - Water Bills	31,000	10,300	-	(10,300)	-100%
9 New Account Fees - Water Bills	1,600	2,400	2,400	-	0%
10 Returned Check Fees	500	200	200	-	0%
11 Basic Facilities Fee	-	40,200	10,000	(30,200)	-75%
12 Stand By Fees - Tax Revenue	113,600	124,300	126,800	2,500	2%
13 TOTAL OPERATING INCOME	1,590,100	1,630,100	1,649,100	19,000	1%
14 NON-OPERATING INCOME					
15 Property Taxes	60,900	72,500	74,000	1,500	2%
16 Cell Tower Lease Income	25,600	25,600	26,100	500	2%
17 Miscellaneous Non-Operating Income	7,300	2,700	-	(2,700)	-100%
18 Interest Income	19,600	4,300	2,200	(2,100)	-49%
19 TOTAL NON-OPERATING INCOME	113,400	105,100	102,300	(2,800)	-3%
20 TOTAL REVENUES	1,703,500	1,735,200	1,751,400	16,200	1%
21 EXPENSES					
22 PAYROLL					
23 Directors Fees	15,000	10,500	15,000	4,500	43%
24 Management & Customer Service					
25 Customer Accounts	54,800	54,100	55,900	1,800	3%
26 Assistant General Manager	77,700	55,600	-	(55,600)	-100%
27 Business Admin Assistant	-	-	36,200	36,200	0%
28 Temp. Admin Assistant	7,800	9,300	-	(9,300)	-100%
29 General Manager	89,200	89,200	97,800	8,600	10%
30 Total Management & Customer Service	229,500	208,200	189,900	(18,300)	-9%
31 Field Workers	123,000	123,000	161,400	38,400	31%
32 Employee Benefits Expense					
33 Workers Comp.	6,200	5,900	6,200	300	5%
34 Employee Health Care	94,800	76,500	66,200	(10,300)	-13%
35 Pension	77,400	64,100	75,200	11,100	17%
36 Total Employee Benefits Expense	178,400	146,500	147,600	1,100	1%
37 Payroll Taxes	33,200	21,600	29,000	7,400	34%
38 TOTAL PAYROLL	579,100	509,800	542,900	33,100	6%



**Cabazon Water District
Proposed Budget
FY 2021-22**

Schedule A

	A	B	C	D	E
	FY 20/21 Adopted Budget	FY 20/21 Projected Year-End	FY 21/22 Proposed Budget	\$ Difference (C - B)	% Difference (D / B)
39 OPERATIONAL EXPENSES					
40 Facilities, Wells, T&D					
41 Lab Fees	8,900	8,900	9,100	200	2%
42 Meters	4,800	4,800	4,900	100	2%
43 Utilities - Wells	96,600	99,800	103,300	3,500	4%
44 Line R&M Materials	72,500	52,000	52,000	-	0%
45 Well Maintenance	37,800	28,100	38,600	10,500	37%
46 Security	24,800	24,800	25,300	500	2%
47 Engineering Services	56,300	110,800	113,000	2,200	2%
48 Facilities, Wells, T&D - Other	12,200	11,300	11,500	200	2%
49 Total Facilities, Wells, T&D	313,900	340,500	357,700	17,200	5%
50 Utilities - Office					
51 Electricity	15,800	14,500	15,000	500	3%
52 Gas	1,100	1,100	1,100	-	0%
53 Telephone	10,200	10,200	10,400	200	2%
54 Trash Pickup & Office Cleaning	4,600	4,600	4,700	100	2%
55 Total Utilities - Office	31,700	30,400	31,200	800	3%
56 Office Expenses					
57 Water Billing System	2,100	2,100	2,100	-	0%
58 Supplies & Equipment	10,100	5,600	10,300	4,700	84%
59 Copier and Supplies	5,000	4,400	5,000	600	14%
60 Dues & Subscriptions	1,300	1,000	2,500	1,500	150%
61 Postage	8,100	8,100	8,300	200	2%
62 Printing & Publications	6,300	6,300	6,400	100	2%
63 Computer Services	36,800	41,300	42,100	800	2%
64 Office Storage	6,200	6,200	6,300	100	2%
65 Air Conditioning Servicing	5,100	5,000	5,100	100	2%
66 Community Water Systems Alliance (CWSA)	2,500	2,500	3,000	500	20%
67 Office Expenses - Other	2,100	200	2,100	1,900	950%
68 Total Office Expenses	85,600	82,700	93,200	10,500	13%
69 Support Services					
70 Temp. Labor/Fee Study Consultants	12,600	14,700	-	(14,700)	-100%
71 Financial Audit	23,000	23,000	23,500	500	2%
72 Accounting	35,000	35,000	40,000	5,000	14%
73 Legal Services	71,000	45,800	71,000	25,200	55%
74 Payroll Service	5,200	5,400	5,500	100	2%
75 Website Support	900	500	500	-	0%
76 Insurance	26,100	24,900	26,100	1,200	5%
77 Total Support Services	173,800	149,300	166,600	17,300	12%
78 Training/Travel					
79 Seminars & Training	3,500	1,500	8,500	7,000	467%
80 Travel and Meals	1,000	1,000	2,000	1,000	100%
81 Total Training/Travel	4,500	2,500	10,500	8,000	320%



**Cabazon Water District
Proposed Budget
FY 2021-22**

Schedule A

	A	B	C	D	E
	FY 20/21 Adopted Budget	FY 20/21 Projected Year-End	FY 21/22 Proposed Budget	\$ Difference (C - B)	% Difference (D / B)
82 Other Fees/SWRCB	8,900	8,900	8,900	-	0%
83 Service Tools & Equipment					
84 Shop Supplies and Small Tools	9,300	11,700	11,900	200	2%
85 Vehicle Fuel	16,300	16,300	16,600	300	2%
86 Employee Uniforms	1,800	1,800	2,000	200	11%
87 Safety	500	1,900	1,900	-	0%
88 Tractor Expenses/Maintenance	3,700	2,000	3,700	1,700	85%
89 Equipment Rental	2,000	6,800	6,900	100	1%
90 Service Trucks - R&M	14,500	6,600	14,500	7,900	120%
91 Water Operations On-Call Phones	4,800	4,500	4,800	300	7%
92 Total Service Tools & Equipment	52,900	51,600	62,300	10,700	21%
93 NON-OPERATING EXPENSES					
94 DWR Loan Processing Fee	1,400	1,300	1,400	100	8%
95 DWR Interest Expense	7,900	7,900	6,700	(1,200)	-15%
96 DHPO Interest Expense	5,800	5,800	3,800	(2,000)	-34%
97 Bad Debt Expense	1,200	1,200	1,200	-	0%
98 Miscellaneous	1,100	3,200	3,300	100	3%
99 TOTAL NON-OPERATING EXPENSES	17,400	19,400	16,400	(3,000)	-15%
100 TOTAL EXPENSES	1,267,800	1,195,100	1,289,700	94,600	8%
101 INCOME BEFORE CAPITAL, GSA & DEBT SERVICE	435,700	540,100	461,700	(78,400)	-15%
102 DHPO Capacity Credit	(21,000)	(21,000)	(21,000)	-	0%
103 CAPITAL PROJECTS					
104 Well & Tank Repairs	(465,000)	(477,500)	(150,000)	327,500	-69%
105 Main Street Property (Icehouse-Improvements)	(20,000)	(4,800)	(50,000)	(45,200)	942%
106 Meter Replacements	(35,000)	(20,400)	(20,000)	-400	-2%
107 Detach Section Land Locked by Tribe	-	-	(30,000)	(30,000)	0%
108 Fire Hydrants	-	-	(72,500)	(72,500)	0%
109 New Vehicle	-	-	(105,000)	(105,000)	0%
110 TOTAL CAPITAL PROJECTS	(520,000)	(502,700)	(427,500)	75,200	-15%
111 DEBT - PRINCIPAL					
112 Debt Service Principal - DWR	(40,800)	(40,800)	(42,000)	(1,200)	3%
113 Debt Service Principal - Zion	(82,900)	(82,900)	(84,900)	(2,000)	2%
114 TOTAL DEBT - PRINCIPAL	(123,700)	(123,700)	(126,900)	(3,200)	3%
115 SGMA / GSA	(35,000)	(10,000)	(35,000)	(25,000)	250%
116 NET INCOME / (LOSS)	(264,000)	(117,300)	(148,700)	(31,400)	
117 PROJECTED BEGINNING CASH - 7/1/21			\$ 780,000		
118 PROJECTED ENDING CASH - 6/30/22			\$ 631,300		



Cabazon Water District FY 21/22 Proposed Budget

Schedule A: FY 21/22 Proposed Budget

Column (A) is the Adopted Budget for FY 20/21. Column (B) represents projected year-end balances for Fiscal Year 20/21. These amounts are estimates; actual results will vary. Column (C) displays the Proposed Budget for FY 21/22. Columns (D) and (E) display \$ and % differences from Projected FY 20/21 results to the FY 21/22 Proposed Budget.

REVENUES

Lines 3-4 Base Rate & Commodity Sales: Fixed and Volumetric water sales including residential, commercial & construction water sales. Revenues are for FY 21/22 are adjusted per the adopted rate study shifting to a 40% Fixed / 60% variable. Overall revenues are budgeted for a 3% increase in accordance with the rate study.

Line 5 DPHO Contract: Revenues are scheduled to increase due to the increase in the District's volumetric water rates per the rate study.

Line 6 Fire Sales: This is the flat, fixed monthly charge for all private fire service connections. Budget for FY 21/22 is adjusted per the adopted rate study.

Line 7 Fire Flow Income: This account is for fire flow test fees relating to new development. This account is not budgeted due to unpredictable activity.

Line 8 Penalty Fees: Penalty fees revenue is not budgeted for FY 21/22 due to uncertainty regarding when these charges will be allowed to resume. YTD (Year to date) activity consists of incident fees that are unpredictable in nature.

Line 9 New Account Fees: This account represents the fees to set up a new utility account. These fees are currently at \$20 for residential accounts and \$65 for construction accounts. Budget for FY 21/22 is based on actual results for FY 20/21 with no increase.

Line 10 New Account Fees: These fees are charged to the customer for a bounced check. These fees are budgeted conservatively due to their unpredictable nature.

Line 11 Facility Fees: These are fees charged to connect to the District water system. Receipt of these fees are unpredictable and therefore this account is budgeted conservatively.

Lines 12, 15 Standby Fees, Property Taxes: Annual property tax and standby fee assessment through Riverside County. FY 21/22 is budgeted in line with projected results from FY 20/21 with a 2% increase.

Line 16 Cell Tower Lease Income: Monthly cell tower lease revenues. Budget for FY 21/22 includes a 2% contractual increase.

Line 17 Miscellaneous Non-Operating Income: Include miscellaneous fees, refunds/reimbursements, and recycling revenues. These revenues are budgeted conservatively at zero due to their unpredictable nature.



Line 18 Interest Income: Interest revenue is earned primarily on District investments in the State of California's Local Agency Investment Fund (LAIF). Interest revenues are expected to decrease by 50% as rates continue to fall.

EXPENSES

Lines 22-38 Payroll: Lists the detail of salaries and wages, paid leave, employee benefits, payroll taxes and worker's compensation. Major assumptions include:

Line 23 Director's Fees: This includes board of director's stipends. Budget for FY 21/22 is based on the FY 20/21 budget. Budget is greater than FY 20/21 actuals due to decreased meeting activity relating to Covid-19.

Line 26-28 Admin Assistant: Full time position for former temporary admin assistant, to fill in for several duties of former assistant general manager.

Line 29 General Manager: Assumes no increase in GM salary but includes 160 hours of vacation cash out.

Line 41 Field Workers: Increased due to anticipated promotion for Operations Supervisor and filling of vacant Field Worker I (FWI) position.

Line 34 Employee Health Care: Includes costs for employee medical, dental and vision insurance. Anticipated decrease in expense for FY 21/22 due to improved rates from new policy with Special District Risk Management Authority.

Line 35 Pension: Includes district pension contributions for union and non-union employees. This line is expected to increase due to the hiring of the vacant Field Worker I and annual merit increases.

Line 37 Payroll Taxes: Payroll taxes are expected to increase due to the higher salaries expense.

Lines 40-49 Facilities, Wells, T&D: Includes expenses relating to water quality testing, meter purchases, source of supply, facility maintenance and engineering services. Notable assumptions include:

Line 43 Utilities – Wells: Includes electricity costs relating to pumping at the District well sites. FY 21/22 is budget based on projected results for FY 20/21 and a 3.5% increase.

Line 45 Well Maintenance: Includes repairs, maintenance and chemical expenses relating to the District wells. Budget for FY 21/22 is based on the FY 20/21 budgeted amounts with a 2% inflation increase.

Lines 50-55 Utilities – Office: Includes expenses for office electricity, gas, telephones, trash service and office cleaning. Budget for FY 21/22 is based on 20/21 actuals with a 3.5% increase for electricity and 2% for telephone, trash and cleaning.

Lines 56-68 Office Expenses: All expenses relating to operating the District office. Notable assumptions below:

Line 58 Supplies & Equipment: Includes office supplies and small equipment purchases. Budget for FY 21/22 is based on FY 20/21 budgeted amounts with a 2% inflation increase.



Line 60 Dues & Subscriptions: Budget includes the following: annual P.O. box fees, CalMutuals dues, CA Rural Water Association dues, and SDRMA dues (new \$1.5K for FY 21/22).

Line 67 Office Expenses – Other: This line is intended for miscellaneous expenses and petty cash items. FY 21/22 budget is based on FY 20/21 adopted budget.

Lines 69-77 Support Services: Includes consultants, outside services, audit, information technology and property/liability insurance. Notable assumptions below:

Line 70 Temporary Labor: FY 20/21 budget included the NBS rate study. There is no anticipated activity for FY 21/22 budget.

Line 72 Accounting: Accounting consulting from Eide Bailly. FY 21/22 budget is increased from FY 20/21 due to increased support anticipated due to the resignation of the Assistant General Manager.

Line 73 Legal Services: Includes legal fees from BB&K. Budget for FY 21/22 is budgeted at FY 20/21 budgeted amounts.

Line 74 Payroll Service: Includes bi-weekly payroll processing fees. Budget for FY 21/22 is based on actual results for FY 20/21 with a 3% inflation increase.

Lines 78-81 Training & Travel: Includes seminar, training, travel and meal expenses. Budget for FY 21/22 is notably increased from FY 20/21 anticipating improved travel conditions relating to the Covid-19 pandemic and certification training for new FWI position.

Lines 83-92 Service Tools & Equipment: Includes small tools, equipment/vehicle repair and maintenance, fuel, and on-call phones for field employees. Notable assumptions below:

Line 88 Tractor Expenses & Maintenance: Budget for FY 21/22 based on FY 20/21 budgeted amounts.

Line 89 Equipment Rental: Expenses relating to equipment rented for traffic control or service line repairs. Budget for FY 21/22 is based on projected results for FY 20/21.

Line 90 Service Trucks R&M: Budget for FY 21/22 based on FY 20/21 budgeted amounts.

Lines 93-99 Non-Operating Expenses: Non-operating expenses include DWR/DHPO inters and loan fees, bad debt expense and other miscellaneous expenses.

Line 102 DHPO Capacity Credit: Per the District's agreement with DHPO, this is the credit given on their monthly bill. This credit is set to expire in December 2022.

Lines 104-111 Capital Projects: District Capital Improvement Plan for FY 21/22.

Line 105 Well & Tank Repairs: \$150K budgeted for Bonita Vault Rehabilitation.

Line 106 Main Street Property: \$50K budgeted for continued property improvements.

Line 107 Meter Replacements: \$20K budget for the Water Meter Replacement Program

Line 108 Detach Section Land Locked by Tribe: \$30K budget for legal & LAFCO costs.



Line 109 Fire Hydrants: \$72.5K budget for fire hydrant installations on Dolores & Almond.

Line 108 New Vehicle: FY 21/22 budgeted for the purchase of a new service utility truck.

Lines 112-115 Debt – Principal: Includes principal payment on the DWR and Zion debt. FY 21/22 budget is based on corresponding debt repayment schedules. The Zion loan is scheduled to be fully repaid in FY 22/23.

Line 116 SGMA/GSA: Includes legal, engineering, and other costs relating to the Sustainable Groundwater Management Act. Budget for FY 21/22 is based on FY 20/21 budgeted amounts.

New Business

3. Discussion/Action Item: [TAB 3]

Rippco LLC Well proposal
(by Charles Ripps)



RIPPCO LLC

Cabazon Water District Board of Directors
c/o Evelyn Aguilar, District Board Secretary
Cabazon Water District
Via Email to *info@cabazonwater.org*

April 22, 2021

Hello, my name is Charles Ripps and I represent Ripppo, LLC, which owns several parcels of land in the Cabazon vicinity. This past Tuesday during the Board's public comment period, I spoke regarding our 11-acre well site, which I think might be of real interest to your organization. It has a unique configuration and location in the basin that makes it a prolific source of water, and it seems sensible that it should be added to the Cabazon water system. The two wells on this site were drilled in the early 2000s, and tested just this past year and found to be in excellent condition. The water is of very high quality (more on this below). I'm writing today to open the door to discussions concerning this property and the two wells located on it, which I think presents an exciting opportunity to the Board.

I should mention that in the past (and as I think some members of the Board are aware), I planned to develop this and some other parcels. However, my plans have recently changed and am I now open to either a sale of this property or some other arrangement, such as a lease or lease-to-own, etc. I recognize from previous conversations with the Board, that the Board has significant budget constraints, but I believe that there may be some mechanisms that could be explored that would make an acquisition or lease possible, and that furthermore this may be a unique moment in terms of federal stimulus that might make a project of this type a feasible candidate for a grant (again, more on this below).

First of all, regarding the specifics on the two wells. These were tested in April, 2020 by Legend Pump, with attention primarily focused on Well #2. Attached you will find various location maps, the results of test water pumping, and a certified Title 22 water analysis.

Here is a summary of the results:

- The water is potable, and of very high quality. Most contaminants to be concerned with in the reports are shown as "not detectable" (ND) or well below standards. Nitrates and TDS are within acceptable levels and can be expected to decline further once the well is placed into normal production.
- Tests conformed to Title 22 standards.
- The 24 hour step test of Well #2 showed a constant flow of 1,300 GPM. (This volume speaks to the capacity of the pump used in testing, not the capacity of the well. This excellent result was the maximum the pump used was able to handle)
- The draw down on Well #1 while Well #2 was pumped was minimal, declining from 312.91 feet to 310.02 feet.
- With a specific yield of approximately 38 feet, the wells look to be both prolific and highly cost effective.

Keith Collier of Legend Pump believes that additional wells could be drilled on this property and/or existing well sites could be expanded to 16 or 18 inch bore holes to enable larger pumps and therefore greater capacity. He stated that, with a 16 inch well casing and a suitable pump, Well #2 would easily do 2000 GPM.

Regarding the financial aspect of any proposed deal - of course I do not pretend to know the Water District's situation, but based on previous conversations I suspect that perhaps a project of this type and size might be worth discussing with other entities including perhaps the San Grigonio Pass Water Agency. Certainly I could imagine that a proposal could be co-operatively put together that could be submitted to that agency, an outside party or investment group for consideration. Another possibility that looms large is the "American Jobs Plan" - the pending economic stimulus bill for infrastructure that is currently winding its way through Congress. As you doubtless know this legislation, as proposed, specifically includes very substantial funding for water projects. If the Board had a shovel ready project, the Jobs Plan could present a rare opportunity for the District, allowing it to obtain all the funding it needs to develop this site and related infrastructure. That would doubtless increase the supply and availability of clean water for the Cabazon community, now and for the future, and permit further growth of the area.

Of course, this is just an introduction. I assume you will have questions, and I will be happy to answer them either by providing additional documentation or meeting, either in person or by telephone, at a future Board meeting or sidebar.

Sincerely,

Charles Ripps
Rippco LLC

(631) 835-9699
charlesripps@gmail.com

LEGAL DESCRIPTION

Exhibit "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

A portion of Government Lot 2 of Fractional Section 23, Township 3 South, Range 2 East, San Bernardino Meridian, in the County of Riverside, State of California, as shown by United States Government Survey, described as follows:

Beginning at the Northeast corner of Government Lot 2;

Thence South along the Easterly line of said Government Lot 2, 600 feet;

Thence at right angles, West 800 feet;

Thence North, parallel with the Easterly line of said Lot 450 feet;

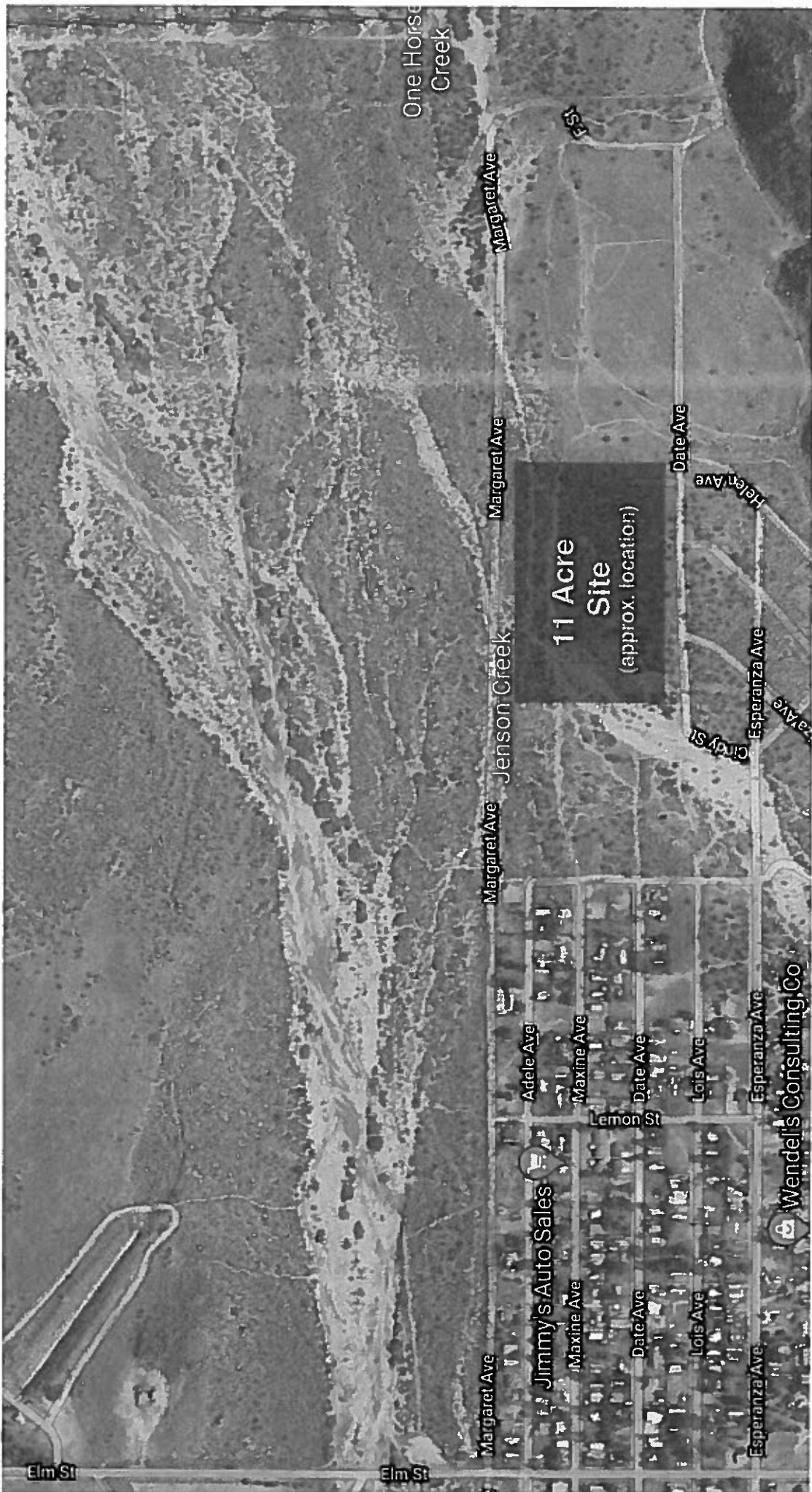
Thence at right angles, West 25 feet;

Thence North, parallel with the Easterly line of said Lot, 150 feet to the North boundary of Government Lot 2;

Thence East along the North line of said Lot 825 feet, more or less, to the point of beginning.

APN: 528-18a-049-5

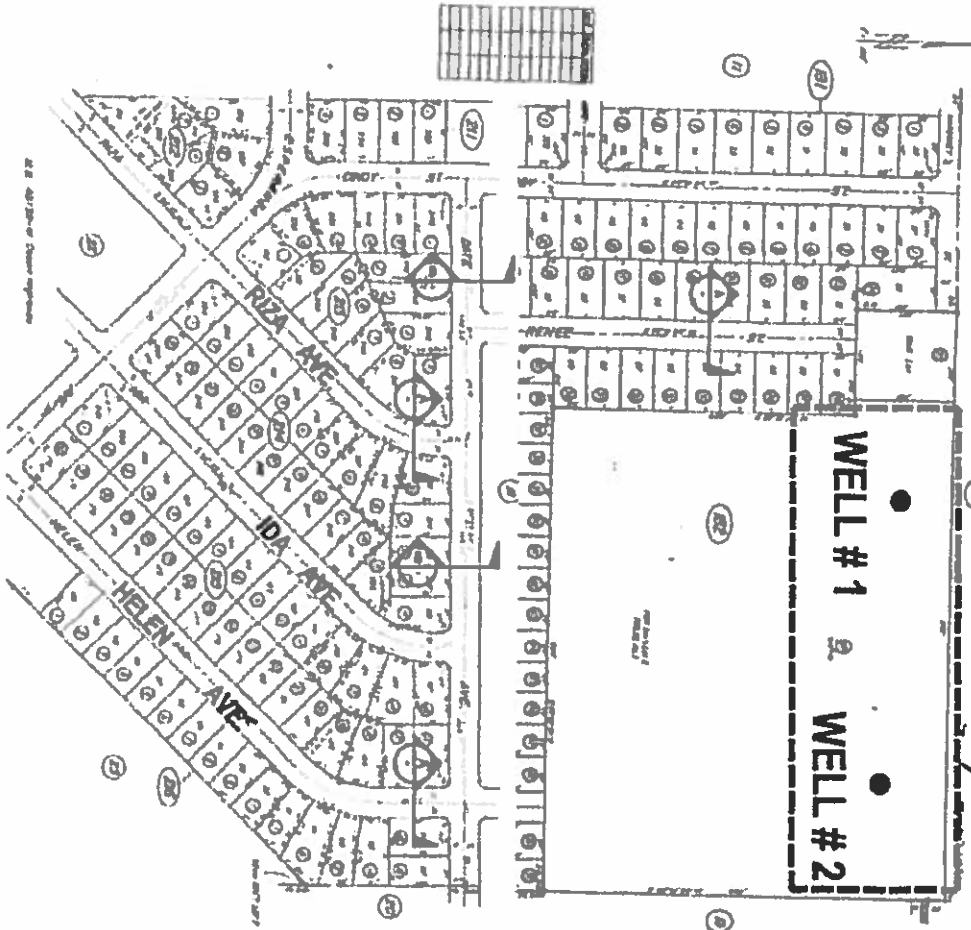
LOCATION MAPS



528-18 721 800

FOR NE 1/4 SEC 21, T35, R2E

PROJECT LOCATION



First American Title
Page 6 of 13

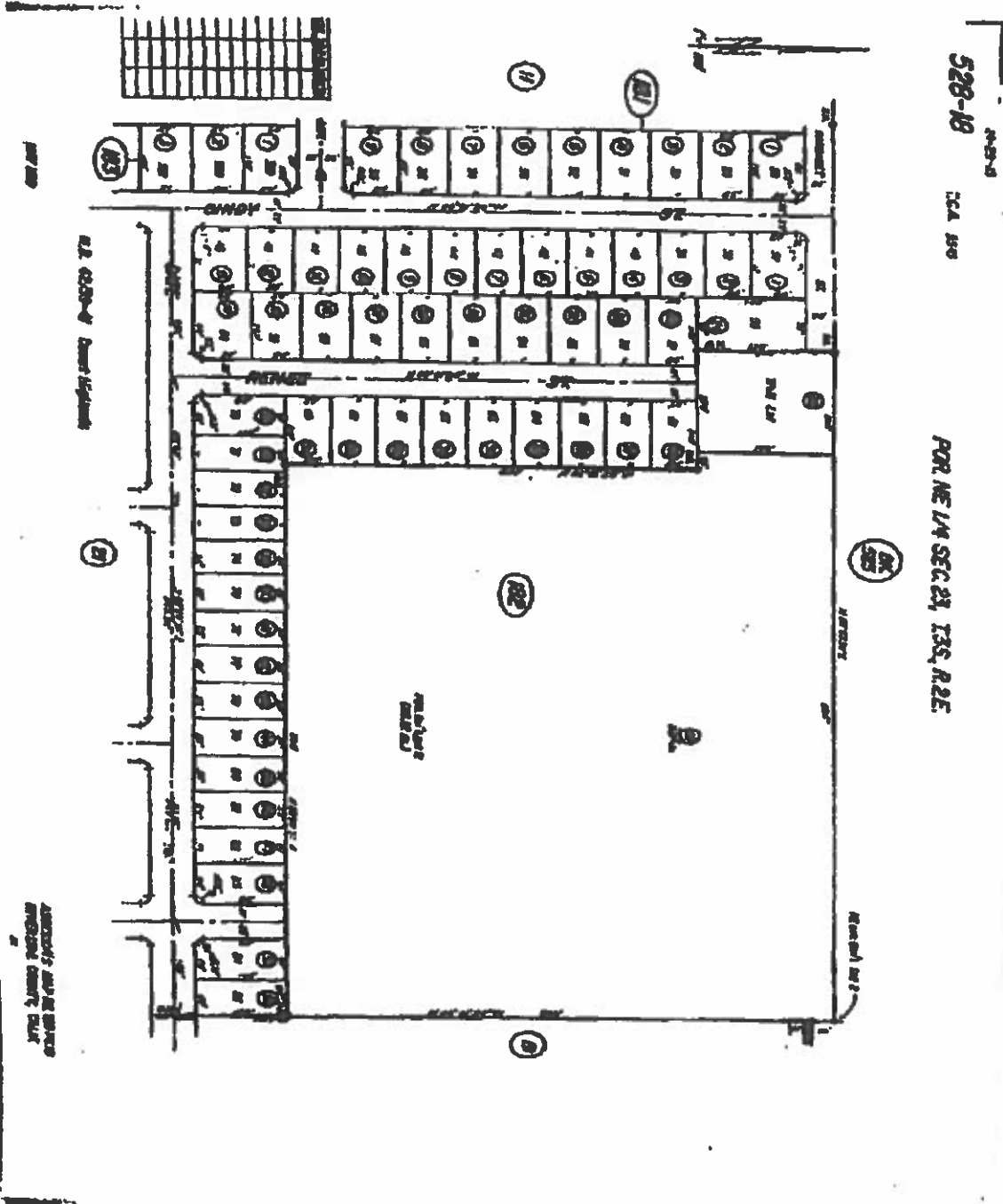
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Page Number: 6

SITE PLAN
NOT TO SCALE



<http://www.gobtc.com/cgi-bin/plat.asp?rm=TOPS&dc=county=RID&graphic=%2Faccounts%...> 4/4/2004

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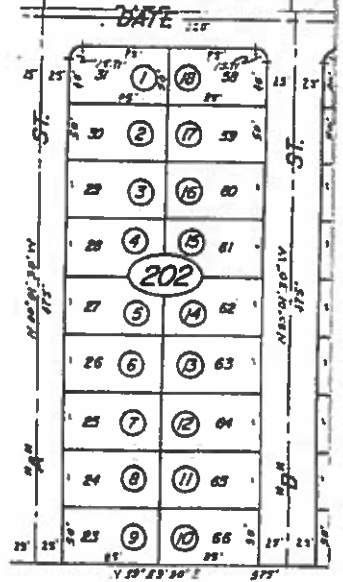
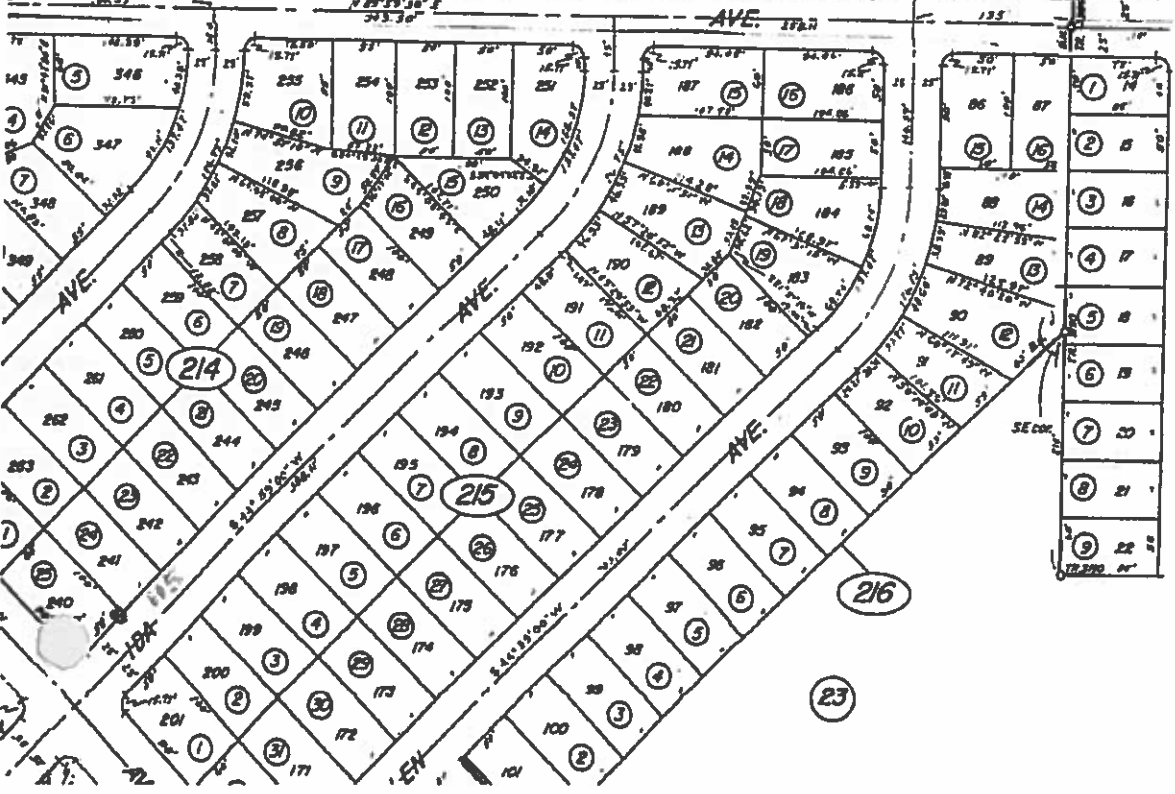
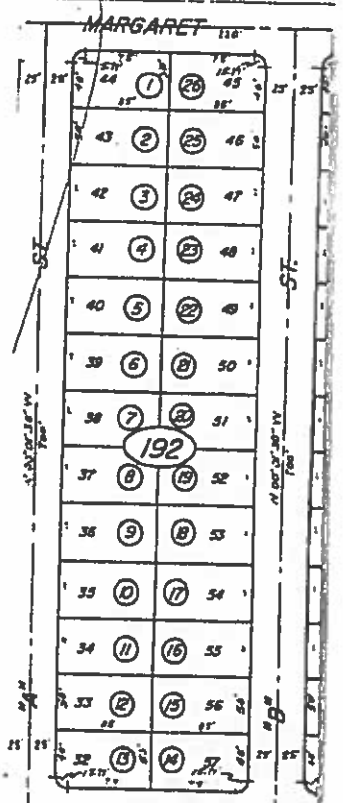
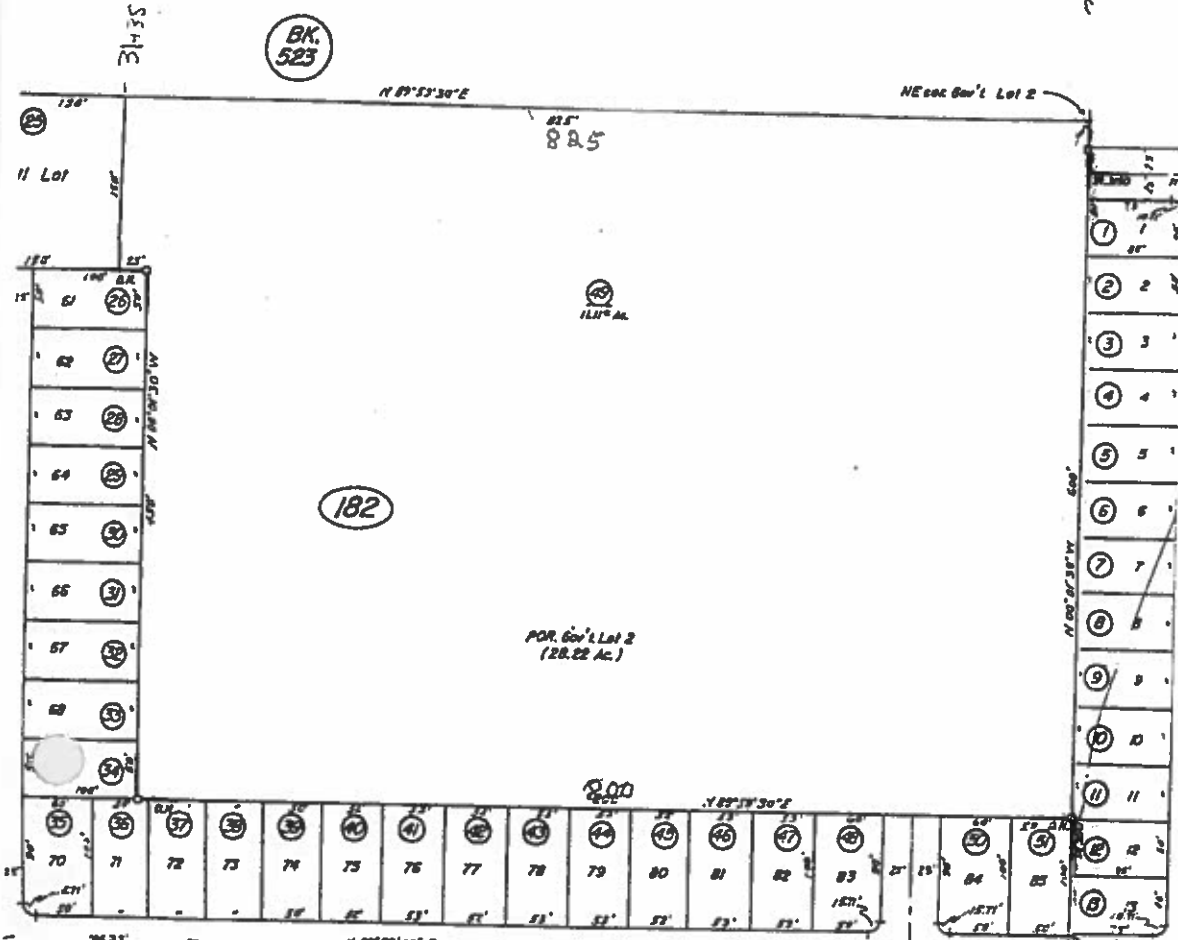
441 00 97

Plat Map (GIF)

POR. NE 1/4 SEC. 23, T.3S., R.2E.

24-29-13

T.C.A. 5545



M.B. 53/53-54 Tract No. 3

GENERAL INFORMATION/
GEOLOGIST REPORTS AND COMMENTS



1499 HUNTINGTON DRIVE
SUITE 402
SOUTH PASADENA
CALIFORNIA 91030

GSi/water
(626) 441 - 0039

**RESULTS OF A THERMAL SURVEY
WITH RECOMMENDATIONS FOR
TEST DRILLING NEW WELL SITES
CABAZON, CALIFORNIA**

Prepared for:
Mr. Charles Ripps
Ripps & Associates
122 Main Street
East Hampton, New York 11937

GSi/water
520 Mission Street
South Pasadena, CA 91030
(626) 441-0039 Fax (626) 441-0750

March 12, 2004

GEOLOGY •

GEOPHYSICS •

GROUND WATER HYDROLOGY

PROJECT TEAM


Eric T. Gorman

Thermal Survey, Analysis, Reporting, Graphics

Reinis Berzins

Graphics

Under the supervision of:



**R. A. Sorensen - RG #6702; HG #643
General Manager**

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REFERENCES USED

California Division of Mines and Geology, 1966, Geologic Map of California (scale 1:250,000), Santa Ana (Sixth printing 1992).

Cabazon County Water District, Logs and Static Water Level information for District Wells 1 and 3. Well data provided by the Coachella Valley Water District.

City of Cabazon, Riverside County, California, Record of Survey: Velasco Land Surveying, June, 2003.

Dibblee, T. W. Jr., 1982, Geologic Quadrangle Map of the San Jacinto Mountains and vicinity, California: South Coast Geological Society: No. SCGS2, 1:62,500.

United States Department of the Interior Geologic Survey, 1988, Landsat Thematic Mapper, Scene Id: LT5040036008815410, Landsat 5, Path 040, Row 036.

United States Department of the Interior Geologic Survey, 1988, 7.5-minute topographic map, Cabazon Quadrangle, California.

United States Department of the Interior Geologic Survey, 1996, 7.5-minute topographic map, Whitewater, California.

U.S. Geological Survey, topographic map (scale: 1:62,500): Banning, California quadrangle, 1942.

INTRODUCTION

Figure 1: Project Location

This report presents the results from a temperature survey done on your property in Cabazon, California. The Property is approximately 1.5 miles south of Interstate 10 Fwy, and approximately 15 miles west of Palm Springs in Riverside County, at the base of the San Jacinto Mountains (Figure 1). The property is described by Velasco Land Surveying as Government Lot 6 in the northeast quarter of Section 23, Township 3 South, Range 2 East on the USGS 7.5 minute Cabazon Quadrangle.

The objective of our investigation was to locate new well sites on the Property. We accomplished this task by relating our ground temperature survey to the geologic setting of the Property.

Our work involved staking 32 temperature probe sites; drilling a 10-ft deep hole at each staked site; installing a 3/8" diameter PVC pipe sleeve into each drilled hole to allow repeat measurements; and collecting two sets of temperature readings 10 days apart. The field work was done from January 7 - 30, 2004.

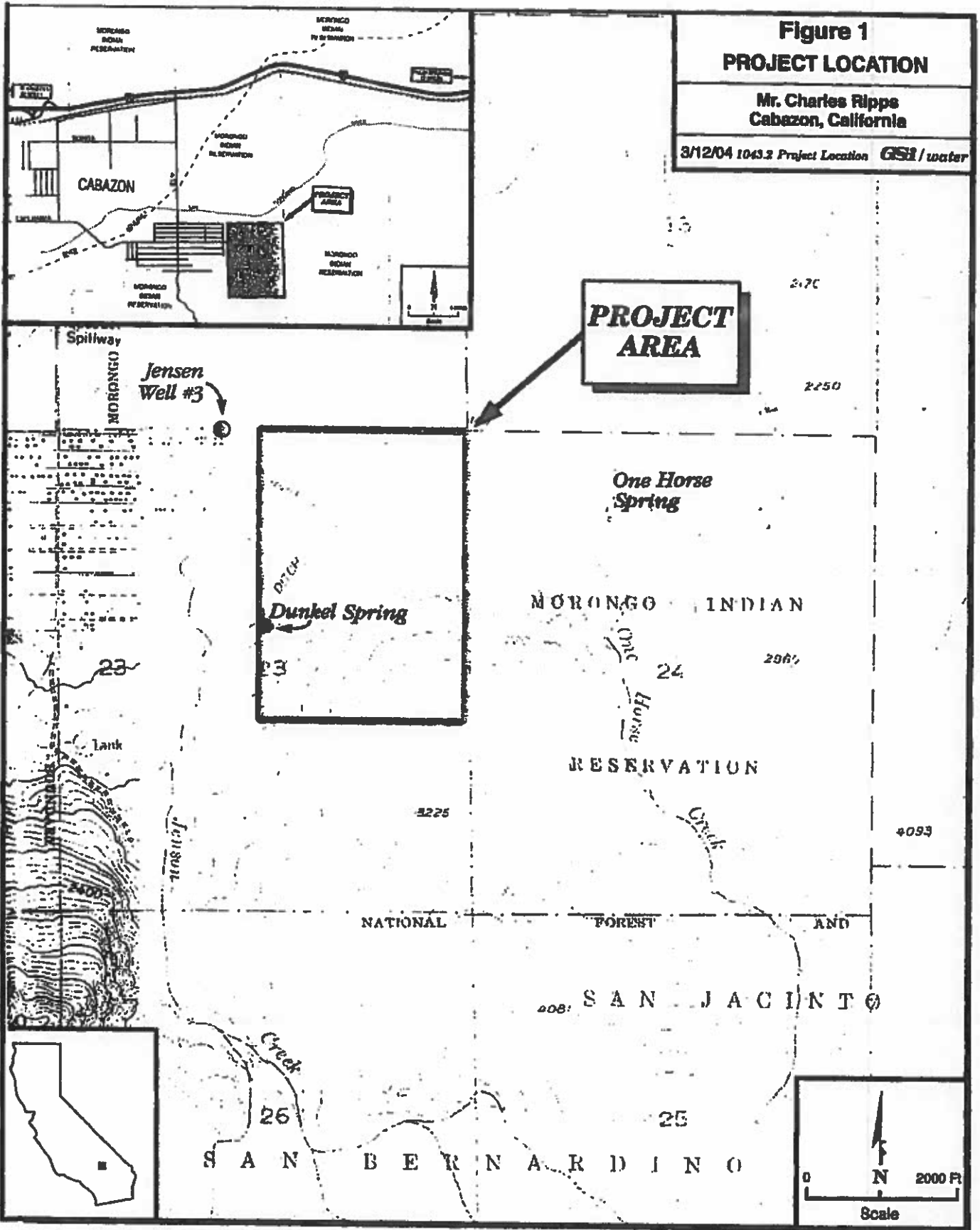
Considering the geologic setting, data from Jensen Well #3, and the results of our thermal survey, there should be accessible ground water available to the Property.

The results of our investigation indicate several areas that, subject to test drilling, appear to be favorable for water development. These areas are along the northern boundary of the Property, particularly in the vicinity of Stations 6, 1 and 11 (Figure 4).

Figure 1
PROJECT LOCATION

Mr. Charles Ripps
Cabazon, California

3/12/04 1043.2 Project Location GSI/water



TEMPERATURE SURVEY

Figure 2: Areal Temperature Configuration, 10-ft Depth

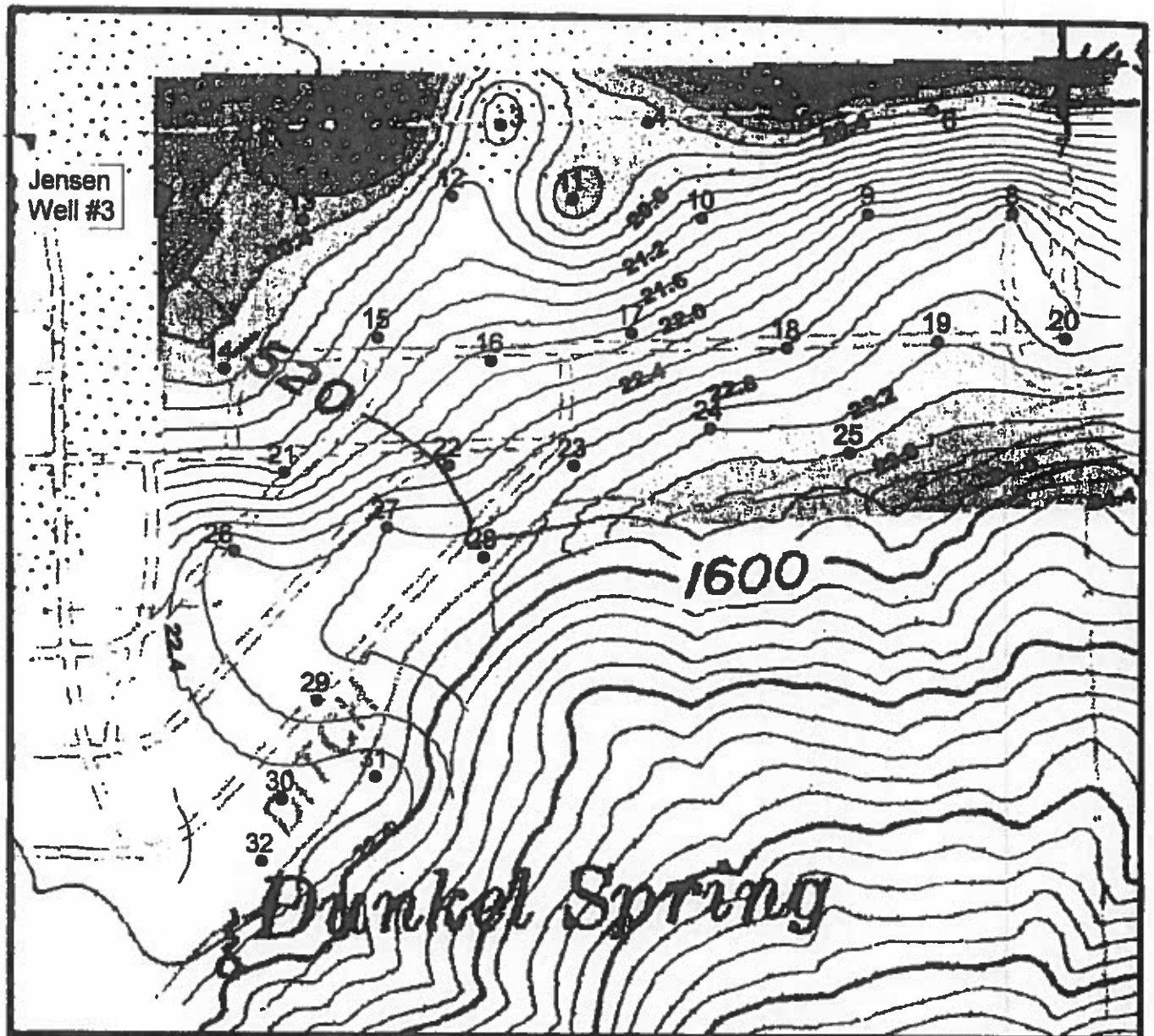
The thermal technique is used to trace the movement of ground water. Moving ground water changes the temperature in the overlying and surrounding environment. By relating the ground temperatures to the geologic setting, wells can be located in areas likely to provide more actively moving ground water.

GSI/water contracted West Hazmat Drilling Corp. (A Test America Corporation) of Anaheim, California, to drill 32 holes - 10 feet deep, approximately 400-500 feet apart (Figure 2). A 3/8" diameter PVC pipe sleeve was installed into each hole during drilling. A 10-ft-long thermal sensor was installed into each PVC pipe sleeve, and two sets of ground temperatures were measured 10 days apart on January 20, and January 30, 2004, respectively. Figure 2 shows the contours for the first set of temperatures.

Warm and intermediate temperatures associated with exposed bedrock along the base of the San Jacinto Mountains merge into cool temperatures along the northern boundary of the Property. The location of the nearby exposed bedrock relative to the warm temperature zones, indicate the presence of shallow subsurface bedrock in the alluvium. These warm zones are not likely to be the most productive areas for ground water. The cooler temperature patterns suggest that more actively moving ground water may be migrating along the northern boundary of the Property, and are likely associated with recharge from the San Gorgonio River Channel and possibly nearby Jensen Creek.

Extensive review of satellite imagery photos (Landsat 5, 1988), geologic maps (Dibblee, T. W., 1982; California Division of Mines and Geology, 1966), and fractured bedrock, indicate that faulting may be present within and near the Property boundaries. Faults can act as natural barriers across, or conduits along their trends for the migration of ground water.

Jensen Well #3 is approximately 500 feet west of Probe Station 1, which is in a relatively cool temperature zone. The well is currently inactive, and has an approximate static water level of 335 feet. Records show that it was drilled to 508 feet below ground surface. Initial production measurements recorded from the well state that it yielded 60 gallons per minute (gpm) with no drawdown over a 24-hr period. If Jensen Well #3 is associated with recharge from the San Gorgonio River Channel, a 60 gpm production rate seems low. It is possible that the well was not pumped to its capacity during its initial development. The results of our temperature survey, when correlated with data from the well's drilling report, suggest that Jensen Well #3 is capable of producing more than 60 gpm.



Explanation






























● Thermal Probe Stations	 20 - 20.2	 22.2 - 22.4	 24 - 24.2
— Contours (0.25 deg. C interval)	 20.2 - 20.4	 22.4 - 22.6	 24.2 - 24.4
Temperatures (deg. C)	 20.4 - 20.6	 22.6 - 22.8	 24.4 - 24.6
 19 - 19.2	 20.6 - 20.8	 22.8 - 23	 24.6 - 24.8
 19.2 - 19.4	 20.8 - 21	 23 - 23.2	 24.8 - 25
 19.4 - 19.6	 21 - 21.2	 23.2 - 23.4	
 19.6 - 19.8	 21.2 - 21.4	 23.4 - 23.6	
 19.8 - 19.8	 21.4 - 22	 23.6 - 23.8	
 19.8 - 20	 22 - 22.2	 23.8 - 24	



Figure 2:
Areal Temperature Configuration, 10-ft Depth (01/20/2004)

GSI/water
1043-2.apr
02/19/2004

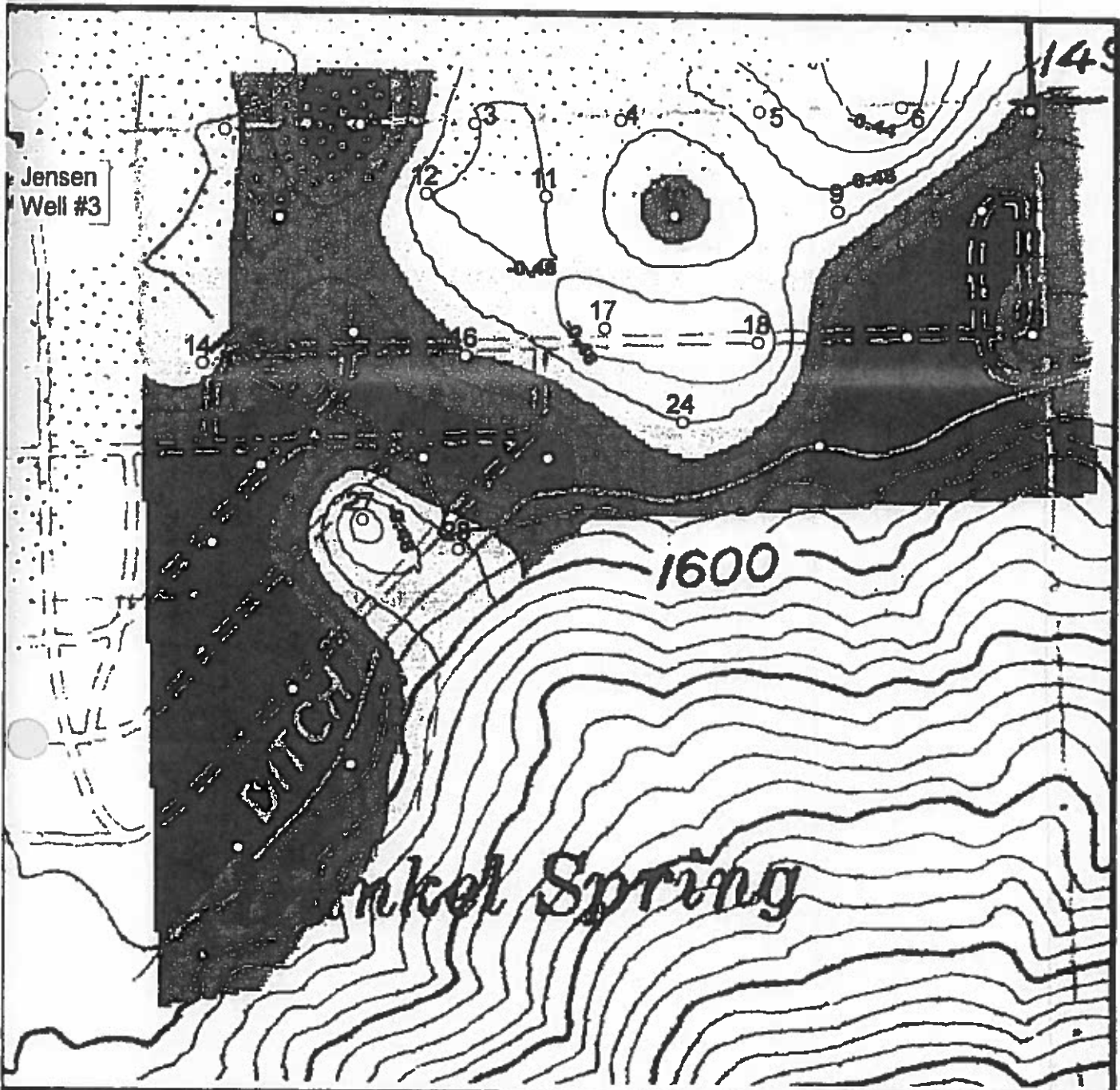
TEMPERATURE DRIFT

Figure 3: Temperature Drift, 10-ft Depth

Thermal drift is the change in ground temperature over time in response to the ambient seasonal temperature cycle. We collected two sets of ground temperature readings 10 days apart, all on the downward fall of the seasonal wave. The time lag between the surface ambient temperatures and temperatures at a depth of 10 feet is usually about three months. The ground temperatures measured for this survey represent influence from surface conditions that were probably present at the end of October, 2003. Cool ground temperatures, and small drift values are generally associated with an increase in the rate of actively moving ground water. Warm ground temperatures, and large drift values are generally associated with a decrease in the rate of actively moving groundwater.

The warm temperature, and large drift combinations measured on the Property (Figure 3), suggest the presence of shallow bedrock which may prevent significant ground water recharge to these areas.

The cool temperature, and small-to-intermediate drift combinations measured along the northern boundary of the Property suggest the presence of enough ground water flow to attenuate the temperatures. Relative to the temperature patterns, the northern boundary of the Property is likely to be the best area to explore for ground water.



Explanation

○	Thermal Probe Stations	■	-0.6 - -0.56
—	Contours (0.25 deg. C interval)	■	-0.56 - -0.52
	Temperature Drift (deg. C)	■	-0.52 - -0.48
■		■	-0.48 - -0.44
■		■	-0.44 - -0.4
■		■	-0.72 - -0.68
■		■	-0.68 - -0.64
■		■	-0.64 - -0.6



Figure 3:
Temperature Drift
 (01/20/2004 - 01/30/2004)

GSI /water
 1043-2.apr
 02/19/2004

FINDINGS AND INTERPRETATIONS

FINDINGS:

- The northern boundary of the thermal survey area contains cool temperature, and small-to-intermediate drift combinations.
- The southern part of the thermal survey area contains warmer temperature, and large drift combinations.
- Jensen Well #3 is in an area approximately 550 feet west of Probe Station 1, containing relatively cool temperature, and intermediate drift combinations.
- Jensen Well #3 is currently inactive, and has an approximate static water level of 335 feet.
- Initial production measurements recorded from Jensen Well #3 suggest that it is capable of yielding 60 gallons per minute (gpm), according to the driller "these was no drawdown over a 24-hr period"
- Faulting may be present within and near the Property boundaries.

INTERPRETATIONS:

- Considering the geologic setting, data from Jensen Well #3, and the results of our thermal survey, there should be accessible ground water available to the Property, it appears that the best locations for ground water exploration on the Property are in areas associated with cooler temperatures and small drift values along the northern boundary of the Property.
- Actively moving ground water may be migrating along the northern boundary of the Property, and is likely associated with recharge from the San Gorgonio River Channel and Jensen Creek.
- Shallow exposed bedrock along the base of the San Jacinto Mountains, may prevent significant rates of ground water recharge to the southern part of the thermal survey area.
- The results of our temperature survey, when correlated with data from the Jensen Well #3 drilling report, suggest that the well is capable of significantly higher production rates.

RECOMMENDATIONS

Figure 4: Proposed New Test Well Drilling Locations

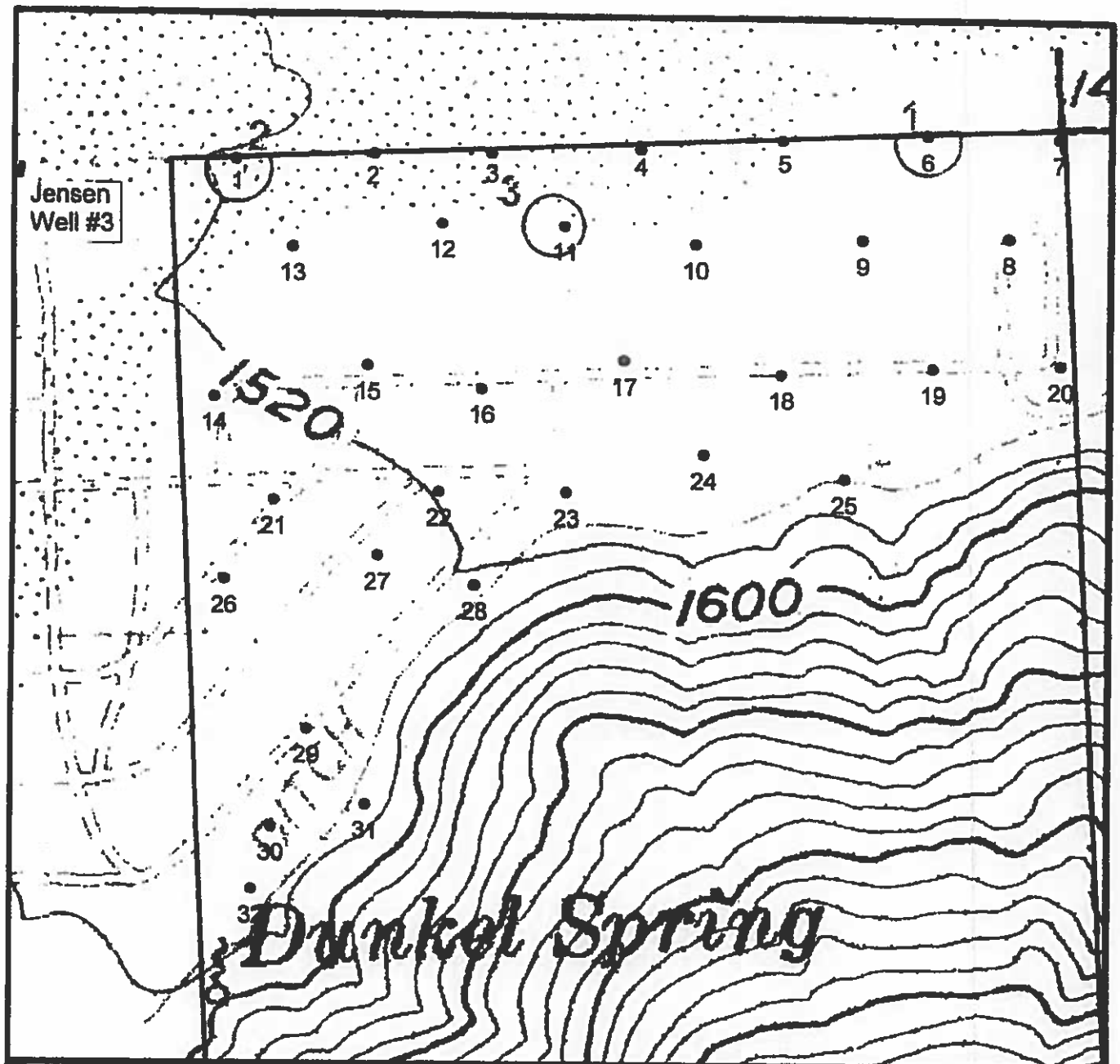
Based on the results of our investigation, three test well sites appear favorable for ground water exploration. The sites are prioritized in order of drilling recommendation. These sites are:

- Near Probe Station 6, approximately 400 feet west of the eastern Property boundary, and approximately 20 - 40 feet south of the northern Property boundary fence line.
- Near Probe Station 1, approximately 550 feet east of Jensen Well #3.
- Near Probe Station 11, approximately 1500 feet east of Jensen Well #3, and approximately 250 feet south of the northern fence line of the Property boundary.




If the decision is made to drill a test well at one or all of these recommended sites, we recommend:

- A licenced contractor should drill each test well.
- The drilling of each test well be overseen by a certified hydrogeologist to collect data, and provide interpretative support during the test drilling exploration.
- Upon completion of the test well drilling, that a certified hydrogeologist be consulted to design, and oversee the conversion of any test well constructed into a production well.

Whether or not it will be necessary to drill a test well near Probe Stations 1 and 11 will primarily depend on the drilling results from the test well recommended near Probe Station 6.



Explanation

-  Property Boundary
-  Thermal Probe Stations
-  Prioritized Testhole Locations



0 200 400 600 Feet

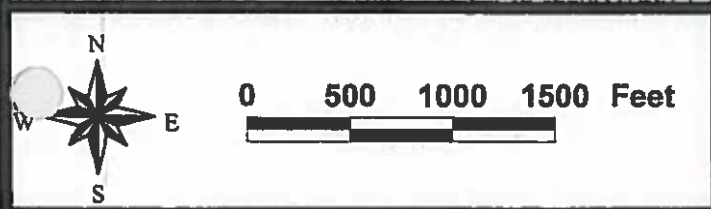
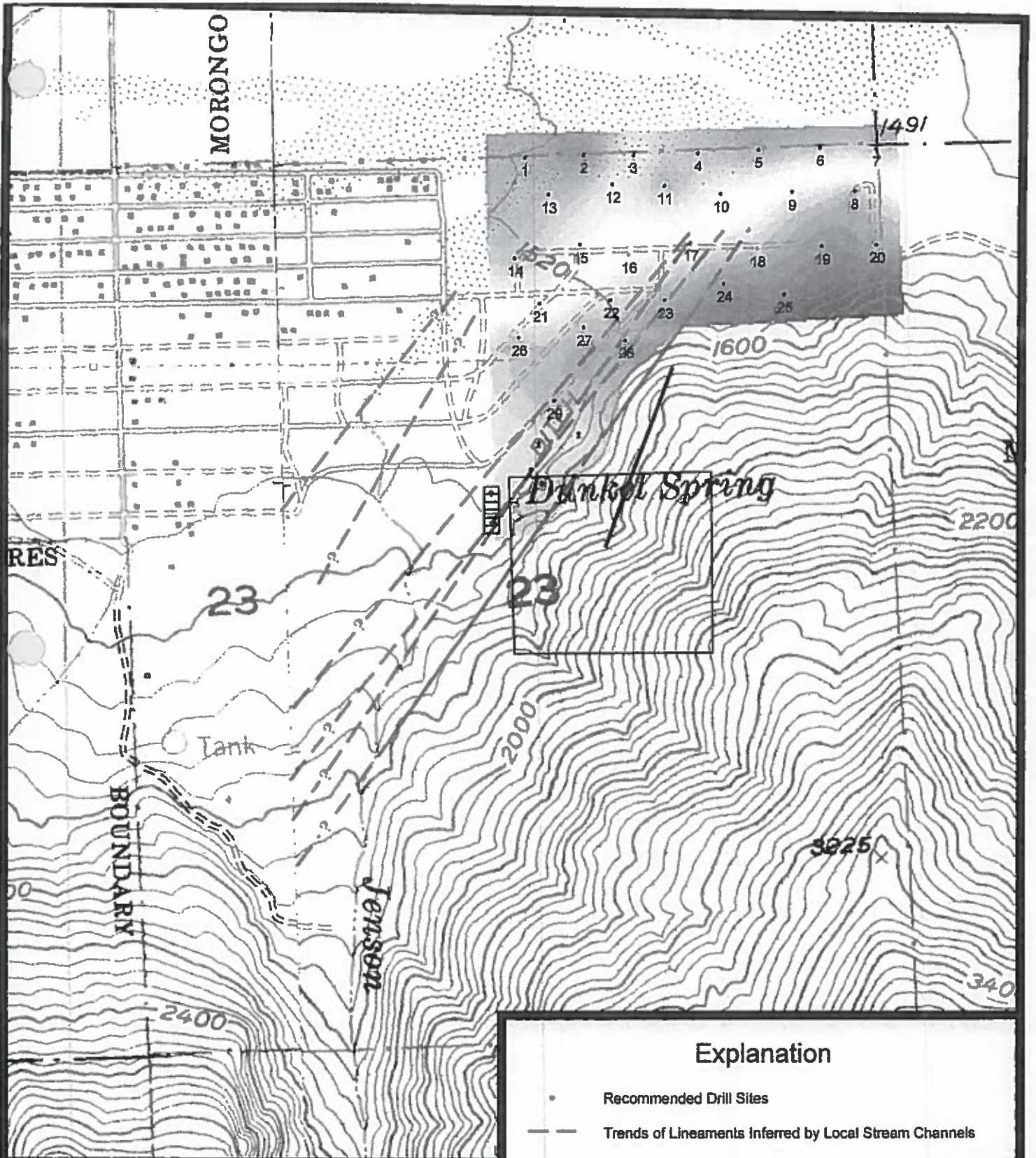


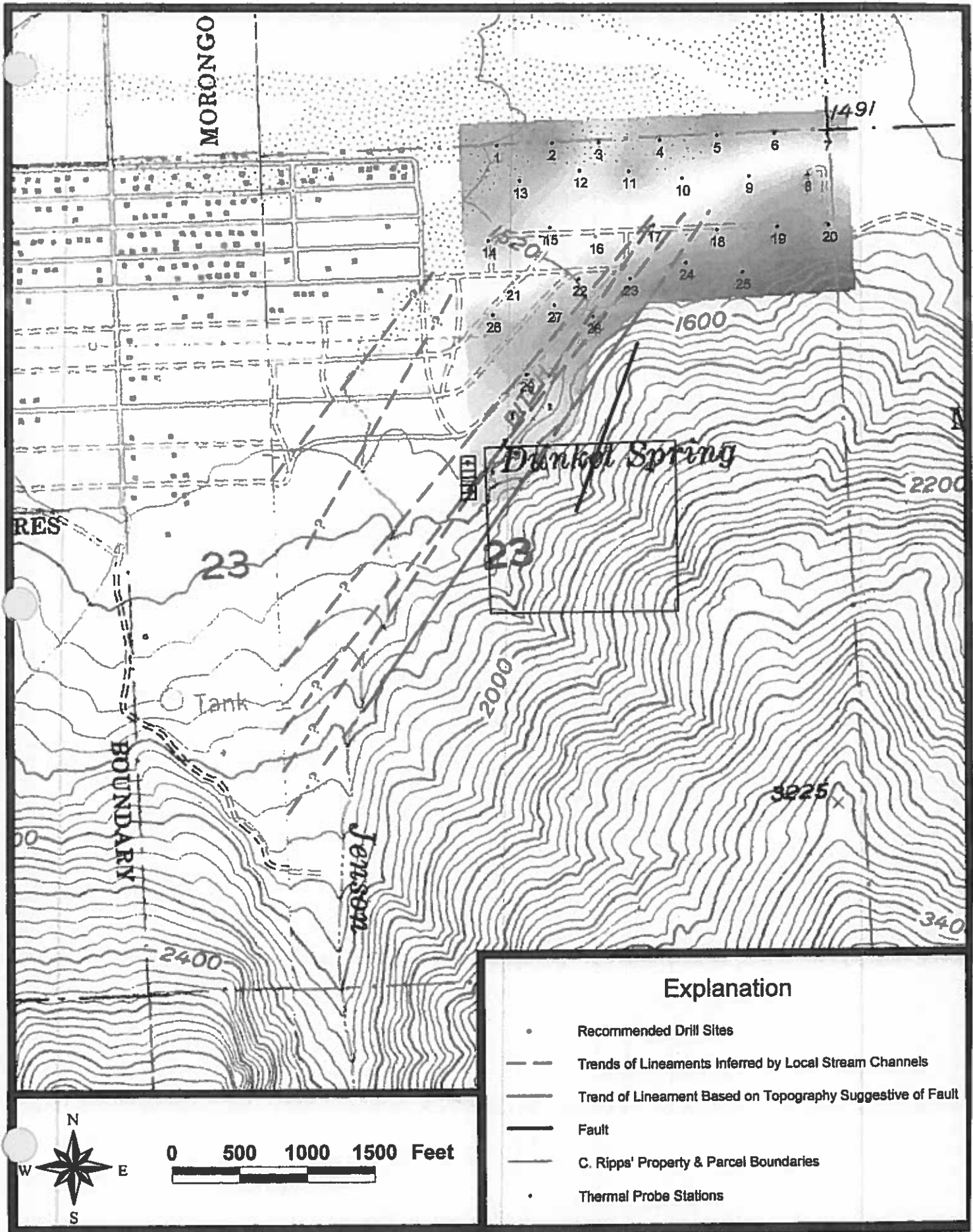
Figure 4: Proposed New Well Locations

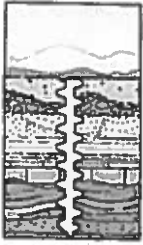
GSI/water
 1043-2.apr
 02/19/2004

Cabazon Property: Thermal Survey Data

		01/20/04				01/30/04		
Station Number	Probe Number	Reading No. 1 (ohms)	Temp.1 (deg C)	Station Number	Probe Number	Reading No. 2 (ohms)	Temp.2 (deg C)	Drift (6/17/03 - 6/24/03)
1	1116	2547	20.21	1	1116	2600	19.75	-0.46
2	280	2347	19.33	2	280	2405	18.75	-0.58
3	1007	1952	21.21	3	1007	1990	20.75	-0.46
4	1139	2350	20.48	4	1139	2397	19.97	-0.51
5	236	2760.5	19.79	5	236	2814	19.34	-0.45
6	88	2811	20.32	6	88	2859	19.91	-0.41
7	852	2075	20.36	7	852	2120	19.84	-0.52
8	24	2268	22.83	8	24	2320	22.25	-0.58
9	107	1901.5	22.20	9	107	1938	21.77	-0.43
10	553	2676	21.25	10	553	2735	20.76	-0.49
11	44	2707	20.14	11	44	2759.5	19.66	-0.48
12	230	1911.5	21.13	12	230	1949	20.61	-0.52
13	118	2683	20.36	13	118	2742.5	19.82	-0.54
14	505	2083	20.44	14	505	2125.5	19.99	-0.45
15	123	2344	21.25	15	123	2398	20.69	-0.56
16	525	2366	21.93	16	525	2416	21.42	-0.51
17	73	2421.5	21.89	17	73	2466	21.40	-0.49
18	658	1982	22.61	18	658	2018	22.15	-0.46
19	104	2291	23.18	19	525	2308	22.55	-0.63
20	89	2082	22.89	20	89	2125	22.37	-0.52
21	38	2396	21.40	21	38	2454	20.79	-0.61
22	222	2367.5	22.28	22	222	2433	21.70	-0.58
23	97	2369	22.91	23	97	2424.5	22.33	-0.58
24	94	2105	23.20	24	94	2148	22.70	-0.50
25	41	2485	23.37	25	41	2540	22.81	-0.56
26	127	2326	22.60	26	127	2380	22.08	-0.52
27	56	2134	22.82	27	26	2171	22.38	-0.44
28	1169	2214	22.93	28	1169	2257.5	22.43	-0.50
29	2	2476.5	22.73	29	2	2540	22.10	-0.63
30	116	2559	22.32	30	116	2632	22.60	0.28
31	43	2348.5	22.23	31	43	2399	21.70	-0.53
32	30	2175	22.28	32	30	2224	21.71	-0.57
Minimum			23.37				22.81	-0.56
Minimum			19.33				18.75	-0.58
Maximum			21.71				21.22	-0.49
Standard Deviation			1.15				1.15	0.00







1499 HUNTINGTON DRIVE
SUITE 402
SOUTH PASADENA
CALIFORNIA 91030

GSi/water
(626) 441 - 0039

May 12, 2011

Mr. Charles Ripps
RIPPCO, LLC
1376 San Ysidro Drive
Beverly Hills, CA 90210

Dear Charles:

On Sunday, May 1, 2011, I obtained the perspective that I needed to review the sources of water and recharge to the Ripppo Properties near Jenson Creek. My recon began with Smith Creek and its tributaries near the top of the Pass (not the tops of the peaks), sending water from the west to the Ripppo Properties; and a large part of Millard Creek in the east. Between Smith Creek and Millard Creek are Montgomery Creek and another creek from the Banning Bench; and the very large San Gorgonio River. East of the River, Hathaway Creek and Potrero Creek join the River before reaching Millard Creek. This group of creeks and the River are very close to the Ripppo Property.

All of these are from the north – the San Gorgonio Mountains. The creeks and the River cross the eastern and southeastern faults that relate to the San Andreas systems. These creeks and the River continue to the south. They cross the 10 Freeway via many culverts; some quite large, as the creeks and the River continue south to the base of the San Jacinto Mountains. Driving east along the Freeway, one can easily see that the slope continues downward to the south. The axis of the Gorgonio Pass is not central between the two mountains; the creeks from the north continue south almost to the base – and some to the base – of the San Jacinto Mountains.

The San Gorgonio surface water between Smith Creek and much of Millard Creek concentrate along the San Jacinto Mountains and continues to the east. Here the Ripppo Property lies on the San Gorgonio River at the spot where the flow from Jenson Creek/San Jacinto Mountains joins the San Gorgonio River. The creeks and the River have built most of the alluvial fans that come from the north to the southeast. In arid regions, alluvial fans are often best for locating wells.

While most of the Ripcco ground water appears to be coming from the San Gorgonio Mountains, there are several additional sources for the Ripcco ground water - some eight in all. Some are from the San Jacinto Mountains. One source is from surface water runoff and from fractures within the San Jacinto Mountains near the base of the Ripcco Property. The other source might be from a long fault bringing water from a distance to an area of the third test hole at the base of the San Jacinto Mountains: a line source of shattered rock along the fault.

Between Smith Creek and Millard Creek (the zone that contains the creeks and the River that move to the Ripcco Property), there are about twenty alluvial quadrangles, each one-mile on a side. They continue into about five irregular areas from Smith Creek to Millard Creek. Within this zone, I have not yet seen, from west to east, any geological formations at the surface other than alluvium. If so, these form an unconsolidated alluvial base, or plain, between the two great mountains: San Jacinto and San Gorgonio. The lack of "islands" of geologically older, tight formations among the young alluvial plain suggests that at least some of the alluvial plain may be very deep and this would be positive for recharge.

The Ripcco Property includes Test TH-Well 1, Test TH-Well 2, and TH-3. TH-Well 1 was cased but not fully test-pumped. The casing is 8 5/8 inches. First water was 248-ft below the top of the casing. The formations were medium sand, sand, and clay. The drilling reached granitic formation at 607 ft depth. Extrapolation from development pumping and recovery suggests that TH-Well 1 as drilled may produce as much as 800 gpm.

Test TH-Well 2 was test-pumped longer. The casing is 12 1/2 inches. First water was at 166-ft below the top of casing. The formations were more sand, gravel, and less clay. The drilling reached granitic formation at 620 ft depth. From test pumping, TH-Well 2 produced at least 1,100 gpm. It should be noted that wells produced very small drawdown as tested at these levels, to test wells need larger pumps.

Test TH-3 was drilled to 600 ft depth, but collapsed at 192 ft depth. The borehole was 9 7/8 inches (0 – 190 depth, and then 6 1/2 inches). Temporary casing depths and depth to first water were 60 feet below the top of the casing. There were 14 collapsed intervals with the use of an air hammer. Logging was unable to pass 200 ft depth, and the drilling stopped. Usually, collapsed bedrock below the water table means that there is much more water.

It is my interpretation that TH-Wells 1 and 2 as drilled and equipped were smaller than the size needed to provide optimum production of the water available to the site. Moreover, there is the possibility to place one or more additional wells at this location. In addition, if TH-3 is, as appears, within a zone of shattering, there could be a much larger production at this site. This location comprises an approximate 40 acres, giving opportunity to put in at least several additional wells.

Mr. Charles Ripps – RIPPCO, LLC

May 12, 2011

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The Ripppo Property has a large amount of detailed information available about the geology, ground water hydrology, the drilling and more. The location of the Property is extraordinary in the number of recharge sources that I think occur to and within the Property. In a letter in June 1, 2009, I stated that there may be as much as twice the amount of water that may be produced from Mr. Ripps' property. This was a reasonable guess based on partial information from the three test wells as drilled, detailed geohydrologic setting, geophysics, and local and beyond the Ripppo Property.

The Ripppo Property is located between the two largest mountains in Southern California; the natural ground water will not dry up.

There is much more to discuss if you wish. Let me know if there are questions.

Sincerely,

GSI/water



J. Birman, PhD
PG 994, HG 125
President
GSI/water

Mr. Charles Ripps
President, Rippco, Inc. LLC
122 Main Street
Hampton, New York 11937

April 11, 2011

SUBJECT: AVAILABILITY OF WATER ON RIPPCO, INC. PROPERTIES

Dear Charles:

In response to your question of how much high-quality, sustainable water is available to be pumped from Rippco Inc. properties, it is GSI/water's professional opinion that there can be up to 20,000 acre-feet potentially available annually. This professional opinion is based on the work GSI/water has performed for Rippco Inc., dating back to 2004.

Since 2004, GSI/water has produced two studies for Rippco Inc, and drilled three test wells. These studies included an initial thermal survey analysis in 2004 (*"Results of a Thermal Survey with Recommendations for Test Drilling New Well Sites, Cabazon, California"*), which included the drilling of 32-holes, 10-feet deep, to install thermal sensors to measure ground temperature and develop an Areal Temperature Configuration Map. Additionally, this data was also used to determine Temperature Drift, which is the change in ground temperature over time. These results were used to develop recommendations for favorable locations for three test well sites.

Between August 2004 and April 2005, GSI/water drilled three test wells for Rippco Inc., utilizing the findings developed in the 2004 thermal study. GSI/water found pumping rates up to 1,100 gpm in one of the test wells, and it is our sense that greater rates would be achieved if not limited by test hole constrictions and equipment. It is GSI/water's opinion that the test wells were under-designed and that far greater pump rates can reasonably be achieved.

In 2006, GSI/water produced a report at your request titled *"Hydrogeology of Dunkel Spring, Cabazon, California."* GSI/water's work included field site visits, geomorphology and lithology research on the subject area; and hydrology studies including precipitation, surface drainage and recharge estimates. This study ultimately found the existence of high-quality water on the property, and led to GSI/water's opinion that a natural spring did exist.

Please be aware that GSI/water's opinion of 20,000 acre-feet / year is a preliminary opinion based on the studies concluded to date. Further geotechnical and engineering study, and associated field work and test wells will be required to make more accurate and definitive conclusions.

GSI/water would be pleased to meet with you to answer any questions.

Sincerely,

J.H. Birman, PhD
PG 994, HG 125
President

Independent Groundwater Consultant

9802 Murmuring Creek Dr.
Austin, TX 78736
512-745-0599
billhutch@texasgw.com
www.texasgw.com

September 5, 2012

Mr. Charles Ripps, President
Rippco LLC
1376 San Ysidro Drive
Beverly Hills, CA 90210

RE: Groundwater Availability on Rippco, Inc. Properties near Cabazon, California

Dear Mr. Ripps,

Pursuant to a request by Rippco LLC, this letter briefly highlights the results and findings of the LBG-Guyton Associates report that was completed for you in December 2011. A copy of the Executive Summary of the report is attached to this letter. As you are aware, I was the principal author of that report, and I am now an independent groundwater consultant.

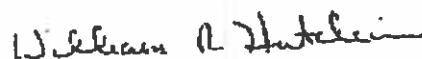
The most significant finding of the LBG-Guyton Associates analysis are:

- Groundwater under the Rippco LLC property is high quality
- Pumping 3,000 acre-feet per year from the Rippco LLC property (in addition to current and planned future pumping in the region) is sustainable.
- The LBG-Guyton Associates analysis demonstrated that even with 3,000 acre-feet per year of pumping from the Rippco LLC property, there is a greater than 50% chance that groundwater levels will rise in the area during the first 20 years of the pumping, which is evidence that the pumping is sustainable.

The analyses completed in the LBG-Guyton Associates report benefitted from past studies by the US Geological Survey, GSi/Water, and GEOSCIENCE Support Services. More importantly, the analyses relied heavily on precipitation data and groundwater elevation data that were publically available.

I appreciate the opportunity provide this letter, and look forward to working together in the near future. Please feel free to call me at 512-745-0599 or email me at billhutch@texasgw.com if you have any questions.

Sincerely,



William R. Hutchison, Ph.D.

Test Pumping
and
Water Quality Results
April 2020



Well Development

Project No. 20039 ProjectName: Charles Ripps

Task Description: Step Test Contractor: Legend Pump & Well Service Inc.

Date: 04-06-20 Location: Cabazon Inspector: Sergio Mendivil

Water Level Reference Point: PVC 3' Static Water Level ft: 307.82

Start Time: 12:30PM Pump Setting Depth ft: _____

Comments: Totalizer at 063667 @ Start

Time pumped	Specific Yield	Surges	PWL 1ft brp	Drawdown ft	Totalizer	Q hmm	Sand ml/ppm	Comments
12:30				307.82	63667	500		Dirty
12:55								Cleaner
13:10	149.25	1	310.50	2.68	63770	400		
13:13								Dk brown
13:23	64.94		313.98	6.16	63854	400		Lt brown
13:32	64.41		314.03	6.21		400		
13:43	57.89		314.73	6.91	63877	400		Dk born
13:45								Up to 45hz
13:49	41.35		324.75	16.93	63907	700		Clear
13:55		1						Stop
13:56	55.38		320.46	12.64	63942	700		Clear
14:00	55.73		320.38	12.56	63955	700		Clear
14:06	55.96		320.33	12.51	63990	700		Clear
14:16	53.80		320.83	13.01	64042	700		Clear
14:25	54.01	2	320.78	12.96	64054	700		Clear
14:47	49.65		321.92	14.10	64214	700		Clear
14:50		2						
15:07	49.30		322.02	14.20	64286	700		Clear
15:45	51.43		321.43	13.61	64574	700		Clear
15:59	51.84	3	327.11	19.29	64586	1000		Dk brown
16:12	49.04	2	328.21	20.39	64718	1000		Dk brown
16:21	48.90		328.27	20.45		1000		Dk brown
16:35	48.45	2	328.46	20.64		1000		Clear
16:53	49.65		328.04	20.22	65026	1000		
17:16	48.72	3	332.45	24.63	65046	1200		Dk brown
17:45	45.33	2	334.29	26.47	65391	1200		Clear
18:00	45.18	2	334.38	26.56	65558	1200		Clear
18:05		3						Swap leads
18:06								
18:08	46.58	2	335.73	27.91	65576	1300		Dk brown
19:10	43.76		337.53	29.71	66144	1300		
19:15	42.43		338.46	30.64	66204	1300		
19:20	42.33		338.53	30.71	66269	1300		



Well Development

Project No. 20039 Project Name: Charles Ripps

Task Description: Well Development Contractor: _____

Date: 04-06/07-20 Location: cabazon Inspector: Ernie/Steve

Water Level Reference Point: PVC 3' Static Water Level ft: 307.82

Start Time: 1920 Pump Setting Depth ft: _____

Comments: _____

Time pumped	Minutes pumped	Specific Yield	PWL 1ft brp	Drawdown ft	Totalizer	Q hmm	Sand ml/ppm	Well #1 readings
1920	0	42.33	338.53	30.71	66269	1300		W #1 312.91
1925	5	41.68	339.01	31.19	66335	1300		
1930	10	41.69	339	31.18	66403	1300		
1935	15	41.69	339	31.18	66470	1300		
1940	20	41.69	339	31.18	66537	1300		
2010	25	41.17	339.40	31.58	67005	1300		
2040	30	40.79	339.69	31.87	67407	1300	.01	
2110	60	40.26	340.11	32.29	67811	1300		
2140	90	39.47	340.76	32.94	68217	1300		
2210	120	39.44	340.78	32.96	68625	1300	.01	
2240	150	39.37	340.84	33.02	69034	1300		
2310	180	39.37	340.84	33.02	69442	1300		
2340	210	39.37	340.84	33.02	69850	1300	.01	
2410	240	39.37	340.84	33.02	70257	1300		
2440	270	39.37	340.84	33.02	70664	1300		W#1 311.86
0110	300	39.37	340.84	33.02	71071	1300	.01	
0140	330	39.36	340.85	33.03	71478	1300		
0210	360	39.37	340.84	33.02	71884	1300		
0240	390	39.36	340.85	33.03	72290	1300	>.01	
0310	420	39.36	340.85	33.03	72694	1300		
0340	450	39.36	340.85	33.03	73099	1300		
0410	480	39.35	340.86	33.04	73503	1300	>.01	
0440	510	39.32	340.88	33.06	73908	1300		
0510	540	39.29	340.91	33.09	74312	1300		
0540	570	39.19	340.99	33.17	74717	1300	>.01	
0610	600	39.16	341.02	33.20	75122	1300		
0640	630	39.11	341.06	33.24	75527	1300	>.01	

Legend

Pump & Well Service INC.

Well Development

Project No. 20039 Project Name: Charles Ripps

Task Description: 24 Hr Constant Flow Test Contractor: Legend Pump & Well Service, Inc.

Date: 4/7-8/20 Location: Cabazon Inspector: Ernie/Steve/Landon

Water Level Reference Point: PVC 3' Abo. Contactor Static Water Level ft: 307.82

Start Time: 0710 Pump Setting Depth ft: _____

Comments: Totalizer at 75931 at start of 24 hour testing

Time Pumped	Minutes Pumped	Specific Yield	PWL 1ft brp	Drawdown ft	Totalizer	Q hmm	Sand ml/ppm	Well #1 Comments
0710	0	39.02	341.13	33.31	75931	1300	>.01	well 1 310.86
0740	30	38.97	341.18	33.36	76336	1300		
0810	60	38.95	341.20	33.38	76738	1300		
0840	90	38.85	341.28	33.46	771.46	1300	>.01	
0910	120	38.68	341.43	33.61	77556	1300	>.01	
0940	150	38.74	341.38	33.56	77961	1300		
1010	180	38.70	341.41	33.59	78377	1300		
1040	210	38.68	341.43	33.61	78771	1300	>.01	
1110	240	38.64	341.46	33.64	79177	1300		
1140	270	38.62	341.47	33.65	79583	1300		
1210	300	38.73	341.39	33.57	79988	1300	>.01	
1240	330	38.68	341.43	33.61	80394	1300		
1310	360	38.74	341.38	33.56	80799	1300		well 1 310.86
1340	390	38.76	341.36	33.54	81203	1300	>.01	
1410	420	38.73	341.39	33.57	81608	1300		
1440	450	38.80	341.33	33.51	82013	1300		
1510	480	38.66	341.45	33.63	82418	1300	>.01	
1540	510	38.70	341.41	33.59	82823	1300		
1610	540	38.60	341.50	33.68	83242	1300		
1640	570	38.67	341.44	33.62	83633	1300	>.01	
1710	600	38.75	341.37	33.55	84037	1300		
1740	630	38.68	341.43	33.61	84445	1300		
1810	660	38.73	341.39	33.57	84848	1300	>.01	
1840	690	38.70	341.41	33.59	85253	1300		
1910	720	38.68	341.43	33.61	85656	1300		
1940	750					1300		
2010	780	38.54	341.55	33.73	86465	1300	>.01	
2040	810					1300		
2110	840	38.54	341.55	33.73	87276	1300	>.01	
2140	870					1300		
2210	900	38.52	341.57	33.75	88086	1300	>.02	
2240	930					1300		
2310	960	38.44	341.64	33.82	88895	1300	>.02	

Time Pumped	Minutes Pumped	Specific Yield	PWL 1ft brp	Drawdown ft	Totalizer	Q hmm	Sand ml/ppm	Well #1 comments
2340	990					1300		
2410	1020	38.42	341.65	33.83	89704	1300		
2440	1050					1300		
0110	1080	38.42	341.65	33.83	90516	1300		
0140	1110					1300		
0210	1140	38.42	341.65	33.81	91326	1300		W#1 311.02
0240	1170					1300		
0310	1200	38.20	341.85	34.03	92139	1300		
0340	1230					1300		
0410	1260	38.17	341.87	34.05	92953	1300		W#1 310.08
0440	1290					1300		
0510	1320	38.18	341.88	34.04	93768	1300		
0540	1350					1300		
0610	1380	38.18	341.87	34.05	94582	1300		W#1 310.02
0640	1410					1300		
0710	1440	38.17	341.88	34.05	95397	1300		

Clinical Laboratory of San Bernardino, Inc.

Celebrating 50 Years of Analytical Service 1967-2017



Legend Pump & Well
1324 W. Rialto
San Bernardino CA, 92410

Project: Charles Ripps Well #2
Sub Project: 20039 - Title 22 Panel
Project Manager: Chad Russ

Work Order: 20D0647
Received: 04/08/20 10:25
Reported: 04/30/20

Down Well

20D0647-01 (Water)

Sample Date: 04/08/20 10:21

Sampler: Legend Pump & Well

Analyte	Method	Result	Rep. Limit	MCL	Units	Prepared	Analyzed	Batch	Qualifier
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Field Analyses

Temperature (Field)	Field	20.0			°C	04/08/20	04/08/20	2015074	
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General Physical Analyses

Apparent Color	SM 2120BM	ND	3.0	15	Color Units	04/08/20	04/08/20	2015120	
Odor Threshold	EPA 140.1-M	1	1	3	TON	04/08/20	04/08/20	2015120	
Turbidity	EPA 180.1	0.4	0.1	5	NTU	04/08/20	04/08/20	2015120	

General Chemical Analyses

Alkalinity, Total (as CaCO3)	SM 2320 B	89	5.0		mg/L	04/15/20	04/15/20	2015074	
Bicarbonate (HCO3)	SM 2320 B	110	5.0		mg/L	04/15/20	04/15/20	2015074	
Carbonate (CO3)	SM 2320B	ND	5.0		mg/L	04/15/20	04/15/20	2015074	
Chloride (Cl)	EPA 300.0	7.7	1.0	500	mg/L	04/09/20	04/09/20	2015102	
Langelier Index at Source Temp	SM 203	-0.69				04/08/20	04/08/20	2015074	
Langelier Index at 60 C	SM 203	-0.09				04/08/20	04/08/20	2015074	
Aggressive Index	SM 203	11.08				04/08/20	04/08/20	2015074	
Cyanide (CN)	SM4500CNF	ND	100	150	ug/L	04/13/20	04/13/20	2016013	
Specific Conductance (E.C.)	SM 2510B	220	2.0	1600	umhos/cm	04/15/20	04/15/20	2015074	
Fluoride (F)	EPA 300.0	0.17	0.10	2	mg/L	04/09/20	04/09/20	2015102	
Hydroxide (OH)	SM 2320B	ND	5.0		mg/L	04/15/20	04/15/20	2015074	
MBAS (LAS Mole. Wt 340.0)	SM 5540C	ND	0.10	0.5	mg/L	04/09/20	04/09/20	2015115	
Nitrate as N (NO3-N)	EPA 300.0	0.76	0.40	10	mg/L	04/09/20	04/09/20	2015102	
Nitrate + Nitrite (as N)	EPA 300.0	0.76	0.40	10	mg/L	04/09/20	04/09/20	2015102	
Nitrite as N (NO2-N)	EPA 300.0	ND	0.40	1	mg/L	04/09/20	04/09/20	2015102	
Perchlorate (ClO4)	EPA 314.0	ND	4.0	6	ug/L	04/14/20	04/14/20	2016053	
pH (Lab)	SM 4500HB	7.5			pH Units	04/08/20	04/08/20	2015074	
Sulfate (SO4)	EPA 300.0	5.5	0.50	500	mg/L	04/09/20	04/09/20	2015102	
Total Filterable Residue/TDS	SM 2540C	160	5.0	1000	mg/L	04/09/20	04/10/20	2015096	

Metals

Aluminum (Al)	EPA 200.7	ND	50	200	ug/L	04/10/20	04/10/20	2015151	
Antimony (Sb)	EPA 200.8	ND	6.0	6	ug/L	04/17/20	04/17/20	2016151	
Arsenic (As)	EPA 200.8	ND	2.0	10	ug/L	04/17/20	04/17/20	2016151	
Barium (Ba)	EPA 200.7	ND	100	1000	ug/L	04/10/20	04/10/20	2015151	
Beryllium (Be)	EPA 200.8	ND	1.0	4	ug/L	04/17/20	04/17/20	2016151	
Boron (B)	EPA 200.7	ND	100		ug/L	04/10/20	04/10/20	2015151	
Cadmium (Cd)	EPA 200.8	ND	1.0	5	ug/L	04/17/20	04/17/20	2016151	
Calcium (Ca)	EPA 200.7	19	1.0		mg/L	04/14/20	04/14/20	2016045	
Chromium (+6)	EPA 218.6	ND	1.0		ug/L	04/08/20	04/16/20	2015101	
Chromium (Total Cr)	EPA 200.8	ND	10	50	ug/L	04/17/20	04/17/20	2016151	
Copper (Cu)	EPA 200.7	ND	50	1000	ug/L	04/10/20	04/10/20	2015151	
Iron (Fe)	EPA 200.7	ND	100	300	ug/L	04/10/20	04/10/20	2015151	
Lead (Pb)	EPA 200.8	ND	5.0		ug/L	04/17/20	04/17/20	2016151	

Clinical Laboratory of San Bernardino, Inc.

Celebrating 50 Years of Analytical Service 1967-2017



Legend Pump & Well 1324 W. Rialto San Bernardino CA, 92410	Project: Charles Ripps Well #2 Sub Project: 20039 - Title 22 Panel Project Manager: Chad Russ	Work Order: 20D0647 Received: 04/08/20 10:25 Reported: 04/30/20
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Down Well 20D0647-01 (Water) Sample Date: 04/08/20 10:21 Sampler: Legend Pump & Well

Analyte	Method	Result	Rep. Limit	MCL	Units	Prepared	Analyzed	Batch	Qualifier
Metals									
Magnesium (Mg)	EPA 200.7	3.7	1.0		mg/L	04/14/20	04/14/20	2016045	
Manganese (Mn)	EPA 200.7	ND	20	50	ug/L	04/10/20	04/10/20	2015151	
Mercury (Hg)	EPA 200.8	ND	1.0	2	ug/L	04/16/20	04/16/20	2016101	
Nickel (Ni)	EPA 200.8	ND	10	100	ug/L	04/17/20	04/17/20	2016151	
Potassium (K)	EPA 200.7	3.3	1.0		mg/L	04/14/20	04/14/20	2016045	
Selenium (Se)	EPA 200.8	ND	5.0	50	ug/L	04/17/20	04/17/20	2016151	
Silver (Ag)	EPA 200.8	ND	10	100	ug/L	04/17/20	04/17/20	2016151	
Sodium (Na)	EPA 200.7	21	1.0		mg/L	04/14/20	04/14/20	2016045	
Thallium (Tl)	EPA 200.8	ND	1.0	2	ug/L	04/17/20	04/17/20	2016151	
Vanadium (V)	EPA 200.8	ND	3.0		ug/L	04/17/20	04/17/20	2016151	
Zinc (Zn)	EPA 200.7	ND	50	5000	ug/L	04/10/20	04/10/20	2015151	
Anion / Cation Balance									
Hardness, Total (as CaCO3)	Calculated	62			mg/L	04/14/20	04/14/20	[CALC]	
Total Anions	Calculated	2.14			meq/L	04/14/20	04/15/20	[CALC]	
Total Cations	Calculated	2.25			meq/L	04/14/20	04/14/20	[CALC]	
% difference	Calculated	4.9				04/14/20	04/15/20	[CALC]	
Radiochemistry Analyses									
Gross Alpha	SM 7110C	ND	3.0	15	pCi/L	04/15/20	04/17/20	2016025	
Gross Alpha Counting Error	SM 7110C	0.52			pCi/L	04/15/20	04/17/20	2016025	
Gross Alpha Min Det Activity	SM 7110C	0.66			pCi/L	04/15/20	04/17/20	2016025	
Uranium	EPA 200.8	ND	1.0	20	pCi/L	04/15/20	04/15/20	2016061	
Volatile Organic Analyses									
Vinyl Chloride (VC)	EPA 524.2	ND	0.50	0.5	ug/L	04/08/20	04/09/20	2015049	
Trichlorofluoromethane (FREON 11)	EPA 524.2	ND	5.0	150	ug/L	04/08/20	04/09/20	2015049	
1,1-Dichloroethylene (1,1-DCE)	EPA 524.2	ND	0.50	6	ug/L	04/08/20	04/09/20	2015049	
1,1,2-Trichloro-1,2,2-trifluoroethane	EPA 524.2	ND	10	1200	ug/L	04/08/20	04/09/20	2015049	
Dichloromethane (Methylene Chloride)	EPA 524.2	ND	0.50	5	ug/L	04/08/20	04/09/20	2015049	
trans-1,2-Dichloroethylene (t-1,2-DCE)	EPA 524.2	ND	0.50	10	ug/L	04/08/20	04/09/20	2015049	
Methyl tert-Butyl Ether	EPA 524.2	ND	3.0	13	ug/L	04/08/20	04/09/20	2015049	
1,1-Dichloroethane (1,1-DCA)	EPA 524.2	ND	0.50	5	ug/L	04/08/20	04/09/20	2015049	
cis-1,2-Dichloroethylene (c-1,2-DCE)	EPA 524.2	ND	0.50	6	ug/L	04/08/20	04/09/20	2015049	
Chloroform (Trichloromethane)	EPA 524.2	ND	1.0		ug/L	04/08/20	04/09/20	2015049	
Carbon Tetrachloride	EPA 524.2	ND	0.50	0.5	ug/L	04/08/20	04/09/20	2015049	
1,1,1-Trichloroethane (1,1,1-TCA)	EPA 524.2	ND	0.50	200	ug/L	04/08/20	04/09/20	2015049	
Benzene	EPA 524.2	ND	0.50	1	ug/L	04/08/20	04/09/20	2015049	
1,2-Dichloroethane (1,2-DCA)	EPA 524.2	ND	0.50	0.5	ug/L	04/08/20	04/09/20	2015049	
Trichloroethylene (TCE)	EPA 524.2	ND	0.50	5	ug/L	04/08/20	04/09/20	2015049	
1,2-Dichloropropane	EPA 524.2	ND	0.50	5	ug/L	04/08/20	04/09/20	2015049	

Clinical Laboratory of San Bernardino, Inc.

Celebrating 50 Years of Analytical Service 1967-2017



Legend Pump & Well
1324 W. Rialto
San Bernardino CA, 92410

Project: Charles Ripps Well #2
Sub Project: 20039 - Title 22 Panel
Project Manager: Chad Russ

Work Order: 20D0647
Received: 04/08/20 10:25
Reported: 04/30/20

Down Well

20D0647-01 (Water)

Sample Date: 04/08/20 10:21

Sampler: Legend Pump & Well

Analyte	Method	Result	Rep. Limit	MCL	Units	Prepared	Analyzed	Batch	Qualifier
<u>Volatile Organic Analyses</u>									
Bromodichloromethane	EPA 524.2	ND	1.0		ug/L	04/08/20	04/09/20	2015049	
Toluene	EPA 524.2	ND	0.50	150	ug/L	04/08/20	04/09/20	2015049	
Tetrachloroethylene (PCE)	EPA 524.2	ND	0.50	5	ug/L	04/08/20	04/09/20	2015049	
1,1,2-Trichloroethane (1,1,2-TCA)	EPA 524.2	ND	0.50	5	ug/L	04/08/20	04/09/20	2015049	
Dibromochloromethane	EPA 524.2	ND	1.0		ug/L	04/08/20	04/09/20	2015049	
Monochlorobenzene (Chlorobenzene)	EPA 524.2	ND	0.50	70	ug/L	04/08/20	04/09/20	2015049	
Ethyl Benzene	EPA 524.2	ND	0.50	300	ug/L	04/08/20	04/09/20	2015049	
m,p-Xylene	EPA 524.2	ND	1.0		ug/L	04/08/20	04/09/20	2015049	
cis-1,3-Dichloropropene	EPA 524.2	ND	0.50		ug/L	04/08/20	04/09/20	2015049	
o-Xylene	EPA 524.2	ND	0.50		ug/L	04/08/20	04/09/20	2015049	
trans-1,3-Dichloropropene	EPA 524.2	ND	0.50		ug/L	04/08/20	04/09/20	2015049	
Styrene	EPA 524.2	ND	0.50	100	ug/L	04/08/20	04/09/20	2015049	
Bromoform	EPA 524.2	ND	1.0		ug/L	04/08/20	04/09/20	2015049	
1,2,2-Tetrachloroethane	EPA 524.2	ND	0.50		ug/L	04/08/20	04/09/20	2015049	
1,4-Dichlorobenzene (p-DCB)	EPA 524.2	ND	0.50	5	ug/L	04/08/20	04/09/20	2015049	
1,2-Dichlorobenzene (o-DCB)	EPA 524.2	ND	0.50	600	ug/L	04/08/20	04/09/20	2015049	
1,2,4-Trichlorobenzene	EPA 524.2	ND	0.50	5	ug/L	04/08/20	04/09/20	2015049	
Total 1,3-Dichloropropene	EPA 524.2	ND	0.50	0.5	ug/L	04/08/20	04/09/20	2015049	
Total Trihalomethanes (TTHM)	EPA 524.2	ND	1.0	80	ug/L	04/08/20	04/09/20	2015049	
Total Xylenes (m,p & o)	EPA 524.2	ND	0.50	1750	ug/L	04/08/20	04/09/20	2015049	
Surrogate: Bromofluorobenzene	EPA 524.2	75 %				04/08/20	04/09/20	2015049	
Surrogate: 1,2-Dichlorobenzene-d4	EPA 524.2	72 %				04/08/20	04/09/20	2015049	
<u>Semi-Volatile Organic Analyses / EPA 504</u>									
Ethylene Dibromide (EDB)	EPA 504.1	ND	0.020	0.05	ug/L	04/15/20	04/16/20	2016034	
Dibromochloropropane (DBCP)	EPA 504.1	ND	0.010	0.2	ug/L	04/15/20	04/16/20	2016034	
<u>Synthetic Organic Analyses / 1,2,3-TCP</u>									
1,2,3-Trichloropropane	SRL 524M-TCP	ND	0.0050	0.005	ug/L	04/10/20	04/10/20	2015149	
<u>Synthetic Organic Analyses</u>									
Endrin	EPA 508.1	ND	0.10	2	ug/L	04/12/20	04/15/20	2016004	
Lindane (gamma-BHC)	EPA 508.1	ND	0.20	0.2	ug/L	04/12/20	04/15/20	2016004	
Methoxychlor	EPA 508.1	ND	10	30	ug/L	04/12/20	04/15/20	2016004	
Toxaphene	EPA 508.1	ND	1.0	3	ug/L	04/12/20	04/15/20	2016004	
Chlordane	EPA 508.1	ND	0.10	0.1	ug/L	04/12/20	04/15/20	2016004	
Heptachlor	EPA 508.1	ND	0.010	0.01	ug/L	04/12/20	04/15/20	2016004	
Heptachlor Epoxide	EPA 508.1	ND	0.010	0.01	ug/L	04/12/20	04/15/20	2016004	
Hexachlorobenzene	EPA 508.1	ND	0.50	1	ug/L	04/12/20	04/15/20	2016004	
Hexachlorocyclopentadiene	EPA 508.1	ND	1.0	50	ug/L	04/12/20	04/15/20	2016004	

Clinical Laboratory of San Bernardino, Inc.

Celebrating 50 Years of Analytical Service 1967-2017



Legend Pump & Well 1324 W. Rialto San Bernardino CA, 92410	Project: Charles Ripps Well #2 Sub Project: 20039 - Title 22 Panel Project Manager: Chad Russ	Work Order: 20D0647 Received: 04/08/20 10:25 Reported: 04/30/20
--	---	---

Down Well 20D0647-01 (Water) Sample Date: 04/08/20 10:21 Sampler: Legend Pump & Well

Analyte	Method	Result	Rep. Limit	MCL	Units	Prepared	Analyzed	Batch	Qualifier
Synthetic Organic Analyses									
Polychlorinated Biphenyls (PCBs)	EPA 508.1	ND	0.50	0.5	ug/L	04/12/20	04/15/20	2016004	
Surrogate: 4-4'-Dichlorobiphenyl	EPA 508.1	80 %				04/12/20	04/15/20	2016004	
Dalapon	EPA 515.4	ND	10	200	ug/L	04/20/20	04/23/20	2017018	
2,4,5-TP (SILVEX)	EPA 515.4	ND	1.0	50	ug/L	04/20/20	04/23/20	2017018	
Bentazon (BASAGRAN)	EPA 515.4	ND	2.0	18	ug/L	04/20/20	04/23/20	2017018	
Picloram	EPA 515.4	ND	1.0	500	ug/L	04/20/20	04/23/20	2017018	
2,4-D	EPA 515.4	ND	10	70	ug/L	04/20/20	04/23/20	2017018	
Pentachlorophenol (PCP)	EPA 515.4	ND	0.20	1	ug/L	04/20/20	04/23/20	2017018	
Dinoseb (DNBP)	EPA 515.4	ND	2.0	7	ug/L	04/20/20	04/23/20	2017018	
Surrogate: 2,4-Dichlorophenylacetic acid	EPA 515.4	97 %				04/20/20	04/23/20	2017018	
Alachlor (ALANEX)	EPA 525.2	ND	1.0	2	ug/L	04/16/20	04/20/20	2016149	
Atrazine (AATREX)	EPA 525.2	ND	0.50	1	ug/L	04/16/20	04/20/20	2016149	
Benzo(a)pyrene	EPA 525.2	ND	0.10	0.2	ug/L	04/16/20	04/20/20	2016149	
Diethylhexylphthalate (DEHP)	EPA 525.2	ND	3.0	4	ug/L	04/16/20	04/20/20	2016149	
Di(2-ethylhexyl) adipate	EPA 525.2	ND	5.0	400	ug/L	04/16/20	04/20/20	2016149	
Molinate (ORDRAM)	EPA 525.2	ND	2.0	20	ug/L	04/16/20	04/20/20	2016149	
Simazine (PRINCEP)	EPA 525.2	ND	1.0	4	ug/L	04/16/20	04/20/20	2016149	
Thiobencarb (BOLERO)	EPA 525.2	ND	1.0	70	ug/L	04/16/20	04/20/20	2016149	
Surrogate: 1,3-dimethyl-2-nitrobenzene	EPA 525.2	104 %				04/16/20	04/20/20	2016149	
Surrogate: Perylene-d12	EPA 525.2	81 %				04/16/20	04/20/20	2016149	
Surrogate: Triphenylphosphate	EPA 525.2	108 %				04/16/20	04/20/20	2016149	
Oxamyl (VYDATE)	EPA 531.1	ND	20	50	ug/L	04/08/20	04/13/20	2015052	
Carbofuran (FURADAN)	EPA 531.1	ND	5.0	18	ug/L	04/08/20	04/13/20	2015052	
Glyphosate	EPA 547	ND	25	700	ug/L	04/16/20	04/16/20	2016102	
Endothall	EPA 548.1	ND	45	100	ug/L	04/08/20	04/13/20	2015045	
Diquat	EPA 549.2	ND	4.0	20	ug/L	04/12/20	04/15/20	2016032	

pH (Lab) was analyzed ASAP but received and analyzed past the 15 minute hold time.

ND Analyte NOT DETECTED at or above the reporting limit

Bob Glaubig

Bob Glaubig
Laboratory Director



LA Testing

520 Mission Street South Pasadena, CA 91030
Phone/Fax: (323) 254-9960 / (323) 254-9982
<http://www.LATesting.com> / pasadenalab@lateesting.com

LA Testing Order ID: 322006789
Customer ID: 32CLIN51
Customer PO:
Project ID:

Attn: Bob Glaubig
Clinical Laboratory of San Bernardino
PO BOX 329
San Bernardino, CA 92402

Phone: (909) 825-7693
Fax:
Received: 04/09/2020
Analyzed: 04/18/2020

Proj: 20D0647

Test Report: Determination of Asbestos Structures >10µm in Drinking Water Performed by the 100.2 Method (EPA 600/R-94/134)

Sample ID Client / EMSL	Sample Filtration Date/Time	Original Sample Vol. Filtered (ml)	Effective Filter Area (mm ²)	Area Analyzed (mm ²)	ASBESTOS				
					Asbestos Types	Fibers Detected	Analytical Sensitivity	Concentration MFL (million fibers per liter)	Confidence Limits
Down Well 322006789-0001	4/9/2020 03:15 PM	100	1288	0.0655	None Detected	ND	0.20	<0.20	0.00 - 0.73

Collection Date/Time: 04/08/2020 10:21 AM

Analyst(s)

Sherrie Ahmad (1)

Jerry Drapala Ph.D, Laboratory Manager
or Other Approved Signatory

Any questions please contact Jerry Drapala.

Initial report from: 04/18/2020 13:08:08

Sample collection and containers provided by the client, acceptable bottle blank level is defined as ≤0.01MFL>10µm. ND=None Detected. This report relates only to those items tested. This report may not be reproduced, except in full, without written permission by LA Testing. Samples received in good condition unless otherwise noted.

Samples analyzed by LA Testing South Pasadena, CA CA ELAP 2283

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SUBCONTRACT ORDER
Clinical Laboratory of San Bernardino
20D0647

#322006789

SENDING LABORATORY:

Clinical Laboratory of San Bernardino
21881 Barton Road
Grand Terrace, CA 92313
Phone: 909.825.7693
Fax: 909.825.7696
Project Manager: Bob Glaubig

RECEIVING LABORATORY:

LA Testing
520 Mission Street
South Pasadena, CA 91030
Phone: (323) 254-9960
Fax: (323) 254-9982

Please email results to Project Manager: Bob Glaubig

glaubig@clinical-lab.com styles@clinical-lab.com bernstein@clinical-lab.com

California EDT transfer those samples with PS codes provided Yes No
Water Trax Upload Client: _____ Yes No

Turn Around Time 0 Days 5 Days Other ___ Days

Subcontract Comments:

Analysis

Comments

Sample ID: Down Well / 20D0647-01

Sampled: 04/08/20 10:21 PS Code:
Water

WTX ID:

Asbestos in Drinking Water EPA 100.2

Containers Supplied:

1 Quart Plastic (S)

8.9 °C

<i>Bob Dwy</i>	04/09/20 07:45	<i>M. Selh</i>	4/9/20 8:00
Released By	Date / Time	Received By	Date / Time
<i>M. Selh</i>	4/9/20	<i>J. Connolly w.l.</i>	4-9-20 12:25p
Released By	Date / Time	Received By	Date / Time



Certificate of Analysis

FINAL REPORT

Work Orders: 0D09038

Report Date: 4/23/2020

Project: 20D0647

Received Date: 4/9/2020

Turnaround Time: Normal

Phones: (909) 825-7693

Fax: (909) 825-7696

Attn: Bob Glaubig

P.O. #:

Client: Clinical Laboratory of San Bernardino, Inc.
21881 Barton Road
Grand Terrace, CA 92313

Billing Code:

Dear Bob Glaubig,

Enclosed are the results of analyses for samples received 4/09/20 with the Chain-of-Custody document. The samples were received in good condition, at 6.0 °C and on ice. All analyses met the method criteria except as noted in the case narrative or in the report with data qualifiers.

Sample Results

Sample: Down Well/ 20D0647-01
0D09038-01 (Water)

Sampled: 04/08/20 10:21 by Client

Analyte	Result	MRL	Units	Dil	Analyzed	Qualifier
Method: EPA 1613B 2,3,7,8-TCDD (Dioxin)	Batch ID: W0D0927 Instr: GCMS15 ND	Prepared: 04/17/20 09:56 5.00	pg/l	1	Analyst: EPC 04/22/20	

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Quality Control Results

Semivolatile Organics - Low Level by Tandem GC/MS/MS

Analyte	Result	MRL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch: W0D0927 - EPA 3510/L-L SF										
Blank (W0D0927-BLK1)				Prepared: 04/17/20 Analyzed: 04/22/20						
2,3,7,8-TCDD (Dioxin)	ND	5.00	pg/l							
LCS (W0D0927-B51)				Prepared: 04/17/20 Analyzed: 04/22/20						
2,3,7,8-TCDD (Dioxin)	6.24	5.00	pg/l	5.00		125	50-148			
LCS Dup (W0D0927-B5D1)				Prepared: 04/17/20 Analyzed: 04/22/20						
2,3,7,8-TCDD (Dioxin)	6.34	5.00	pg/l	5.00		127	50-148	2	20	

Notes and Definitions

Item	Definition
% Rec	Percent Recovery
Dil	Dilution
dry	Sample results reported on a dry weight basis
MDA	Minimum Detectable Activity
MDL	Method Detection Limit
MRL	The minimum levels, concentrations, or quantiles of a target variable (e.g., target analyte) that can be reported with a specified degree of confidence. The MRL is also known as Limit of Quantitation (LOQ)
ND	NOT DETECTED at or above the Method Reporting Limit (MRL). If Method Detection Limit (MDL) is reported, then ND means not detected at or above the MDL.
NR	Not Reportable
RPD	Relative Percent Difference
Source	Sample that was matrix spiked or duplicated.
TIC	Tentatively Identified Compound (TIC) using mass spectrometry. The reported concentration is relative concentration based on the nearest internal standard. If the library search produces no matches at, or above 85%, the compound is reported as unknown.

Any remaining sample(s) will be disposed of one month from the final report date unless other arrangements are made in advance.

An Absence of Total Coliform meets the drinking water standards as established by the California State Water Resources Control Board (SWRCB)

All results are expressed on wet weight basis unless otherwise specified.

All samples collected by Weck Laboratories have been sampled in accordance to laboratory SOP Number MIS002.

Reviewed by:



Regina M. Giancola
Project Manager



ELAP-CA #1132 • EPA-UCMR #CA00211 • Guam-EPA #17-008R • HW-DOH # • ISO17025 ANAB #L2457.01 • LACSD #10143 •
NELAP-OR #4047 • NJ-DEP #CA015 • NV-DEP #NAC 445A • SCAQMD #93LA1006

This is a complete final report. The information in this report applies to the samples analyzed in accordance with the chain-of-custody document. Weck Laboratories certifies that the test results meet all requirements of TNI unless noted by qualifiers or written in the Case Narrative. This analytical report must be reproduced in its entirety.

SUBCONTRACT ORDER
Clinical Laboratory of San Bernardino
20D0647

OD 09088

SENDING LABORATORY:

Clinical Laboratory of San Bernardino
21881 Barton Road
Grand Terrace, CA 92313
Phone: 909.825.7693
Fax: 909.825.7696
Project Manager: Bob Glaubig

RECEIVING LABORATORY:

Weck Lab, Analytical & Environmental
14859 E Clark Ave
Industry, CA 91745
Phone : (626) 336-2139
Fax: (626) 336-2634

Please email results to Project Manager: Bob Glaubig

glaubig@clinical-lab.com styles@clinical-lab.com bernstein@clinical-lab.com

California EDT transfer those samples with PS codes provided Yes No
Water Trax Upload Client: _____ Yes No

Turn Around Time 0 Days 5 Days Other ___ Days

Subcontract Comments:

Analysis

Comments

Sample ID: Down Well / 20D0647-01

Sampled: 04/08/20 10:21 PS Code:
Water

WTX ID:

1613 Dioxins TCDD DW Weck

Containers Supplied:

1 L Amber Glass Na Thio (A)

1 L Amber Glass Na Thio (B)

6.0°C

T-0222

<u>Released By</u> <i>Bob Glaubig</i>	<u>Date / Time</u> 04/09/20 07:45	<u>Received By</u> <i>M. Adams</i>	<u>Date / Time</u> 4/9/20 8:00
<u>Released By</u> <i>MB</i>	<u>Date / Time</u> 4/9/20- 10:57	<u>Received By</u> <i>MB</i>	<u>Date / Time</u> 4/9/20 10:57

New Business

4. Discussion/Action Item:

[TAB 4]

Public Bulletin Board

(by GM Louie)



MEMORANDUM

DATE: April 21, 2021
TO: Chairman Robert Lynk
FROM: C. Louie – General Manager
SUBJ: Public Bulletin Board – Cabazon Post Office – Ramona Ave.

CC: Board of Directors
E. Koumparis
C. Morgan
D. Wolny
E. Aguilar

SUMMARY

On Tuesday, 04/20/2021 at 1800 hr. (6 PM) the Cabazon Water District Board of Directors (the “Board”) met for the monthly regular Board meeting at 14618 Broadway St., Cabazon, CA (the “HQ”).

Chairman Robert Lynk (the “Chairman”) asked about the current condition of the Public Bulletin Board located at the entrance of Cabazon Post Office on Ramona Ave.

Vice Chair Wargo, Director Morris, and Director Sanderson all stated the public bulletin board was in need of repair.

DISCUSSION

This topic was brought up during the discussion by the Board regarding the lack of community interest in the current Board seat.

It was in the opinion of the Board that the withering conditions of the current public bulletin board was a contributing factor that the flyer was not seen by the public.

STATEMENT OF FACTS

General Manager Louie went to the Public Bulletin Board located at the entrance of Cabazon Post Office on Ramona Ave.

The following facts and measurement resulted in this detail.

1. The plastic window has two (2) pieces.
2. The length is 43 ¼” X 36” width.
3. The short portion of the plastic window is 13”

4. The photo below was taken from 4 to 5 feet away. Though the plastic window does require some cleaning and has UV damage from exposure to the sun, the contents inside the bulletin board is still readable, in my opinion.



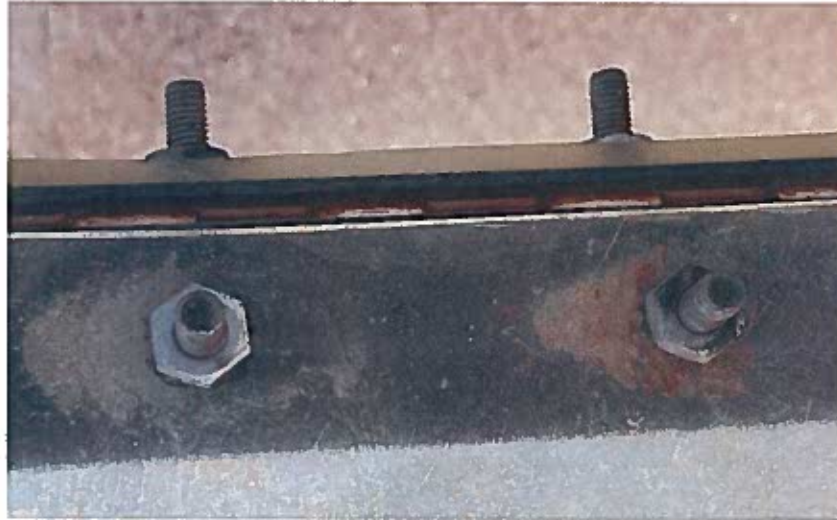
5. Notice of Vacancy photo as seen in the public bulletin board's conditions.



6. The cork is water damaged and parts of the cork is falling apart.



7. The frame of the plastic window has screws every half inch (0.5"), securing the two (2) plastic sheets.



8. The clasp is bent and out of alignment. Often the District personnel must struggle to unlock and open the entire plastic window to access the public bulletin board. The padlock is used as a hammer to open and close the clasp.



MANAGEMENT RECOMMENDATION

If the Board desires to repair the public bulletin board, Management requests up to two hundred seventy-five dollars in parts and material.

Two (2) custom cut polycarbonate clear plastic sheets would be required.

- a. 3/16" X 35 1/4" X 36
- b. 3/16" X 13" X 36

A new frame and a different way to fasten the polycarbonate sheets should be researched.

Projected approximate cost not including manpower and tools.

1. Two (2) custom cut polycarbonate clear plastic sheets	\$175.00
2. Framing and different technique of fastening	\$ 75.00
3. Miscellaneous material, such as a new clasp	<u>\$ 25.00</u>
Estimated total	\$275.00

Old Business

1. Discussion/Action Item:

[TAB 5]

Customer Concern
(by Paul Oshideri)



MEMORANDUM

DATE: May 18, 2021
TO: Board of Directors
FROM: C. Louie
SUBJ: RE: Staff Report – Oshideri vs. Cabazon Water District
cc:

SUMMARY

Paul Oshideri owns several rental property in the community of Cabazon. Oshideri has refused to comply with the Cabazon Water District (the “District”) Rules and Regulations Governing Water Service (the “ordinance”).

His (Oshideri) tenants have been delinquent in their water bills and Oshideri often refuses to pay as stipulated in the ordinances holding the property owner on record financially responsible. The District has an ordinance requiring water accounts be only established by the property owner on record with the County of Riverside Assessors Office.

On 04/12/2021, Oshideri filed a small claims matter against the District, alleging the District had caused him to lose rental income, damage to his property, and that as the property owner, he was not responsible for the outstanding balance his tenant allegedly had failed to pay.

This matter was dismissed without prejudice based on Oshideri’s lack of prosecution before the hearing. (*Oshideri vs. Cabazon Water District – Case COS2000707 – Honorable Eric V. Isaac, Commissioner – Moreno Valley Courthouse – Department MV2*)

STATEMENT OF FACTS

Oshideri’s dba **Parr Investment Properties**, owns the following rental properties in Cabazon:

- | | |
|---------------------|------------------------|
| 1. 52299 Date Ave. | 10. 15244 Peach St. |
| 2. 52405 Date Ave. | 11. 15268 Peach St. |
| 3. 15160 Plum St. | 12. 51864 Lois Ave. |
| 4. 15237 Peach St. | 13. 52125 Adele Ave. |
| 5. 15170 Peach St. | 14. 52187 Date Ave. |
| 6. 52081 Adele Ave. | 15. 49328 Blanche Ave. |
| 7. 52030 Date Ave. | 16. 14926 Broadway St. |
| 8. 15150 Peach St. | 17. 15180 Peach St. |
| 9. 15208 Peach St. | 18. 15206 Peach St. |

The District's Customer Accounts Department has given Chairman Lynk the above list of lease agreements and water account applications for Oshideri to complete, which he has failed to do in the past.

1. On 04/16/2021, Oshideri filed a written complaint alleging he was "*lied*" to regarding there are no complaint procedures, the District is a Corporation, and has advised the Court the District is a government agency.
2. On 04/19/2021, the District sent Oshideri a Customer Complaint Form and Procedures. Oshideri has not submitted the complaint form, but has verbally told several District employees he want to address the Board.
3. Background Info
 - a. 12/22/2016 – 52299 Date Ave. – Oshideri inquired about the water usage.
 - b. 12/28/2016 – 52179 Date Ave. – Oshideri stated his tenant has full responsibility for all water usage and delinquent bills. He inquired for the reason why the water bill so high.
 - c. 10/30/2017 – 15237 Peach St. – Property owner refusing to be responsible for his tenant's outstanding balance.
 - d. 02/19/2019 - 14926 Broadway St. – Oshideri petitioned the Board, but did not show up.
 - e. 09/01/2020 – 15237 Peach St. – Oshideri water service was terminated for non-payment. Property owner paid off the balance of \$1,159.00 on 10/05/2020
 - f. 04/21/2020 - 14926 Broadway St. – Oshideri petitioned the Board to forgive his debt. Oshideri made verbal threats to the Board, specifically to Director Sanderson. The Board denied Oshideri's request.

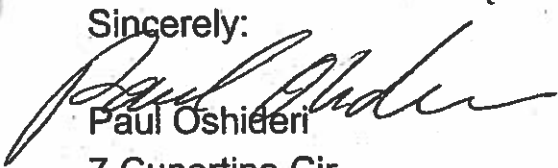
Before : The Board of Directors
Cabazon Water district
Cabazon, Ca. 92230

In the matter of follow up on the court order I need a complete complaint process and procedures to follow up my claims against Cabazon Water District.

History: Two years ago when I asked for this information , I was lied to that, there is no complaint procedure and Cabazon water is a Corporation. Now you have told the court that you are a public entity and there are other government agencies that you report to.

I also need the P and L statements for the past three years and collection account audit and depositing them into the Cabazon Water account.

Sincerely:



Paul Oshideri

7 Cupertino Cir.

Aliso Viejo Ca. 92656

Email: aolutility@yahoo.com

April 16th, 2021

Ellen Koumparis

From: Ellen Koumparis
Sent: Monday, April 19, 2021 8:04 AM
To: Calvin Louie
Subject: FW: Request for complaint procedures
Attachments: Cabazon Water complaint process request.pdf

Ellen Koumparis
Customer Account Representative

ekoumparis@cabazonwater.org

Bus. (951) 849-4442 Ext. 1
Fax: (951) 849-2519



This email sent and any files transmitted with it may contain privileged or otherwise confidential information. If you are not the intended recipient, or believe that you have received this communication in error, please advise the sender via reply email and delete the email you received.

From: Paul Oshideri [mailto:aolutility@yahoo.com]
Sent: Friday, April 16, 2021 3:29 PM
To: Ellen Koumparis <EKoumparis@cabazonwater.org>; Info <Info@cabazonwater.org>
Subject: Request for complaint procedures

Paul Oshideri

Cell # 714-878-7077



Cabazon Water District

Customer Complaint Procedures

1. A Customer Complaint Form must be submitted to the General Manager. The General Manager will conduct a thorough investigation of your concerns.
2. The General Manager's final decision is final.
3. If you wish to dispute the General Manager's final decision, the you must file to address your issues with the District's Board of Directors. There, you will be required to present your evidence and facts. The Board will make a final determination whether of over turn the General Manager's decision .
4. If you fail to appear to your schedule Board hearing, then you will be given a 5 day notice to request an additional meeting or the original course of action and/ or water service interruption will be executed.
5. You will only be allowed one (1) extension.

emailed

4/19/2021

*scan #
Doc 208*

(a)

8:38am



Cabazon Water District

Customer Complaint Form

NAME: _____

CWD ACCT# _____

SERVICE ADDRESS: _____, Cabazon.

MAILING ADDRESS: _____

CITY: _____, STATE: _____ ZIP: _____

PHONE: (____) _____

E-mail: _____

Please briefly describe your concerns.
Include copies of all supporting documents.

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

Moreno Valley Courthouse
Hearing on Small Claims

04/12/2021
8:30 AM
Department MV2

COS2000707
OSHIDERI VS CABAZON WATER DISTRICT

Honorable Eric V. Isaac, Commissioner
G. Carrillo, Courtroom Assistant
Court Reporter: None

APPEARANCES:

PAUL OSHIDERI is present Telephonically, represented by PRO PER
CABAZON WATER DISTRICT is not present

All parties in this proceeding are sworn.
Court has Read and Considered Declaration by Cabazon Water District filed on 1/28/21.
Court confers with plaintiff regarding declaration filed by the defendant on 1/28/21.
On Court's own motion:
Small Claims case ordered dismissed without prejudice Dismissal - Lack of Prosecution Before
Hearing
Notice to be given by Clerk to all parties.

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

Moreno Valley Courthouse
13800 Heacock Ave, Moreno Valley, CA 92553

Case Number: COS2000707

Case Name: OSHIDERI VS CABAZON WATER DISTRICT

CABAZON WATER DISTRICT
14618 BROADWAY STREET
CABAZON, CA 92230

CERTIFICATE OF MAILING

I certify that I am currently employed by the Superior Court of California, County of Riverside, and that I am not a party to this action or proceeding. In my capacity, I am familiar with the practices and procedures used in connection with the mailing of correspondence. Such correspondence is deposited in the outgoing mail of the Superior Court. Outgoing mail is delivered to and mailed by the United States Postal Service, postage prepaid, the same day in the ordinary course of business. I certify that I served a copy of the foregoing notice on this date, by depositing said copy as stated above.

Notices Mailed: Minute Order dated 4-12-21 re: Dismissal

Dated: 04/12/2021

W. SAMUEL HAMRICK JR.,
Court Executive Officer/Clerk of Court

by: *Gabriela Carrillo*
G. Carrillo, Deputy Clerk

From: Paul Oshideri <aolutility@yahoo.com>
Sent: Wednesday, December 28, 2016 1:09 PM
To: Elizabeth Lemus; Ellen Koumparis; Don Smith
Subject: Re: Water Termination at 52299 Date Ave.

In response to your 52299 Date explanation: the water was turned on without owner permission, which completely reject your reasons to charge the owner. You need to return that money.

For property 52179 Date, I meant the previous bill not the recent one.

I also do not know why the previous bill for 15237 Peach is so high. Can you explain that or send the copy of all the bills.

It looks like CWD is using the owners in favor of their own get rich quick by passing these laws and ordinance. I think we should start a case management with California PUC to analyses these regulation more in detail. If you give me permission I write a letter to PUC.
Thanks

Paul Oshideri

From: Elizabeth Lemus
To: Paul Oshideri
Cc: Ellen Koumparis
Sent: Tuesday, December 27, 2016 12:28 PM
Subject: FW: Water Termination at 52299 Date Ave.

Hello Mr. Oshideri,

If we do not hear from the tenant today, or if we do not hear otherwise from you, we will proceed with the shutoff first thing tomorrow morning.

As a courtesy to you, I would like to inform you that because we have yellow-tagged the tenant, and are planning on terminating the service today if the tenant does not bring in the information as you requested, there will be a \$10 red tag (shutoff) fee in addition to a \$50 reconnection fee applied towards this account, should you wish to reconnect the water services in the future.

If you would like to seek a refund for money paid towards an account, you will need to acquire the funds from the person who incurred the expenses. The District does not refund authorized payments made towards water bills, regardless of who the payee is.

In regards to water service, and water termination due to non-payment, the District's ordinances state the following:

Cabazon Water District Ordinance 23

4.1 Application for Regular Water Service

The property owner or his agent designated in writing shall make application for regular water service by personally signing an "Application for Water Service" form. Tenants may add their names to the application submitted by the owner or agent.

4.2.1 Property Owner's Signature

Water service accounts are opened in the name of the property owner only. If a property owner rents the premises to a tenant, the tenant may have water service and other services turned on provided

that service to the tenant be furnished on the account of the landlord or property owner and the landlord or property owner so notifies the District.

4.2.2 Owner Responsibility

Payment for delinquent and unpaid charges for water and other services remain the responsibility of the property owner.

11.1.4 Delinquent Accounts

The bill for water service is delinquent if not paid within 30 days after billing delinquency occurs, a final notice will be mailed to the billing address. If payment not been received 15 days after final notice has been issued, the service at a different address, will be tagged 48 hours in advance of scheduled turnoff to give the occupant opportunity to pay the outstanding account. If the customer does not pay the outstanding account or make arrangements for payment by the scheduled turnoff, then service may be discontinued without further notice.

Service shall not be restored to the premises until all charges which are delinquent, including fees, if any, have been paid in full. An owner whose deposit has been discontinued for nonpayment of bills or whose deposit shall have been applied in part of the payment of any bills, will be required to reestablish credit with a new deposit. A Customer who has a delinquency on any premises may not receive water service on another premises until all delinquencies, including fees, are paid in full. Additionally, when a service has been turned off for nonpayment, all charges will be transferred to another account held in the sole name of the same owner. This account will become delinquent if payment is not made within 15 days from the

delinquency transfer, and will be subject to turnoff without further notice. The District may file liens against the property to enforce collection of delinquent accounts.

In regards to 52187 Date Ave., it appears that in December the water was requested to be turned on for home/property repairs. The water usage was at 1300 cubic feet for August and Sept. 2016, which follows the water usage trend from previous years.

Thank you,

Elizabeth "Ellie" C. Lemus
Business Administration Manager
Cabazon Water District
(951) 849-4442 Ext. 2



From: Paul Oshideri [mailto:aolutility@yahoo.com]
Sent: Friday, December 23, 2016 5:33 PM

To: Elizabeth Lemus <ELemus@cabazonwater.org>

Subject: Re: Water Termination at 52299 Date Ave.

Hi Miss Lemus:

The occupant now have a legal contract and the water bill should be changed to them. Please inform them that water will be disconnected or they can give you their information to be changed over. Also any charged that was incurred from Nov. 1st/2016 must be paid by them as well. Here is the main responsible person name and phone# Danny

1-951-422-9678 Please call him to change over the service.

Attach is the bill related to 52299 Date that was paid by Haskell, this is the reason you said there is no money owned. You need to return that amount to us. Also few other bills are as the result of Tenant default. If a tenant does not pay within 30 days you have to disconnect the service not to let it go as much as you want and then charge the owner. Please investigate all these attached bill and let me know, especially 52137 Date. I like to know why is so high.

Thanks

Paul

From: Elizabeth Lemus <ELemus@cabazonwater.org>

To: Paul Oshideri <aolutility@yahoo.com>

Sent: Thursday, December 22, 2016 2:49 PM

Subject: RE: Water Termination at 52299 Date Ave.

Hello Mr. Oshideri,

Thank you for your email. I will have our Customer Account Representative investigate the issue and your claims below.

Regards,

Elizabeth "Ellie" C. Lemus

Business Administration Manager

Cabazon Water District

(951) 849-4442 Ext. 2



From: Paul Oshideri [<mailto:aolutility@yahoo.com>]

Sent: Thursday, December 22, 2016 2:33 PM

To: Elizabeth Lemus <ELemus@cabazonwater.org>

Subject: Re: Water Termination at 52299 Date Ave.

Hi Ms. Lemus:

In response to your email, you referred to the occupant as a tenant. I disagree with it. If a person does not have any written contract and has occupied the house without PM/owner permission they are trespassing.

Your law strictly says they have to have a written contact to turn on the water. You violated your own law. Also I have been several times in that house and there was no water at all 1.5 months ago.

Means water was shut off this is as oppose you saying the water was on all the time.

Sincerely

Paul

From: Elizabeth Lemus <ELemus@cabazonwater.org>

To: "aolutility@yahoo.com" <aolutility@yahoo.com>

Cc: Ellen Koumparis <EKoumparis@cabazonwater.org>

Sent: Thursday, December 22, 2016 1:35 PM
Subject: Water Termination at 52299 Date Ave.

Dear Mr. Paul Oshideri,

Cabazon Water District ("the District") recently received an informal verbal request for termination of water service to your rental property at 52299 Date Ave., Cabazon, CA, a property currently inhabited by a tenant. The water account for this address is not presently delinquent according to our records (as of today, the account balance is at \$0.00).

If you are still interested in terminating service to this address, please submit a formal, written request. Upon receipt of such request, pursuant to Rule 10.1.4(b) of the District's Rules and Regulations, we will contact an adult residing at the premises of the affected property by telephone, in person, or by posting notice for forty-eight hours on the property in advance of terminating service. We will then terminate service approximately two business days later, and the water meters will be removed at that time. Please note that there will be a service charge of \$65.00 for future restoration of the meters and reinstatement of service.

The District will not and cannot be held responsible for any damages suffered by your tenant as a result of termination of water service made at your request. However, please be aware that you may be liable for significant damages pursuant to the California Code of Civil Procedure if the water service termination is used as an eviction technique.

If you have any questions, please contact us at (951) 849-4442.

Sincerely,

Elizabeth "Ellie" C. Lemus
Business Administration Manager
Cabazon Water District
(951) 849-4442 Ext. 2



Ellen Koumparis

From: Paul Oshideri <aolutility@yahoo.com>
Sent: Monday, October 30, 2017 10:58 AM
To: Ellen Koumparis
Subject: 15237 Peach

Hi Ellen:

Just wanted to remind you I do not take responsibility for the Tenant. I do not know what kind of law you are practicing that does not make sense.

You were suppose to send the copy of those laws so I can see what they are. You were agreed any tenant does owe you more that \$50 you disconnect them right the way.

For the above property please disconnect the water today.

Thanks

Parviz

----- Forwarded Message -----

From: Ellen Koumparis <EKoumparis@cabazonwater.org>
To: Paul Oshideri <aolutility@yahoo.com>
Sent: Monday, October 30, 2017, 9:13:20 AM PDT
Subject: 15237 Peach

Mr. Oshideri,

The tenant has not yet come in with their lease. When they do I will put them in the contact as paying the bill. But per (Cal. Wat. Code, 31701 &, 31701.5) the owner is always responsible for the water bill is not paid. Thank you for the phone number but it is not our responsibility to call them for the in the information.

Ellen Koumparis

Customer Account Representative

Cabazon Water District

(951) 849-4442



Elizabeth "Ellie" C. Lemus
Business Administration Manager
Cabazon Water District
(951) 849-4442 Ext. 2



From: Paul Oshideri [mailto:aolutility@yahoo.com]
Sent: Thursday, December 22, 2016 2:33 PM
To: Elizabeth Lemus
Subject: Re: Water Termination at 52299 Date Ave.

Hi Ms. Lemus:

In response to your email, you referred to the occupant as a tenant. I disagree with it. If a person does not have any written contract and has occupied the house without PM/owner permission they are trespassing.

Your law strictly says they have to have a written contact to turn on the water. You violated your own law. Also I have been several times in that house and there was no water at all 1.5 months ago. Means water was shut off this is as oppose you saying the water was on all the time.

Sincerely
Paul

From: Elizabeth Lemus <ELemus@cabazonwater.org>
To: "aolutility@yahoo.com" <aolutility@yahoo.com>
Cc: Ellen Koumparis <EKoumparis@cabazonwater.org>
Sent: Thursday, December 22, 2016 1:35 PM
Subject: Water Termination at 52299 Date Ave.

Dear Mr. Paul Oshideri,

Cabazon Water District ("the District") recently received an informal verbal request for termination of water service to your rental property at 52299 Date Ave., Cabazon, CA, a property currently inhabited by a tenant. The water account for this address is not presently delinquent according to our records (as of today, the account balance is at \$0.00).

If you are still interested in terminating service to this address, please submit a formal, written request. Upon receipt of such request, pursuant to Rule 10.1.4(b) of the District's Rules and Regulations, we will contact an adult residing at the premises of the affected property by telephone, in person, or by posting notice for forty-eight hours on the property in advance of terminating service. We will then terminate service approximately two business days later, and the water meters will be removed at that time. Please note that there will be a service charge of \$65.00 for future restoration of the meters and reinstatement of service.

The District will not and cannot be held responsible for any damages suffered by your tenant as a result of termination of water service made at your request. However, please be aware that you may be liable for significant damages pursuant to the California Code of Civil Procedure if the water service termination is used as an eviction technique.

If you have any questions, please contact us at (951) 849-4442.

Sincerely,

Elizabeth "Ellie" C. Lemus
Business Administration Manager
Cabazon Water District

From: Paul Oshideri <aolutility@yahoo.com>
Sent: Thursday, August 31, 2017 12:51 PM
To: Elizabeth Lemus
Subject: Water Termination at 52299 Date Ave.

Hi Elizabet:
Please connect the water for 52187 Date Cabazon.
Thanks

Paul

From: Paul Oshideri
To: Elizabeth Lemus
Sent: Friday, December 23, 2016, 5:33:04 PM PST
Subject: Re: ^_Water^_ Termination at 52299 Date Ave.

Hi Miss Lemus:

The occupant now have a legal contract and the water bill should be changed to them. Please inform them that water will be disconnected or they can give you their information to be changed over. Also any charged that was incurred from Nov. 1st/2016 must be paid by them as well. Here is the main responsible person name and phone# Danny 1-951-422-9678 Please call him to change over the service. Attach is the bill related to 52299 Date that was paid by Haskell, this is the reason you said there is no money owned. You need to return that amount to us. Also few other bills are as the result of Tenant default. If a tenant does not pay within 30 days you have to disconnect the service not to let it go as much as you want and then charge the owner. Please investigate all these attached bill and let me know, especially 52137 Date. I like to know why is so high.
Thanks
Paul

From: Elizabeth Lemus
To: Paul Oshideri
Sent: Thursday, December 22, 2016 2:49 PM
Subject: RE: Water Termination at 52299 Date Ave.

Hello Mr. Oshideri,
Thank you for your email. I will have our Customer Account Representative investigate the issue and your claims below.
Regards,



Cabazon Water District
14618 Broadway Street • P.O. Box 297
Cabazon, California 92230

REGULAR BOARD MEETING

MINUTES

Meeting Location:
Cabazon Water District Office
14618 Broadway Street
Cabazon, California 92230

Meeting Date:
February 19, 2019 – 6:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF OUR SERVICE MEN AND WOMEN

ROLL CALL

Director Martin Sanderson - Present
Director Maxine Israel - Present
Director Sarah Wargo - Present
Director Alan Davis - Present
Director Robert Lynk - Present

Calvin Louie, General Manager - Present
Juliana Salcido, Board Secretary - Present
Cindy Byerrum, Financial Consultant - Absent
Steve Anderson, Best Best & Krieger Law Firm - Absent
Joseph Ortiz, Best Best & Krieger Law Firm - Absent

Note: This meeting was recorded by the District - Yes

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. Finance and Audit Committee Meeting Minutes and Warrants approved by the committee January 15, 2019
- b. Regular Board Meeting Minutes and Warrants of January 15, 2019

Motion to approve following consent calendar item(s) (a.) Finance and Audit Committee Meeting Minutes of January 15, 2019. (b.) Regular Board Meeting Minutes of January 15, 2019 made by Director Israel and 2nd by Director Wargo.

Director Sanderson - Aye
Director Israel - Aye
Director Wargo - Aye
Director Davis - Aye
Director Lynk - Aye

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

UPDATES

1. Update: San Gorgonio Pass Regional Water Alliance Update
(by Director Davis)

*Note: No Update

2. Update: Manager's Operations Report
(by General Manager Louie)

- Well 5: The Sonar Jet service has been completed. The next step is to send a video down to make sure the service cleared all the calcification.
- The first CalOSHA training will be taking place on February 20, 2019 at 8:30 hr. Louie will not be present due to attending a SB 998 briefing at Rancho California Water District on 02/20/2019. Proposals will be discussed, and the topic is Human Right to Water Act.
- Morongo Interconnection: Calvin and John met with Amy Olson from Edison and discussed concerns with her. We are currently waiting for Amy to receive clarification from higher ups.

*Note: A quick recess was taken at 18:15 hr. and the meeting resumed at 18:30 hr.

NEW BUSINESS

1. Discussion/Action: Customer Concern: Juan Perez, Dolores, Acct. No. 5-5032.5JP

- Juan Perez's concern is the estimated cost to restore water service for his property on Dolores.
- The board came to an agreement with Perez on a payment plan for in order for his water service to be restored.

Motion to accept a fifty percent down payment on the total service connection cost of \$3,698.77, with a monthly payment plan of \$200 minimum that must be completed within twelve months. If Perez is late in either the agreed payment plan or his water bill then the remaining balance must be paid in thirty days. Failure to pay the remaining balance in thirty days will result in termination of water service. Made by Director Lynk and 2nd by Director Israel.

**Director Sanderson - Aye
Director Israel - Aye
Director Wargo - Aye
Director Davis - Aye
Director Lynk - Aye**

2. Discussion/Action: Clarification on Efficiency Study on Water Rate Study (by GM Louie & Dir. Sanderson)

- Louie informed the board that they are currently looking into the charges for an 8 inch meter.

OLD BUSINESS

1. Discussion: Sustainable Groundwater Management Act (SGMA) Update (by General Manager Louie)

- Rules of Conduct were established, which is a protocol of how an attendee and representative shall communicate in discussing issues. A current issue is how the grant money will be shared.
- A current discussion is to develop a RFP to contract a consultant firm to develop a Groundwater Sustainable Plan.

2. Discussion/Action: CalMutuals - Adan Ortega, Executive Director is forming the Community Water System Alliance (CWSA) – Prevent "Smaller & Poorer" to be unnecessarily taxed by the State and form a "mutual aid well-functioning

water systems and those that may be at the brink of failing." (by GM Louie & Board)

- Louie, Director Israel, and Director Davis attended the State Capital SB699 Hearing and Lobbying on 02/06/19. They went to discuss and oppose the Meter Tax. Director Israel's statement made into an article that was published by the Sacramento Bee.
- Director Israel and Director Davis expressed favor in joining the Community Water System Alliance (CWSA).
- Director Wargo and Director Sanderson expressed concern on the contribution cost to join the (CWSA). Wargo also brought up the cost of sending our board members to future events.
- The board decided to table this until after Director Wargo pursues further information.

***Note: No Motion was made**

- 3. Discussion/Action: Adoption of current County of Riverside requirements on new single family dwelling construction to install a private fire protection system (fire sprinklers) - ¾" water meter versus 1" water meter (by GM Louie) – question by Director Lynk – impact on property owner's fire insurance if the property owner signs a waiver**

- The Board has concerns regarding signing waivers and costs for the 1 inch meter prices.
- Suggestions were made of having a way to restrict the flow of water so that homeowners still get the monthly charge of a 5/8 meter flow.
- The Board decided to table this until Director Lynk pursues further information and reports back to the board for next month's meeting

***The Board unanimously agreed to have Director Lynk attend a meeting with the engineers and Calvin Louie, the General Manager to discuss the board's concerns regarding the Adoption of current County of Riverside requirements on new single family dwelling construction to install a private fire protection system (fire sprinklers) - ¾" water meter versus 1" water meter**

***Note: No motion was made**

- 4. Discussion/Action: Customer Concern: Paul Oshideri – Unpaid Tenant Bills**

- Paul Oshideri was not present.
- The board secretary informed the board that she called and spoke to Mr. Oshideri on Thursday February 14, 2019 to remind and inform him that he would be on the agenda to address the board.

*Note: No discussion or action was made

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 not listed on the agenda; 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))

GENERAL MANAGER/BOARD COMMENT

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.
 - Director Israel brought up Government IDs for the Board Members
 - Director Israel suggested that pictures of the Board Members be displayed in the lobby of the district.

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)

- Director Davis praised Director Maxine's performance at the State Capital SB699 Hearing and Lobbying on 02/06/19.
- Director Maxine stated she will not be present at next month's meeting on March 19, 2019.

MISCELLANEOUS

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


- a. Finance & Audit Workshop – Tuesday – March 19, 2019, 5:00 pm
- b. Regular Board Meeting – Tuesday – March 19, 2019, 6:00 pm
- c. Personnel Committee – None
- d. San Geronio Pass Regional Water Alliance – Alliance Meeting – Wednesday – February 27, 2019

ADJOURNMENT


Motion to adjourn at 19:50 hr. made by Director Lynk and 2nd by Director Israel.

Director Sanderson - Aye
Director Israel - Aye
Director Wargo - Aye
Director Davis - Aye
Director Lynk - Aye

Meeting adjourned at 19:50 hr. on Tuesday, February 19, 2019



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.

March 2020



Cabazon Water District

Customer Complaint Form

NAME: PAUL OSWIERI CWD ACCT# _____

SERVICE ADDRESS: BROADWAY, Cabazon.

MAILING ADDRESS: _____

CITY: ALISO NIEGO, STATE: CA ZIP: 92656

PHONE: _____

E-mail: aolutility@yahoo.com

Please briefly describe your concerns.
Include copies of all supporting documents.

114 00 127

Number 00000014386

WO Code & Description: 004 FINAL BILL

INFORMATION ASSIGNED BY OFFICE

NAME: PARR INVESTMENTS
 SERVICE ID: 1-0610073
 ACCOUNT NO: 01061A
 ROUTE NO: 8 READ SEQ: 00041
 ADDRESS: 15237 PEACH ST
 METER NUMBER: 231997

PHONE NO.: (800)664-5799
 ISSUE DATE: 09/01/2020
 PROCESS DATE: 09/01/2020
 PROCESS TIME: 11:30 AM
 REQUESTED BY: ellen
 ASSIGNED TO: DW

Comments:

Lock off final bill

INFORMATION FROM THE FIELD

OLD METER READING: 48700.00000 OLD METER #: 231997 REMOTE METER #: _____
 NEW METER READING: _____ NEW METER #: _____ SEAL #: _____

Comments:

48700 read / LOCKED OFF

LITY NOTES: METER LEFT SIDE PREVIOUS READ: 48700.00000 DATE: 09/14/2020

WORK DONE BY: _____ DATE COMPLETED: //

Labor Charges			
Position	Rate	Hours	Amount
Total Labor Charges			

Equipment Charges			
Description	Rate	Hours	Amount
Total Equipment Charges			

Material Charges				
Part #	Item	Qty.	Unit Price	Total
Total Material Charges				

Outside Vendor Charges			
Vendor	PO Number	Job Date	Amount
Total Vendor Charges			

Charge Summary	
Labor Charges	
Equipment Charges	
Material Charges	
Vendor Charges	
Total	

CABAZON WATER DIST (002)

Customer Transaction Summary

Customer Information

Account No: 0106JA
 PARR INVESTMENTS
 7 CUPERTINO CIRCLE
 ALISO VIEJO, CA 92656-

Location Information

Location No: 1-0610073
 15237 PEACH ST
 CABAZON, CA 92230

Date	Type	More Info	Reading	Usage	Prior Balance	Transaction Amount	Balance
08/08/2019	Payment	CHECK			184.76	-184.76	0.00
11/04/2019	Adjustment				0.00	-25.16	-25.16
11/04/2019	Misc - BE				-25.16	218.77	193.61
11/27/2019	F Charge	11/14/2019	23700	5400	193.61	278.38	471.99
12/16/2019	Misc - TAG				471.99	10.00	481.99
12/23/2019	Penalty				481.99	27.84	509.83
12/23/2019	Interest				509.83	4.18	514.01
12/30/2019	Payment	CASH			514.01	-200.00	314.01
12/30/2019	Charge	12/12/2019	25000	1300	314.01	89.74	403.75
01/21/2020	Penalty				403.75	8.97	412.72
01/21/2020	Interest				412.72	5.52	418.24
01/31/2020	Payment	CASH			418.24	-403.75	14.49
01/31/2020	Charge	01/13/2020	26600	1600	14.49	107.14	121.63
02/24/2020	Penalty				121.63	10.71	132.34
02/24/2020	Interest				132.34	1.61	133.95
02/27/2020	Charge	02/12/2020	27000	400	133.95	70.69	204.64
03/01/2020	Misc - TAG				204.64	17.00	221.64
03/23/2020	Penalty				221.64	7.07	228.71
03/23/2020	Interest				228.71	2.67	231.38
03/23/2020	Payment	CASH			231.38	-150.00	81.38
03/31/2020	Charge	03/12/2020	33400	6400	81.38	340.90	422.28
04/29/2020	Charge	04/13/2020	36200	2800	422.28	165.58	587.86
05/28/2020	Charge	05/14/2020	38600	2400	587.86	146.10	733.96
06/08/2020	Payment	CASH			733.96	-100.00	633.96
06/30/2020	Charge	06/15/2020	41400	2800	633.96	165.58	799.54
07/30/2020	Charge	07/15/2020	44600	3200	799.54	185.06	984.60
08/31/2020	Charge	08/12/2020	47600	3000	984.60	175.32	1159.92
09/30/2020	Charge	09/14/2020	48700	1100	1159.92	87.83	1247.75
10/01/2020	Misc - TAG				1247.75	17.00	1264.75U
10/05/2020	Payment	CHECK			1264.75	-1159.00	105.75
10/05/2020	Payment	CASH			105.75	-0.92	104.83
10/05/2020	Adjustment				104.83	-17.00	87.83



Cabazon Water District
14618 Broadway Street • P.O. Box 297
Cabazon, California 92230

REGULAR BOARD MEETING

MINUTES

Meeting Location:

Teleconference:
Dial-In #: 978-990-5321
Access Code: 117188
Email: info@cabazonwater.org

Meeting Date:
Tuesday, April 21, 2020 – 6:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF OUR SERVICE MEN AND WOMEN

ROLL CALL

Director Martin Sanderson – Became Present during Managers' Report (phone difficulties prevented being present during Roll Call)

Director Diana Morris - Present

Director Sarah Wargo - Present

Director Maxine Israel - Present

Director Robert Lynk - Present

Calvin Loule, General Manager - Present

Elizabeth Lemus, Board Secretary - Present

Cindy Byerrum, Financial Consultant - Absent

Steve Anderson, Best Best & Krieger Law Firm - Present

Joseph Ortiz, Best Best & Krieger Law Firm - Absent

Note: This meeting was recorded by the District -

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. Finance and Audit Committee Meeting Minutes and Warrants approved by the committee on February 18, 2020

*Note: there was a minor typo on the adjournment section; it listed Director Israel as one of the adjourning directors, when it should've been Director Sanderson (not Director Israel, since she was neither present nor one of the FAC Directors).

- b. Regular Board Meeting Minutes and Warrants of February 18, 2020
- c. Special Meeting Minutes and Warrants of April 6, 2020

Motion to approve following consent calendar item(s) (a.) Finance and Audit Committee Meeting Minutes of February 18, 2020 (with minor change made, as mentioned above in the Note), (b.) Regular Board Meeting Minutes of February 18, 2020, and (c.) Special Board Meeting Minutes of April 6, 2020, made by Director Israel and 2nd by Director Morris.

Director Sanderson - Absent
Director Morris - Aye
Director Wargo - Aye
Director Israel - Aye
Director Lynk - Aye

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

UPDATES

1. Update: San Gorgonio Pass Regional Water Alliance Update
(by Director Israel / Director Morris)

No updates; meetings temporarily suspended during the COVID-19 pandemic.

2. Update: Manager's Operations Report
(by GM Louie)

- 50100 Main St. Property – currently working with Greg Beebe, a licensed electrician through Sulzer, to install electrical at this property for the District's future storage site.
- Also requested a quote from Beebe regarding installing a 600A manual transfer switch for Well 1 and Well 5, in preparation for a portable generator (in response to SoCal Edison's PSPS events).
- Lastly, this same contractor has provided a quote to upgrade the electrical at Well 1.
- Recruitment for a third field employee has temporarily been placed on hold due to the COVID-19 pandemic.

- COVID-19 (Corona Virus): the District has taken some preliminary actions on the prevention of the spread of COVID-19, including temporarily closing the transaction lobby/window. Customer payments may still be made via dropbox, mail, or online for the time being, and staff is still available to answer incoming phone calls and customer inquiries.
- iPhone/smartphone issuance – Board members to contact the Board Secretary to select a smartphone for use during the COVID-19 pandemic.

CLOSED SESSION: @17:56 hr.

- (1) CONFERENCE WITH LEGAL COUNSEL– Anticipated Litigation under Gov't Code, section 54956.9(d) (2 cases)

OPEN SESSION: @18:30 hr.

No action taken, nothing to report.

NEW BUSINESS

1. Discussion/Action: Customer Concern: Krystle Brown, Maxine Ave.

Customer requesting assistance or forgiveness of high water bill caused by a massive leak (which was promptly repaired). Rents property from her father.

Director Lynk explained to the customer that typically it is the property owner that is responsible for large infrastructure repairs, but that the District is limited in what it can do to assist her in her situation. He further explained that the District could not forgive her bill, but she could talk to the District's Customer Service Representative and make a payment arrangement. It was also noted that her payment arrangement should not exceed 12 months.

No motion or roll call vote was made, but all parties involved agreed to move on. There were no objections voiced by either Board or Public.

2. Discussion/Action: Customer Concern: Paul Oshiderl, Broadway Ave.

Customer requesting refund/forgiveness for approx. \$4k account balance due to high water usage.

The Board listened to Mr. Oshiderl's situation, and informed him that it was his responsibility as the property owner to ensure that bills were paid, and that a copy of the bill was sent to him/his property management company so that he would be aware of the property account balance/water usage on a monthly basis. It was also brought up that he could review his account balance/water usage anytime on www.cabazonwater.org. Mr. Oshiderl was not happy with the Board's decision, became upset, and made a potential threat to Director Sanderson in particular.

Motion to deny Mr. Oshideri's request for a refund or adjustment to his Broadway Acct. made by Director Sanderson and 2nd by Director Morris.

Director Sanderson - Aye
Director Morris - Aye
Director Wargo - Aye
Director Israel - Aye
Director Lynk - Aye

3. Discussion/Action: Customer Concern: Sandra Lima, Hattie Ave.

Ms. Lima expressed that she had a vacant property that she wished to develop, and that she did not have all of the money upfront to pay for a ¾" meter. She wanted to put down an initial deposit and make monthly payments until the meter was paid off.

The Board instructed the G.M. to ask legal to draft a contract agreement for Ms. Lima to follow, in which she would make an initial deposit payment, and thenceforth pay about \$600 per month towards the remaining balance of the meter until the meter was paid off. It was noted that the payment plan should not exceed one year, and that the \$600 per month would not include any water usage charges.

No roll call vote was cast, but it was the consensus of the Board to allow Ms. Lima a payment plan, as described above. No objections were voiced by either Board or Public.

4. Discussion/Action: Approval of Resolution 05-2020: Designation of Applicant's Agent Resolution for Non-State Agencies

Motion to approve Resolution 05-2020: Designation of Applicant's Agent Resolution for Non-State Agencies, with the CWD General Manager, Calvin Louie, and the Assistant General Manager, Ellie Lemus listed as the primary and secondary signing agents, with the 3-year blanket approval, made by Director Israel and 2nd by Director Sanderson.

Director Sanderson - Aye
Director Morris - Aye
Director Wargo - Nay
Director Israel - Aye
Director Lynk - Aye

5. Discussion/Action: SCADA Software Upgrade, Byrd Industrial Electronics Quote #5099: Upgrade of the Wonderware InTouch Software and WIN-911 Alarm Notification for the HMI Work Station. (by GM Louie)

Motion to approve the SCADA Software Upgrade Quote #5099 from Byrd Industrial Electronics: upgrade of Wonderware InTouch Software and WIN-911 Alarm Notification for the HMI Work Station made by Director Sanderson and 2nd by Director Morris.

Director Sanderson - Aye
Director Morris - Aye
Director Wargo - Aye
Director Israel - Aye
Director Lynk - Aye

OLD BUSINESS

1. Discussion/Action: CUSI Interactive Voice Recognition (IVR) Interface Contract (to electronically contact customers regarding pending service terminations due to non-payment). (by AGM Lemus)

No action was made, but it was the understanding that Director Wargo and Director Morris would collaborate together and compile a list of questions for the Board Secretary to ask CUSI. This item will be brought up at during a later Board Meeting once additional information has been obtained.

2. Discussion/Action: District Office A/C System Repair – Quote #012320139A from Ontario Refrigeration: Install new Johnson Controls FX80 Supervisory Controller (current system is Schneider Electric) (by GM Louie)

No action was made, but it was the understanding of the Board that this item would be tabled, since Director Lynk believed that he may know where a second quote could be obtained for the same services. The Board appreciated this idea of obtaining a second quote.

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 not listed on the agenda; 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))

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.
Director Wargo and Director Lynk: Why isn't District Ford Fiesta being used to read monthly water meters? Requested this be placed on the next agenda for discussion.

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. Finance & Audit Workshop – Tuesday – May 19, 2020, 5:00 pm
- b. Regular Board Meeting – Tuesday – May 19, 2020, 6:00 pm
- c. Personnel Committee – None
- d. San Geronio Pass Regional Water Alliance – Alliance Meeting – Wednesday –


ADJOURNMENT

Motion to adjourn at 20:19 hr. made by Director Sanderson and 2nd by Director Morris.

Director Sanderson - Aye
Director Morris - Aye
Director Wargo - Aye
Director Israel - Aye
Director Lynk - Aye

Meeting adjourned at 20:19 hr. on Tuesday, April 21, 2020


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.