



WEST VALLEY WATER DISTRICT  
855 W. BASE LINE ROAD, RIALTO, CA 92376  
PH: (909) 875-1804 FAX: (909) 875-1849

REGULAR BOARD MEETING  
AGENDA

THURSDAY, APRIL 20, 2023  
CLOSED SESSION - 6:00 P.M. • OPEN SESSION – 6:45 P.M.

BOARD OF DIRECTORS

Gregory Young, President  
Daniel Jenkins, Vice President  
Angela Garcia, Director  
Kelvin Moore, Director  
Channing Hawkins, Director

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"In order to comply with legal requirements for posting of agendas, only those items filed with the Board Secretary's office by noon, on Wednesday a week prior to the following Thursday meeting, not requiring departmental investigation, will be considered by the Board of Directors."

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Members of the public may attend the meeting in person at 855 W. Base Line Road, Rialto, CA 92376, or you may join the meeting using Zoom by clicking this link: <https://us02web.zoom.us/j/8402937790>. Public comment may be submitted via Zoom, by telephone by calling the following number and access code: Dial: (888) 475-4499, Access Code: 840-293-7790, or via email to [administration@wvwd.org](mailto:administration@wvwd.org).

If you require additional assistance, please contact [administration@wvwd.org](mailto:administration@wvwd.org).

## OPENING CEREMONIES

Call to Order  
Pledge of Allegiance  
Opening Prayer

## CLOSED SESSION

- CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - Significant Exposure to Litigation Pursuant to Paragraph (2) of Subdivision (D) of Section 54956.9(B): Number of Cases: Five (5).
- CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6  
Agency designated representatives: Van Jew Acting General Manager, Haydee Sainz, Human Resources Manager, Oliver Yee, Special Counsel,  
Employee Groups: International Union of Operating Engineers, Local 12
- PUBLIC EMPLOYEE PERFORMANCE EVALUATION PURSUANT TO GOVERNMENT CODE SECTION 54957  
Titles: Board Secretary.

## ADOPT AGENDA

## PUBLIC PARTICIPATION

*Any person wishing to speak to the Board of Directors on matters listed or not listed on the agenda, within its jurisdiction, is asked to complete a Speaker Card and submit it to the Board Secretary, if you are attending in person. For anyone joining on Zoom, please wait for the Board President's instruction to indicate that you would like to speak. Each speaker is limited to three (3) minutes. Under the State of California Brown Act, the Board of Directors is prohibited from discussing or taking action on any item not listed on the posted agenda. Comments related to noticed Public Hearing(s) and Business Matters will be heard during the occurrence of the item.*

***Public communication is the time for anyone to address the Board on any agenda item or anything under the jurisdiction of the District. Also, please remember that no disruptions from the crowd will be tolerated. If someone disrupts the meeting, they will be removed.***

## PRESENTATIONS

None.

## **CONSENT CALENDAR**

*All matters listed under the Consent Calendar are considered routine and will be enacted by one vote. There will be no separate discussion of these items unless a member of the Board of Directors, Staff Member, or any member of the public request a specific item(s) be removed for separate action.*

### **Consideration of:**

1. April 6, 2023 - Regular Board Meeting Minutes.
2. March 16, 2023 - Regular Board Meeting Minutes.
3. Purchase Order Report - February 2023.
4. Monthly Revenue & Expenditures Report - February 2023.
5. Cash Disbursements Reports - February 2023.
6. Treasurer's Report - February 2023.
7. Water System Infrastructure Installation and Conveyance Agreement, Temporary Construction Easement, and Property Appraisal for IDIL West Valley Logistics Center, LP.
8. PS4-1, Well 8A and 3A-1 Booster Fencing Project Fund Transfer, document execution, and award of Contract for fencing to Westbrook Fence, Inc for \$66,434.75.
9. Approve Legal Payment to Law Offices of Julia Sylva through November 30, 2022 for Invoice 23-03 for \$3,225.00.
10. Approval of Legal Invoice Payment to Law Offices of Willie Williams for August 2022 to February 2023 for \$5,510.00.

## **BUSINESS MATTERS**

None

### **Consideration of:**

**REPORTS - LIMITED TO 5 MINUTES MAXIMUM (Presentations or handouts must be provided to Board Members in advance of the Board Meeting).**

1. **Board Members**
2. **General Manager**

### **3. Legal Counsel**

#### **UPCOMING MEETINGS**

- April 24, 2023 - External Affairs Committee Meeting at 6:00 p.m.
- April 25, 2023 - Policy Review & Oversight Committee Meeting at 6:00 p.m.
- April 26, 2023 - Executive Committee Meeting at 6:00 p.m.
- May 4, 2023 - Board of Directors Regular Board Meeting at 6:00 p.m.
- May 8, 2023 - Human Resources Committee Meeting at 6:00 p.m. at District Headquarters
- May 9, 2023 - Safety & Technology Committee Meeting at 6:00 p.m.- District Headquarters
- May 10, 2023 - Executive Committee Meeting at 6:00 p.m. at District Headquarters
- May 16, 2023 - Engineering, Operations, and Planning Committee Meeting at 6:00 p.m.
- May 18, 2023 - Board of Directors Regular Board Meeting at 6:00 p.m.

#### **UPCOMING COMMUNITY EVENTS**

- April 21, 2023 - Youth Climate Action Summit
- April 29, 2023 - Special Needs Resource and Family Fun Fair 10 a.m. - 2 p.m.
- May 19-21 - Inland Solar Challenge (Yucaipa Regional Park)
- June 1 - 4 - Fontana Days Carnival (Fontana City Hall)

#### **UPCOMING EDUCATIONAL & TRAINING OPPORTUNITIES**

- May 16 - 17, 2023: CSDA Special Districts Legislative Days - Sacramento, CA
- August 18 - August 31, 2023 - CSDA Annual Conference, Monterey
- October 22 - October 25, 2023 - CSDA Special District Leadership Academy, Santa Rosa
- November 28 - November 30, 2023 - ACWA Fall Conference, Indian Wells

#### **ADJOURN**

**DECLARATION OF POSTING:**

I declare under penalty of perjury, that I am employed by the West Valley Water District and posted the foregoing Agenda at the District Offices on April 13, 2023.

*Elvia Dominguez*

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Elvia Dominguez, Board Secretary

**Please Note:**

Material related to an item on this Agenda submitted to the Board after distribution of the agenda packet are available for public inspection in the District's office located at 855 W. Baseline, Rialto, during normal business hours. Also, such documents are available on the District's website at [www.wvwd.org](http://www.wvwd.org) subject to staff's ability to post the documents before the meeting.

Pursuant to Government Code Section 54954.2(a), any request for a disability-related modification or accommodation, including auxiliary aids or services, in order to attend or participate in the above-agendized public meeting should be directed to the Board Secretary, Elvia Dominguez, at least 72 hours in advance of the meeting to ensure availability of the requested service or accommodation. Ms. Dominguez may be contacted by telephone at (909) 875-1804 ext. 703, or in writing at the West Valley Water District, P.O. Box 920, Rialto, CA 92377-0920.

**MINUTES**  
**REGULAR BOARD MEETING**  
**of the**  
**WEST VALLEY WATER DISTRICT**  
**April 6, 2023**

Call to Order - President Gregory Young called the Special Board Meeting of the West Valley Water District to order at 6:00 p.m. with all Board members present.

**CLOSED SESSION**

The Board entered into Closed Session at 6:00 p.m. to discuss the following items listed on the agenda:

- CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - Significant Exposure to Litigation Pursuant to Paragraph (2) of Subdivision (D) of Section 54956.9(B): Number of Cases: Four (4).
- CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - pursuant to Paragraph one (1) of Subdivision (d) of the Government Code Section 54956.9 Case Name: Patricia Romero vs. West Valley Water District, Case No. CIVDS2024402.
- CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - Pursuant to Paragraph One (1) of Subdivision (d) of the Government Code Section 54956.9 Case Name: Nadia Loukeh. vs West Valley Water District, Case No. CIVSB2116242.
- CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54957 Appointment /employment of a public employee - General Counsel.
- CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6 Agency designated representatives: Haydee Sainz, Human Resources Manager Employee Groups: International Union of Operating Engineers, Local 12

The Board adjourned the closed session at 7:18 p.m. to conduct the business portion of the meeting.

**OPENING CEREMONIES**

Call to Order - President Gregory Young called the Special Board Meeting of the West Valley Water District to order at 7:18 p.m. with all Board members present.

Board of Directors	Present	Excused	Absent
Gregory Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Jenkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Channing Hawkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Angela Garcia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Kelvin Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Staff			
Van Jew	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Fox	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Haydee Sainz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elvia Dominguez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Linda Jadeski	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jon Stephenson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joanne Chan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Albert Clinger	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jose Velasquez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Socorro Pantaleon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Legal Counsel			
Vincent C. Ewing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pledge of Allegiance - The pledge of Allegiance was led by Director Angela Garcia.  
 Opening Prayer - Opening Prayer was given by Pastor Vernall Townsend.

**ADOPT AGENDA**

Acting General Manager Van Jew requested to amend the agenda to move item #4 from the Consent Calendar to Business Matters to discuss a change to the amount requested for approval. The Board collectively agreed.

**MOTION TO ADOPT THE AGENDA**

Vice President Daniel Jenkins motioned to adopt agenda as amended and Director Channing Hawkins seconded the motion. The following vote was taken:

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Daniel Jenkins, Vice President
<b>SECONDER:</b>	Channing Hawkins, Director
<b>AYES:</b>	Channing Hawkins, Angela Garcia, Kelvin Moore, Daniel Jenkins, Gregory Young

**PUBLIC PARTICIPATION**

President Greg Young inquired if anyone from the public would like to speak. Board Secretary, Elvia Dominguez, stated that no requests were received to speak via email or in-person. The following attendees via Zoom gave public comment; June Hayes of the Board of Directors of the San Bernardino Valley Municipal Water District. No additional requests were received, therefore President Young closed the public comment period.

**PRESENTATIONS**

There were no presentations.

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## CONSENT CALENDAR

### MOTION TO APPROVE CONSENT CALENDAR ITEMS #1 - #10 WITH THE EXCEPTION OF ITEM #4 WHICH WAS PULLED FOR DISCUSSION

Director Kelvin Moore motioned to adopt consent calendar items #1 - #10 with the exception of item #4 which was pulled for discussion, and Director Angela Garcia seconded the motion. The following vote was taken:

<b>MOVER:</b>	Kelvin Moore, Director
<b>SECONDER:</b>	Angela Garcia, Director
<b>AYES:</b>	Channing Hawkins, Angela Garcia, Kelvin Moore, Daniel Jenkins, Gregory Young

1. March 7, 2023 - Special Board Meeting Minutes
2. Amendment No. 1 to the Rockets, Fireworks and Flares Superfund Site Remediation Agreement between Goodrich Corporation and West Valley Water District
3. Contract with Westbrook Fence, Inc. in the amount of \$158,473.00 for installation of iron fence at Well 42 and Material Yard sites
5. Approval of the Purchase and Professional Installation of a New Rubrik R6404s Enterprise Appliance Backup System from CDW-G
6. Approval of Legal Invoice Payment to Albright, Yee, Schmidt for February 2023 for Invoice #27985 for \$325.00
7. Approval of Legal Invoice Payment to Carpenter Rothans and Dumont for October 2022 Invoice #42948 for \$4,287.50, December 2022 Invoice #42948 for \$1,347.50, and February 2023 Invoice #43336 for \$4,195.10
8. Approval of Legal Invoice Payment to Julia Sylva thru November 2022 for Invoice #22-11 for \$15,025.00, and February 2023 Invoice #23-02 for \$4,255.00
9. Approval of Legal Invoice Payment to Leal Trejo for December 2022 for Invoice #19205 for \$8,977.50
10. Approval of Legal Invoice Payment to Liebert Cassidy Whitmore for February 2023 for Invoice #237819 for \$4,066.00, and Invoice #237818 for \$3,767.00

## BUSINESS ITEMS

11. Appointment of New General Manager and Approval of Employment Agreement.
12. Adopt Resolution 2023-08 Authorizing a New Salary Schedule

President Gregory Young read both items #11 & #12 into the record and introduced Jon Thiel to speak. Incoming General Manager Jon Thiel, thanked the Human Resources Manager and

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consultant for a well-run recruitment; the Board of Directors for entrusting him as the new General Manager; thanked the Executive team and Acting General Manager Van Jew for the work they have done during the time without a permanent General Manager; and stated some of his objectives as he looked forward to working at the District alongside Staff and the Executive team to fulfill the goals and objectives set by the Board of Directors.

President Young thanked Mr. Thiel and stated they looked forward to his arrival. Vice President Jenkins motioned to adopt both items. Director Hawkins seconded the motion. The following vote was taken:

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Daniel Jenkins, Vice President
<b>SECONDER:</b>	Channing Hawkins, Director
<b>AYES:</b>	Channing Hawkins, Angela Garcia, Kelvin Moore, Daniel Jenkins, Gregory Young

**(Consent Calendar Item #4 re-ordered to Business Items)**

**13. Approval of the Purchase and Professional Implementation of a FortiVoice Cloud Unified Communications System from Air Gap Labs LLC**

Clarification of the request to change the approval amount was given by Acting General Manager Van Jew who stated the change was due to the consultant omitting the shipping charge from the original estimate.

Director Angela Garcia motioned to approve staff's recommendation to approve the purchase and professional implementation of FortiVoice Cloud Unified Communications System from Air Gap Labs LLC in the amount of \$49,276. Director Channing Hawkins seconded the motion. The following vote was taken:

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Angela Garcia, Director
<b>SECONDER:</b>	Channing Hawkins, Director
<b>AYES:</b>	Channing Hawkins, Angela Garcia, Kelvin Moore, Daniel Jenkins, Gregory Young

**REPORTS - LIMITED TO 5 MINUTES MAXIMUM (Presentations or handouts must be provided to Board Members in advance of the Board Meeting).**

**1. Board Members**

Director Angela Garcia reported on her attendance at the San Bernardino Municipal Water Districts re-branding event.

Vice President Daniel Jenkins, Directors Channing Hawkins, and Director Kelvin Moore reported on their attendance at the WELL Statewide Annual Conference.

President Gregory Young wished everyone a happy Easter; congratulated Jon Thiel for his appointment as the new General Manager; reported on his and Vice President Daniel Jenkins attendance at the Bloomington MAC; and requested staff provide a project update presentation to

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Bloomington MAC on the Santa Ana Pipeline project and to coordinate with Supervisor Baca’s staff.

**2. General Manager**

Acting Government and Legislative Affairs Manager Socorro Pantaleon gave an overview of the upcoming Earth Day event and reported on sponsorship of the event. The Board collectively thanked Miss Pantaleon for her and staff’s efforts to coordinate the event.

**3. Legal Counsel**

**REPORT OF CLOSED SESSION**

Interim Legal Counsel Vincent reported out of Closed Session stating that multiple items were considered, direction was given, and no reportable action was taken.

**ADJOURN**

President Gregory Young adjourned the meeting at 8:38 p.m.

**ATTEST:**

\_\_\_\_\_  
**Elvia Dominguez, Board Secretary**

Minutes were approved on \_\_\_\_\_, 2023 by the Board of Directors of the West Valley Water District

**MINUTES**  
**REGULAR BOARD MEETING**  
**of the**  
**WEST VALLEY WATER DISTRICT**  
**March 16, 2023**

Call to Order - President Gregory Young called the Regular Board Meeting of the West Valley Water District to order at 6:00 p.m. with all Board members present.

**CLOSED SESSION**

The Board entered into Closed Session at 6:00 p.m. to discuss the following items listed on the agenda:

- CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - Significant Exposure to Litigation Pursuant to Paragraph (2) of Subdivision (D) of Section 54956.9(B): Number of Cases: Three (3).
- CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54957 Appointment /Employment of a Public Employee - Legal Counsel
- CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6  
Agency designated representatives: Haydee Sainz, Human Resources Manager  
Employee Groups: International Union of Operating Engineers, Local 12

The Board adjourned the closed session at 6:33 p.m. to conduct the business portion of the meeting.

**OPENING CEREMONIES**

Call to Order - President Gregory Young called the Regular Board Meeting of the West Valley Water District to order at 6:34 p.m. with all Board members present.

Board of Directors	Present	Excused	Absent
Gregory Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Jenkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Channing Hawkins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Angela Garcia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kelvin Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Staff			
Van Jew	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Fox	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Haydee Sainz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elvia Dominguez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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Linda Jadeski	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jon Stephenson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joanne Chan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Albert Clinger	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jose Velasquez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Socorro Pantaleon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Legal Counsel			
Vincent C. Ewing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Pledge of Allegiance - Pledge of allegiance was led by Director Channing Hawkins.  
 Opening Prayer - The opening prayer was given by Pastor Vernall Townsend.

**ADOPT AGENDA**

**MOTION TO ADOPT THE AGENDA**

Vice President Daniel Jenkins motioned to adopt the agenda and Director Channing Hawkins seconded the motion. The following vote was taken:

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Daniel Jenkins, Vice President
<b>SECONDER:</b>	Channing Hawkins, Director
<b>AYES:</b>	Channing Hawkins, Angela Garcia, Kelvin Moore, Daniel Jenkins, Gregory Young

**PUBLIC PARTICIPATION**

President Gregory Young inquired if anyone from the public would like to speak. Board Secretary, Elvia Dominguez, stated that no requests were received to speak via email or in-person. The following attendees via Zoom gave public comment; Jeff Ferre. No additional requests were received, therefore President Young closed the public comment period.

**PRESENTATIONS**

Oliver P. Roemer Water Filtration Facility Upgrades and Expansion Project

The report and PowerPoint presentation was given by Director of Engineering Linda Jadeski. The Board collectively thanked Director Jadeski for her presentation and for the work from staff on the project.

**CONSENT CALENDAR**

**MOTION TO APPROVE THE CONSENT CALENDAR ITEMS #1 - #4**

Director Channing Hawkins motioned to adopt consent calendar items #1 - #4, and Director Kelvin Moore seconded the motion. The following vote was taken:

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<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Channing Hawkins, Director
<b>SECONDER:</b>	Kelvin Moore, Director
<b>AYES:</b>	Channing Hawkins, Angela Garcia, Kelvin Moore, Daniel Jenkins, Gregory Young

1. Approval of Legal Invoice Payment to Julia Sylva for January 2023 for Invoice #23-01 for \$4,951.50
2. Approval of Legal Invoice Payment to Alvarez-Glasman & Colvin for December 2022 for Invoice #2022-12-20580 for \$6,609.70
3. Approval of payment to Hunt Ortman for Professional Services for December 2022, and January 2023 for Invoice #97295, and #97791, for \$146.00
4. Approval of Legal Invoice Payment to Leal Trejo for Nov 22 Invoice 19120 for \$10,112.50

**BUSINESS MATTERS**

5. A Resolution of The Board of Directors of West Valley Water District Concurring in Nomination to the Executive Committee of the Association of California Water Agencies Joint Powers Insurance Authority ("JPIA")

The report was given by Acting General Manager Van Jew.

Director Hawkins and President Young expressed their support of the nomination of June Hayes to the ACWA JPIA Executive Board.

Vice President Jenkins motioned to adopt Resolution 2023-07 Concurring the nomination of June Hayes to the Executive Committee of the Association of California Water Agencies Joint Powers Insurance Authority. Director Kelvin Moore seconded the motion. The following vote was taken:

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Daniel Jenkins, Vice President
<b>SECONDER:</b>	Kelvin Moore, Director
<b>AYES:</b>	Channing Hawkins, Angela Garcia, Kelvin Moore, Daniel Jenkins, Gregory Young

**REPORTS - LIMITED TO 5 MINUTES MAXIMUM (Presentations or handouts must be provided to Board Members in advance of the Board Meeting).**

**1. Board Members**

President Young wished everyone a Happy St. Patrick Day.

**2. General Manager**

Acting General Manager Jew reported on the invitation to tour Diamond Valley Lake, which is a critical water supply reservoir in California and Devil's Canyon which is a water supply collection point for Metropolitan Water and the State. The tour will take place on Thursday, March 27 and is

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being sponsored by the Metropolitan Water District and Inland Empire Utilities Agency; and reported on a tour given to University of Redlands Hydrogeology students.

### **3. Legal Counsel**

Interim Legal Counsel Vincent Ewing reported on Closed Session items and reported the following: Directors and staff met in closed session on the listed agenda items, and no action was taken.

### **ADJOURN**

President Gregory Young adjourned the meeting at 6:50 p.m.

### **ATTEST:**

\_\_\_\_\_  
**Elvia Dominguez, Board Secretary**

Minutes were approved on \_\_\_\_\_, 2023 by the Board of Directors of the West Valley Water District

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**BOARD OF DIRECTORS  
STAFF REPORT**

**DATE:** April 20, 2023  
**TO:** Board of Directors  
**FROM:** Van Jew, Acting General Manager  
**SUBJECT:** PURCHASE ORDER REPORT - FEBRUARY 2023

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**BACKGROUND:**

The West Valley Water District (“District”) generated sixteen (16) Purchase Orders (“PO”) in the month of February 2023 to various vendors that provide supplies and services to the District. The total amount issued to PO’s for the month of February 2023 was **\$25,114,856.27**. A table listing all PO’s for February 2023 is shown in **Exhibit A**.

There were no Change Orders (“CO”) approved at the General Manager’s approval level during the month of February 2023.

**FISCAL IMPACT:**

There is no fiscal impact for producing the February 2023 Purchase Order Report.

**STAFF RECOMMENDATION:**

Approve the February 2023 Purchase Order Report.

Respectfully Submitted,

*Van Jew*

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Van Jew, Acting General Manager

VJ;ar

**ATTACHMENT(S):**

1. February 2023 Purchase Order Report

**MEETING HISTORY:**

03/30/23 Finance Committee REFERRED TO BOARD



# Exhibit A

## Purchase Order Summary Report

## Purchase Order Detail

Issued Date Range 02/01/2023 - 02/28/2023



West Valley Water District, CA

PO Number	Description Vendor	Status Ship To	Issue Date Delivery Date	Trade Discount	Total
23-0286	Design and Construction of Roemer Upgrade 02545 - PCL CONSTRUCTION INC	Outstanding West Valley Water District	2/2/2023 2/16/2023	0.00	25,000,000.00
23-0287	Replacement Meter 00492 - MCCALLS METERS INC	Outstanding West Valley Water District	2/3/2023 2/17/2023	0.00	4,027.92
23-0288	Amazon Computer supplies feb 2023 02325 - AMAZON.COM SALES INC	Partially Received West Valley Water District	2/8/2023 2/22/2023	0.00	3,892.16
23-0289	Filter backwash valve installation 00467 - ERS INDUSTRIAL SERVICES INC.	Outstanding West Valley Water District	2/8/2023 2/22/2023	0.00	14,850.00
23-0290	VFD motor drive for Well 41 02412 - TESS ELECTRIC INC	Outstanding West Valley Water District	2/14/2023 2/28/2023	0.00	16,901.27
23-0291	SCADA user interface annual factory support 01666 - E & M ELECTRIC AND MACHINERY INC.	Outstanding West Valley Water District	2/15/2023 3/1/2023	0.00	21,895.00
23-0292	PSA for Lord Ranch Facilities Bidding Phase 00272 - ENGINEERING RESOURCES INC	Outstanding West Valley Water District	2/16/2023 3/2/2023	0.00	15,300.00
23-0293	Compressor Service 02530 - MAQPOWER COMPRESSORS CORP	Outstanding West Valley Water District	2/21/2023 3/7/2023	0.00	1,955.53
23-0294	Meter Testing 00492 - MCCALLS METERS INC	Outstanding West Valley Water District	2/21/2023 3/7/2023	0.00	1,225.00
23-0295	Table top PH analyzer 00360 - USA BLUEBOOK	Outstanding West Valley Water District	2/23/2023 3/9/2023	0.00	3,432.39
23-0296	Records Retention Services 02579 - GLADWELL GOVERNMENTAL SERVICES INC	Outstanding West Valley Water District	2/23/2023 3/9/2023	0.00	6,700.00
23-0297	Dionex consumables 01221 - THERMO ELECTRON NORTH AMERICA LLC	Outstanding West Valley Water District	2/23/2023 3/9/2023	0.00	6,852.86
23-0298	Air Vac Cover 02/27/23 00748 - YO FIRE	Received West Valley Water District	2/27/2023 2/27/2023	0.00	535.00
23-0299	UV lamp replacements for all UV units. 00743 - TROJAN TECHNOLOGIES INC.	Outstanding West Valley Water District	2/28/2023 3/14/2023	0.00	7,820.05
23-0300	Auma Accuator for Pretreatment 02439 - MISCOWATER	Outstanding West Valley Water District	2/28/2023 3/14/2023	0.00	7,934.09
23-0301	LBIW Spools 02/28/23 00160 - FERGUSON ENTERPRISES INC # 677	Outstanding West Valley Water District	2/28/2023 2/28/2023	0.00	1,535.00

Purchase Order Count: (16)

Total Trade Discount: 0.00

Total: 25,114,856.27



**BOARD OF DIRECTORS  
STAFF REPORT**

**DATE:** April 20, 2023  
**TO:** Board of Directors  
**FROM:** Van Jew, Acting General Manager  
**SUBJECT:** MONTHLY REVENUE & EXPENDITURES REPORT - FEBRUARY 2023

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**BACKGROUND:**

The Board of Directors requested the Monthly Financial Status Report to be presented to the Finance Committee for review and discussion before presenting these reports to the Board of Directors. The reports are being produced from the District's Financial System (System of Records) and will be presented on a monthly basis.

**DISCUSSION:**

The Monthly Financial Status Report (**Exhibit A**) summarizes the District's revenue categories as well as expenditures for all Departments. The original total budget includes the adopted budget. Current total budget includes the adopted budget plus any budget amendments or adjustments made during the year. Period activity column represents activity for the reporting periods. Fiscal activity column represents the year-to-date activity or transactions that have been recorded in the general ledger from the beginning of the fiscal year July 1 through February 28. The encumbrance column represents funds encumbered with a purchase order that's not spent but committed. The percent column represents the percentage of the current budget that has been received (Revenue) or utilized (Expenditure).

**FISCAL IMPACT:**

There is no fiscal impact for producing the February 2023 Monthly Revenue & Expenditure Report.

**STAFF RECOMMENDATION:**

Approve the February 2023 Monthly Revenue & Expenditure Report.

Respectfully Submitted,

*Van Jew*

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Van Jew, Acting General Manager

Vj:jv

**ATTACHMENT(S):**

1. Exhibit A - 2023 February Monthly Revenue & Expenditure Report

**MEETING HISTORY:**

03/30/23      Finance Committee      REFERRED TO BOARD

# EXHIBIT A



West Valley Water District, CA

## Budget Report Group Summary

For Fiscal: 2022-2023 Period Ending: 02/28/2023

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
<b>Revenue</b>							
4000 - Water consumption sales	19,701,888.00	19,701,888.00	934,993.54	12,277,830.62	0.00	-7,424,057.38	62.32 %
4010 - Water service charges	8,168,023.00	8,168,023.00	635,774.25	5,500,246.84	0.00	-2,667,776.16	67.34 %
4020 - Other operating revenue	3,967,920.00	3,967,920.00	244,660.44	1,986,509.27	0.00	-1,981,410.73	50.06 %
4030 - Property Taxes	3,069,566.00	3,069,566.00	37,935.15	2,115,852.86	0.00	-953,713.14	68.93 %
4040 - Interest & Investment Earnings	350,000.00	350,000.00	-356,095.04	1,351,092.68	0.00	1,001,092.68	386.03 %
4050 - Rental Revenue	36,303.00	36,303.00	3,169.08	25,352.64	0.00	-10,950.36	69.84 %
4060 - Grants and Reimbursements	127,892.00	127,892.00	0.00	6,571.09	0.00	-121,320.91	5.14 %
4070 - Gain on Sale of Capital Assets	0.00	0.00	0.00	735,493.68	0.00	735,493.68	0.00 %
4080 - Other Non-Operating Revenue	15,783.00	15,783.00	0.00	10,407,286.57	0.00	10,391,503.57	65,939.85 %
<b>Revenue Total:</b>	<b>35,437,375.00</b>	<b>35,437,375.00</b>	<b>1,500,437.42</b>	<b>34,406,236.25</b>	<b>0.00</b>	<b>-1,031,138.75</b>	<b>97.09 %</b>

## Budget Report

For Fiscal: 2022-2023 Period Ending: 02/28/2023

Departmen...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)	Percent Used
<b>Expense</b>							
5110 - Source Of Supply	2,530,789.00	2,530,789.00	146,984.31	1,298,747.17	37,300.00	1,194,741.83	52.79 %
5210 - Production	4,403,550.00	4,403,550.00	239,131.34	2,814,226.37	118,233.55	1,471,090.08	66.59 %
5310 - Water Quality	772,375.00	772,375.00	47,689.11	356,195.20	13,450.00	402,729.80	47.86 %
5320 - Water Treatment - Perchlorate	550,000.00	550,000.00	10,455.90	160,129.08	17,873.28	371,997.64	32.36 %
5350 - Water Treatment - FBR/FXB	2,204,600.00	2,204,600.00	213,990.03	1,243,412.29	360,440.31	600,747.40	72.75 %
5390 - Water Treatment - Roemer/Arsenic	1,944,210.00	1,944,210.00	116,980.26	1,090,337.10	229,624.00	624,248.90	67.89 %
5410 - Maintenance - T & D	2,545,250.00	2,545,250.00	224,155.02	1,474,094.45	235,588.33	835,567.22	67.17 %
5510 - Customer Service	1,323,600.00	1,323,600.00	85,633.84	789,196.71	0.00	534,403.29	59.63 %
5520 - Meter Reading	1,154,500.00	1,154,500.00	54,401.85	596,726.65	48,181.97	509,591.38	55.86 %
5530 - Billing	537,700.00	537,700.00	42,815.43	331,485.68	64,244.69	141,969.63	73.60 %
5610 - Administration	2,512,301.00	2,512,301.00	142,857.24	925,213.02	77,124.26	1,509,963.72	39.90 %
5615 - General Operations	3,378,372.00	3,378,372.00	110,294.34	2,254,481.01	174,846.21	949,044.78	71.91 %
5620 - Accounting	974,443.00	974,443.00	64,055.44	536,005.33	31,000.00	407,437.67	58.19 %
5630 - Engineering	1,793,120.00	1,793,120.00	135,076.28	1,088,978.82	24,459.81	679,681.37	62.10 %
5640 - Business Systems	1,369,630.00	1,369,630.00	104,485.82	763,892.95	30,700.05	575,037.00	58.02 %
5645 - GIS	285,830.00	285,830.00	12,232.90	149,601.06	6,500.00	129,728.94	54.61 %
5650 - Board Of Directors	304,900.00	304,900.00	28,611.04	164,297.89	10,799.99	129,802.12	57.43 %
5660 - Human Resources/Risk Management	964,580.00	964,580.00	68,601.41	401,150.95	134,230.00	429,199.05	55.50 %
5680 - Purchasing	667,300.00	667,300.00	42,187.55	343,194.87	0.00	324,105.13	51.43 %
5710 - Public Affairs	1,362,912.00	1,362,912.00	93,787.60	497,255.23	199,898.10	665,758.67	51.15 %
5720 - Grants & Rebates	80,000.00	80,000.00	1,333.00	16,456.46	0.00	63,543.54	20.57 %
6200 - Interest Expense	888,300.00	888,300.00	0.00	212,406.50	0.00	675,893.50	23.91 %
6300 - Debt Administration Service	6,615.00	6,615.00	0.00	0.00	0.00	6,615.00	0.00 %
6800 - Other Non-Operating Expense	0.00	0.00	62,500.00	362,500.00	0.00	-362,500.00	0.00 %
<b>Expense Total:</b>	<b>32,554,877.00</b>	<b>32,554,877.00</b>	<b>2,048,259.71</b>	<b>17,869,984.79</b>	<b>1,814,494.55</b>	<b>12,870,397.66</b>	<b>60.47 %</b>
<b>Report Surplus (Deficit):</b>	<b>2,882,498.00</b>	<b>2,882,498.00</b>	<b>-547,822.29</b>	<b>16,536,251.46</b>	<b>-1,814,494.55</b>	<b>11,839,258.91</b>	<b>510.73 %</b>

Budget Report

For Fiscal: 2022-2023 Period Ending: 02/28/2023

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Encumbrances	Variance Favorable (Unfavorable)
100 - Water Operations Fund	2,882,498.00	2,882,498.00	-547,822.29	16,536,251.46	-1,814,494.55	11,839,258.91
Report Surplus (Deficit):	2,882,498.00	2,882,498.00	-547,822.29	16,536,251.46	-1,814,494.55	11,839,258.91





**BOARD OF DIRECTORS  
STAFF REPORT**

**DATE:** April 20, 2023  
**TO:** Board of Directors  
**FROM:** Van Jew, Acting General Manager  
**SUBJECT:** CASH DISBURSEMENTS REPORTS - FEBRUARY 2023

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**BACKGROUND:**

The Board of Directors requested the Monthly Cash Disbursements Report to be presented to the Finance Committee for review and discussion before presenting these reports to the Board of Directors. The reports are being produced from the District's Financial System (System of Records) and will be presented to the Finance Committee on a monthly basis.

**DISCUSSION:**

Each month, the Accounting Department provides a complete listing of all disbursements for the previous month in an effort to promote fiscal responsibility and accountability over the expenditure of public funds. This process includes providing the Finance Committee, Board of Directors, and ratepayers the opportunity to review expenses for supplies, materials, services, (**Exhibit A**) and payroll Disbursements (**Exhibit B**). Payroll is processed bi-weekly and accounts payable is processed weekly. Information to justify each payment is available through the Accounting Department. For reference, Customer Refunds are credits due as a result of closing a water account.

**FISCAL IMPACT:**

There is no fiscal impact for producing the February 2023 Cash Disbursement Reports.

**STAFF RECOMMENDATION:**

Approve the February 2023 Cash Disbursement Reports.

Respectfully Submitted,

*Van Jew*

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Van Jew, Acting General Manager

Vj:jv

**ATTACHMENT(S):**

1. Exhibit A - 2023 February Cash Disbursements Board Report
2. Exhibit B - 2023 February Cash Disbursements Payroll Board Report

**MEETING HISTORY:**

03/30/23      Finance Committee      REFERRED TO BOARD

# EXHIBIT A

**WEST VALLEY WATER DISTRICT**

## CASH DISBURSEMENT REPORT

February 2023

<b>EFT/Check #</b>	<b>Vendor Name</b>	<b>Description</b>	<b>O &amp; M Amount</b>	<b>CIP Amount</b>
6762	ABF PRINTS INC	RETURN ENVELOPES	\$ 156.24	
6763	ASHWORTH, MARIADA L	MEDICARE PART B REIMBURSEMENT OCT-DEC 2022	\$ 510.30	
6764	CAROLLO ENGINEERS INC	WIFIA and SRF Loan Application - Roemer Expansion	\$ 5,791.00	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELL# 6	\$ 258.25	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELLS	\$ 44.25	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELL# 11	\$ 258.25	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES	\$ 1,047.75	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELLS	\$ 39.25	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELLS	\$ 39.25	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELLS	\$ 39.25	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELLS	\$ 39.25	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-ARSENIC	\$ 60.00	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELLS	\$ 54.25	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELLS	\$ 48.50	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES	\$ 720.00	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-ROEMER	\$ 80.00	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-ROEMER	\$ 113.25	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELLS	\$ 69.25	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELLS	\$ 69.25	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES	\$ 706.75	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-ROEMER	\$ 15.00	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-FBR	\$ 169.25	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-PERCHLORATE	\$ 211.50	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELLS	\$ 44.25	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES	\$ 6.75	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-FBR	\$ 35.00	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-FBR	\$ 169.25	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-ROEMER	\$ 80.00	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES	\$ 182.25	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-BLF	\$ 13.50	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-PERCHLORATE	\$ 147.75	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-PERCHLORATE	\$ 211.50	
6765	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES	\$ 128.25	
6766	COMPUTERIZED EMBROIDERY COMPANY INC	JACKETS-HR	\$ 5,910.74	
6766	COMPUTERIZED EMBROIDERY COMPANY INC	SHIRT-CUST SVC	\$ 39.85	
6766	COMPUTERIZED EMBROIDERY COMPANY INC	SHIRTS-WILLIAM	\$ 204.62	
6766	COMPUTERIZED EMBROIDERY COMPANY INC	SHIRTS-BROOKE/MARY JO	\$ 96.78	
6767	FASTENAL COMPANY	SHOP SUPPLIES	\$ 396.24	
6768	HACH COMPANY	ENGINEERING SUPPLIES	\$ 240.40	
6769	KRUEGER, WILLIAM E	SAFETY BOOTS	\$ 200.00	
6770	MCMMASTER-CARR SUPPLY COMPANY	ROEMER SUPPLIES	\$ 627.12	
6770	MCMMASTER-CARR SUPPLY COMPANY	ROEMER SUPPLIES	\$ 586.88	
6771	RECYCLED AGGREGATE MATERIALS CO INC	SHOP SUPPLIES	\$ 37.27	
6772	SAFETY COMPLIANCE COMPANY	FIELD SAFETY MTG 1/10/23	\$ 225.00	
6772	SAFETY COMPLIANCE COMPANY	OFFICE SAFETY MTG-1/10/23	\$ 200.00	
6773	SB VALLEY MUNICIPAL	BASELINE FEEDER-OCT 2022	\$ 2,200.00	
6773	SB VALLEY MUNICIPAL	BASELINE FEEDER-OCT 2022	\$ 26,794.07	
6773	SB VALLEY MUNICIPAL	BASELINE FEEDER-OCT 2022	\$ 59,007.27	
6773	SB VALLEY MUNICIPAL	BASELINE FEEDER-OCT 2022	\$ 6,900.35	
6773	SB VALLEY MUNICIPAL	BASELINE FEEDER-DEC 2022	\$ 2,200.00	
6773	SB VALLEY MUNICIPAL	BASELINE FEEDER-DEC 2022	\$ 26,794.07	
6773	SB VALLEY MUNICIPAL	BASELINE FEEDER-DEC 2022	\$ 63,142.42	
6773	SB VALLEY MUNICIPAL	BASELINE FEEDER-DEC 2022	\$ 6,900.35	
6774	VULCAN MATERIALS COMPANY	Temporary Asphalt	\$ 586.81	
6775	BRENNTAG PACIFIC INC	Acetic Acid for FBR	\$ 28,225.64	
6775	BRENNTAG PACIFIC INC	Acetic Acid for FBR	\$ 27,842.92	

**WEST VALLEY WATER DISTRICT**

## CASH DISBURSEMENT REPORT

February 2023

<b>EFT/Check #</b>	<b>Vendor Name</b>	<b>Description</b>	<b>O &amp; M Amount</b>	<b>CIP Amount</b>
6776	CHANDLER ASSET MANAGEMENT	JAN 2023 SERVICES	\$ 2,411.04	
6777	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-ROEMER	\$ 113.25	
6777	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-PERCHLORATE	\$ 40.75	
6777	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELLS	\$ 15.00	
6777	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELLS	\$ 15.00	
6777	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELLS	\$ 37.50	
6777	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES	\$ 13.50	
6777	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES	\$ 27.00	
6777	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELLS	\$ 6.75	
6777	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELLS	\$ 6.75	
6777	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-FBR	\$ 35.00	
6778	LIEBERT CASSIDY WHITMORE	LEGAL FEES	\$ 6,092.00	
6778	LIEBERT CASSIDY WHITMORE	LEGAL FEES	\$ 1,307.50	
6778	LIEBERT CASSIDY WHITMORE	LEGAL FEES	\$ 42.50	
6779	SAFETY COMPLIANCE COMPANY	FIELD SAFETY MTG 12/13/22	\$ 225.00	
6779	SAFETY COMPLIANCE COMPANY	OFFICE SAFETY MTG 12/13/22	\$ 200.00	
6780	SAMBA HOLDINGS INC	HR SERVICES	\$ 147.96	
6781	SHARP EXTERMINATOR INC	DISTRICT MAINTENANCE	\$ 185.00	
6782	UNIFIRST CORPORATION	JANITORIAL SERVICES-ROEMER	\$ 150.57	
6782	UNIFIRST CORPORATION	JANITORIAL SERVICES	\$ 236.32	
6782	UNIFIRST CORPORATION	UNIFORMS-ENGINEERING	\$ 8.75	
6782	UNIFIRST CORPORATION	UNIFORMS-ENGINEERING	\$ 5.72	
6782	UNIFIRST CORPORATION	UNIFORMS-ENGINEERING	\$ 5.54	
6782	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 8.75	
6782	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 6.38	
6782	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 6.71	
6782	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 6.49	
6782	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 7.48	
6782	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 6.16	
6782	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 8.02	
6782	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 8.75	
6782	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 6.28	
6782	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 7.26	
6782	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 6.58	
6782	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 5.50	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.63	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.69	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.51	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.16	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.91	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.71	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.14	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.61	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.26	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 8.75	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 11.96	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.71	
6782	UNIFIRST CORPORATION	UNIFORMS-WATER QUALITY	\$ 8.75	
6782	UNIFIRST CORPORATION	UNIFORMS-WATER QUALITY	\$ 5.60	
6782	UNIFIRST CORPORATION	UNIFORMS-WATER QUALITY	\$ 5.62	
6782	UNIFIRST CORPORATION	UNIFORMS-WATER QUALITY	\$ 6.53	
6782	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.23	
6782	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.26	
6782	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 8.75	
6782	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.97	
6782	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.61	

**WEST VALLEY WATER DISTRICT**

CASH DISBURSEMENT REPORT  
February 2023

<b>EFT/Check #</b>	<b>Vendor Name</b>	<b>Description</b>	<b>O &amp; M Amount</b>	<b>CIP Amount</b>
6782	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.63	
6782	UNIFIRST CORPORATION	UNIFORMS-PURCHASING	\$ 8.75	
6782	UNIFIRST CORPORATION	UNIFORMS-PURCHASING	\$ 7.98	
6782	UNIFIRST CORPORATION	UNIFORMS-PURCHASING	\$ 6.39	
6782	UNIFIRST CORPORATION	UNIFORMS-ROEMER	\$ 6.71	
6782	UNIFIRST CORPORATION	UNIFORMS-ROEMER	\$ 8.75	
6782	UNIFIRST CORPORATION	UNIFORMS-ROEMER	\$ 6.22	
6782	UNIFIRST CORPORATION	UNIFORMS-ROEMER	\$ 6.61	
6782	UNIFIRST CORPORATION	UNIFORMS-ROEMER	\$ 5.72	
6782	UNIFIRST CORPORATION	JANITORIAL SERVICES	\$ 230.05	
6782	UNIFIRST CORPORATION	UNIFORMS-ENGINEERING	\$ 5.54	
6782	UNIFIRST CORPORATION	UNIFORMS-ENGINEERING	\$ 5.72	
6782	UNIFIRST CORPORATION	UNIFORMS-ENGINEERING	\$ 8.75	
6782	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 6.71	
6782	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 6.49	
6782	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 6.38	
6782	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 8.75	
6782	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 6.58	
6782	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 7.48	
6782	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 6.16	
6782	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 6.28	
6782	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 8.02	
6782	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 8.75	
6782	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 5.50	
6782	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 7.26	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.69	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.71	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.71	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.16	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 8.75	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 11.96	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.14	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.26	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.51	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.61	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.63	
6782	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.91	
6782	UNIFIRST CORPORATION	UNIFORMS-WATER QUALITY	\$ 8.75	
6782	UNIFIRST CORPORATION	UNIFORMS-WATER QUALITY	\$ 5.60	
6782	UNIFIRST CORPORATION	UNIFORMS-WATER QUALITY	\$ 5.62	
6782	UNIFIRST CORPORATION	UNIFORMS-WATER QUALITY	\$ 6.53	
6782	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.23	
6782	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.26	
6782	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.61	
6782	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.63	
6782	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 8.75	
6782	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.97	
6782	UNIFIRST CORPORATION	UNIFORMS-PURCHASING	\$ 6.39	
6782	UNIFIRST CORPORATION	UNIFORMS-PURCHASING	\$ 7.98	
6782	UNIFIRST CORPORATION	UNIFORMS-PURCHASING	\$ 8.75	
6782	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 5.72	
6782	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 8.75	
6782	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 6.22	
6782	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 6.61	
6782	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 6.71	
6786	ABF PRINTS INC	OFFICE SUPPLIES	\$ 856.61	

**WEST VALLEY WATER DISTRICT**

## CASH DISBURSEMENT REPORT

February 2023

<b>EFT/Check #</b>	<b>Vendor Name</b>	<b>Description</b>	<b>O &amp; M Amount</b>	<b>CIP Amount</b>
6787	ACWA /JPIA	DELTACARE DENTAL HMO	\$ (104.58)	
6787	ACWA /JPIA	DELTACARE DENTAL PPO	\$ (25.72)	
6787	ACWA /JPIA	EE Adjustments DIRECTORS -January 2023	\$ (209.32)	
6787	ACWA /JPIA	DELTACARE DENTAL HMO	\$ 686.52	
6787	ACWA /JPIA	DELTACARE DENTAL PPO	\$ 7,726.92	
6787	ACWA /JPIA	EMPLOYEE ASSISTANCE PROGRAM	\$ 176.12	
6787	ACWA /JPIA	HEALTH INSURANCE	\$ 119,261.46	
6787	ACWA /JPIA	VISION	\$ 1,567.32	
6787	ACWA /JPIA	DELTACARE DENTAL PPO	\$ 725.06	
6787	ACWA /JPIA	HEALTH INSURANCE	\$ 8,877.73	
6787	ACWA /JPIA	VISION	\$ 105.90	
6787	ACWA /JPIA	EMPLOYEE ASSISTANCE PROGRAM	\$ 12.36	
6787	ACWA /JPIA	HEALTH INSURANCE	\$ 4,528.63	
6787	ACWA /JPIA	VISION	\$ 42.36	
6787	ACWA /JPIA	Retiree - Health Benefits for January 2023	\$ 17,422.57	
6787	ACWA /JPIA	Retiree - Health Benefits for January 2023	\$ 2,025.74	
6787	ACWA /JPIA	Retiree - Health Benefits for January 2023	\$ 635.40	
6787	ACWA /JPIA	EE Adjustments - January 2023	\$ 694.92	
6787	ACWA /JPIA	COBRA - Mesa & Farooqi (January)	\$ 2,694.24	
6788	ARROWHEAD UNITED WAY	Gina Bertoline	\$ 5.00	
6788	ARROWHEAD UNITED WAY	Gina Bertoline	\$ 5.00	
6789	CALIFORNIA LANDSCAPE & DESIGN INC.	Landscape Maintenance Services	\$ 5,833.00	
6789	CALIFORNIA LANDSCAPE & DESIGN INC.	Landscape Maintenance Services	\$ 1,667.00	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-WELLS	\$ 15.00	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-WELLS	\$ 37.50	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-ROEMER	\$ 80.00	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS	\$ 27.00	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-WELLS	\$ 6.75	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-WELLS	\$ 6.75	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-ROEMER	\$ 113.25	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-ROEMER	\$ 197.50	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-FBR	\$ 167.50	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-FBR	\$ 295.25	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-WELL# 6	\$ 165.75	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-ROEMER	\$ 15.00	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-ROEMER	\$ 15.00	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-PERCHLORATE	\$ 218.25	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS	\$ 575.25	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS	\$ 706.75	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-WELLS	\$ 6.75	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-BLF	\$ 31.50	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-PERCHLORATE	\$ 15.75	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-FBR	\$ 35.00	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-FBR	\$ 246.00	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-WELLS	\$ 6.75	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-ROEMER	\$ 80.00	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS	\$ 182.25	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS	\$ 128.25	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-BLF	\$ 13.50	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-WELLS	\$ 37.50	
6790	CLINICAL LAB OF SAN BERNARDINO INC	CHEMICALS-WELLS	\$ 15.00	
6791	FASTENAL COMPANY	MAINTENANCE SUPPLIES	\$ 468.35	
6791	FASTENAL COMPANY	SHOP SUPPLIES	\$ 414.58	
6792	INFOSEND INC	Postage/Printing for Customer Bills-JAN 2023	\$ 2,721.06	
6792	INFOSEND INC	Postage/Printing for Customer Bills-JAN 2023	\$ 8,664.57	
6792	INFOSEND INC	Postage/Printing for Customer Bills	\$ 1,186.91	

**WEST VALLEY WATER DISTRICT**

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6792	INFOSEND INC	Postage/Printing for Customer Bills	\$ 3,683.03	
6793	INLAND ROAD SERVICE & TIRE	TRAILER MAINT	\$ 625.92	
6794	LIEBERT CASSIDY WHITMORE	LEGAL FEES	\$ 882.00	
6794	LIEBERT CASSIDY WHITMORE	LEGAL FEES	\$ 3,684.50	
6794	LIEBERT CASSIDY WHITMORE	LEGAL FEES	\$ 427.00	
6794	LIEBERT CASSIDY WHITMORE	LEGAL FEES	\$ 1,464.50	
6794	LIEBERT CASSIDY WHITMORE	LEGAL FEES	\$ 1,807.50	
6795	MCMASTER-CARR SUPPLY COMPANY	ROEMER SUPPLIES	\$ 372.64	
6795	MCMASTER-CARR SUPPLY COMPANY	ROEMER SUPPLIES	\$ 66.40	
6795	MCMASTER-CARR SUPPLY COMPANY	FBR SUPPLIES	\$ 454.58	
6795	MCMASTER-CARR SUPPLY COMPANY	FBR SUPPLIES	\$ 442.82	
6795	MCMASTER-CARR SUPPLY COMPANY	ROEMER SUPPLIES	\$ 310.19	
6795	MCMASTER-CARR SUPPLY COMPANY	ROEMER SUPPLIES	\$ 263.63	
6795	MCMASTER-CARR SUPPLY COMPANY	FBR SUPPLIES	\$ 102.23	
6795	MCMASTER-CARR SUPPLY COMPANY	MAINTENANCE SUPPLIES	\$ 109.16	
6796	UNIFIRST CORPORATION	JANITORIAL-ROEMER	\$ 150.57	
6796	UNIFIRST CORPORATION	JANITORIAL-ROEMER	\$ 150.57	
6796	UNIFIRST CORPORATION	JANITORIAL SERVICES	\$ 236.32	
6796	UNIFIRST CORPORATION	UNIFORMS-ENGINEERING	\$ 8.75	
6796	UNIFIRST CORPORATION	UNIFORMS-ENGINEERING	\$ 5.72	
6796	UNIFIRST CORPORATION	UNIFORMS-ENGINEERING	\$ 5.54	
6796	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 6.71	
6796	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 6.38	
6796	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 6.49	
6796	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 8.75	
6796	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 8.02	
6796	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 8.75	
6796	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 7.48	
6796	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 7.26	
6796	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 6.58	
6796	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 6.28	
6796	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 6.16	
6796	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 5.50	
6796	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.71	
6796	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.71	
6796	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.91	
6796	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 8.75	
6796	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 11.96	
6796	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.14	
6796	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.16	
6796	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.51	
6796	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.61	
6796	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.63	
6796	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.69	
6796	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.26	
6796	UNIFIRST CORPORATION	UNIFORMS-WATER QUALITY	\$ 8.75	
6796	UNIFIRST CORPORATION	UNIFORMS-WATER QUALITY	\$ 6.53	
6796	UNIFIRST CORPORATION	UNIFORMS-WATER QUALITY	\$ 5.62	
6796	UNIFIRST CORPORATION	UNIFORMS-WATER QUALITY	\$ 5.60	
6796	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.26	
6796	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 8.75	
6796	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.97	
6796	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.63	
6796	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.61	
6796	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.23	
6796	UNIFIRST CORPORATION	UNIFORMS-PURCHASING	\$ 8.75	



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EFT/Check #	Vendor Name	Description	O & M Amount	CIP Amount
6796	UNIFIRST CORPORATION	UNIFORMS-PURCHASING	\$ 7.98	
6796	UNIFIRST CORPORATION	UNIFORMS-PURCHASING	\$ 6.39	
6796	UNIFIRST CORPORATION	UNIFORMS-ROEMER	\$ 5.72	
6796	UNIFIRST CORPORATION	UNIFORMS-ROEMER	\$ 6.22	
6796	UNIFIRST CORPORATION	UNIFORMS-ROEMER	\$ 6.61	
6796	UNIFIRST CORPORATION	UNIFORMS-ROEMER	\$ 6.71	
6796	UNIFIRST CORPORATION	UNIFORMS-ROEMER	\$ 8.75	
6798	VULCAN MATERIALS COMPANY	Temporary Asphalt	\$ 720.74	
6799	BRENNTAG PACIFIC INC	Acetic Acid for FBR	\$ 33,757.62	
6800	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-ROEMER	\$ 497.75	
6800	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELL 11	\$ 165.75	
6800	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-ROEMER	\$ 113.25	
6800	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-PERCHLORATE	\$ 211.50	
6800	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-ROEMER	\$ 15.00	
6800	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-WELLS	\$ 15.75	
6800	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-ROEMER	\$ 15.00	
6800	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-ROEMER	\$ 15.00	
6800	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-FBR	\$ 35.00	
6800	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES	\$ 182.25	
6800	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-BLF	\$ 13.50	
6800	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-PERCHLORATE	\$ 211.50	
6800	CLINICAL LAB OF SAN BERNARDINO INC	LAB FEES-ROEMER	\$ 80.00	
6801	CRB SECURITY SOLUTIONS	Security Alarms Monitoring & Repair	\$ 172.50	
6801	CRB SECURITY SOLUTIONS	Security Alarms Monitoring & Repair	\$ 204.50	
6801	CRB SECURITY SOLUTIONS	Security Alarms Monitoring & Repair	\$ 344.00	
6801	CRB SECURITY SOLUTIONS	Security Alarms Monitoring & Repair	\$ 34.50	
6801	CRB SECURITY SOLUTIONS	Security Alarms Monitoring & Repair	\$ 34.50	
6801	CRB SECURITY SOLUTIONS	Security Alarms Monitoring & Repair	\$ 69.00	
6801	CRB SECURITY SOLUTIONS	Security Alarms Monitoring & Repair	\$ 827.50	
6801	CRB SECURITY SOLUTIONS	Security Alarms Monitoring & Repair	\$ 69.00	
6801	CRB SECURITY SOLUTIONS	Security Alarms Monitoring & Repair	\$ 448.50	
6801	CRB SECURITY SOLUTIONS	GATE REPAIR	\$ 782.80	
6802	HACH COMPANY	ROEMER SUPPLIES	\$ 498.76	
6802	HACH COMPANY	ROEMER SUPPLIES	\$ 159.45	
6803	HASA INC.	CHEMICALS-WELL#24	\$ 235.75	
6803	HASA INC.	CHEMICALS-WELL#15	\$ 353.62	
6803	HASA INC.	CHEMICALS-WELL#30	\$ 353.62	
6803	HASA INC.	CHEMICALS-ROEMER	\$ 6,159.11	
6803	HASA INC.	CHEMICALS-WELL#54	\$ 542.22	
6803	HASA INC.	CHEMICALS-WELL#24	\$ 188.60	
6803	HASA INC.	Chlorine for East Complex	\$ 2,407.49	
6803	HASA INC.	CHEMICALS-WELL#1	\$ 240.75	
6803	HASA INC.	CHEMICALS-WELL#30	\$ 481.50	
6803	HASA INC.	CHEMICALS-WELL#15	\$ 361.12	
6803	HASA INC.	CHEMICALS-WELL#24	\$ 361.12	
6804	MCMASTER-CARR SUPPLY COMPANY	ROEMER SUPPLIES	\$ 471.56	
6804	MCMASTER-CARR SUPPLY COMPANY	ROEMER SUPPLIES	\$ 146.87	
6804	MCMASTER-CARR SUPPLY COMPANY	ROEMER SUPPLIES	\$ 489.70	
6805	SAFETY COMPLIANCE COMPANY	FIELD SAFETY MTG 1/24/23	\$ 225.00	
6806	UNIFIRST CORPORATION	JANITORIAL SERVICES-ROEMER	\$ 157.42	
6806	UNIFIRST CORPORATION	JANITORIAL SERVICES	\$ 246.46	
6806	UNIFIRST CORPORATION	UNIFORMS-ENGINEERING	\$ 9.75	
6806	UNIFIRST CORPORATION	UNIFORMS-ENGINEERING	\$ 6.05	
6806	UNIFIRST CORPORATION	UNIFORMS-ENGINEERING	\$ 5.87	
6806	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 9.75	
6806	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 6.71	

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6806	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 6.82	
6806	UNIFIRST CORPORATION	UNIFORMS-FBR	\$ 7.04	
6806	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 7.86	
6806	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 8.46	
6806	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 9.75	
6806	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 6.49	
6806	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 6.61	
6806	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 6.93	
6806	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 7.70	
6806	UNIFIRST CORPORATION	UNIFORMS-PRODUCTION	\$ 5.83	
6806	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 9.75	
6806	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 7.04	
6806	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 7.02	
6806	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.94	
6806	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.84	
6806	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.59	
6806	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.49	
6806	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.98	
6806	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 51.73	
6806	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 12.56	
6806	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 6.47	
6806	UNIFIRST CORPORATION	UNIFORMS-MAINTENANCE	\$ 7.04	
6806	UNIFIRST CORPORATION	UNIFORMS-WATER QUALITY	\$ 5.93	
6806	UNIFIRST CORPORATION	UNIFORMS-WATER QUALITY	\$ 6.86	
6806	UNIFIRST CORPORATION	UNIFORMS-WATER QUALITY	\$ 5.95	
6806	UNIFIRST CORPORATION	UNIFORMS-WATER QUALITY	\$ 9.75	
6806	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 7.32	
6806	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.96	
6806	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.59	
6806	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.56	
6806	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 9.75	
6806	UNIFIRST CORPORATION	UNIFORMS-METERS	\$ 6.94	
6806	UNIFIRST CORPORATION	UNIFORMS-PURCHASING	\$ 6.72	
6806	UNIFIRST CORPORATION	UNIFORMS-PURCHASING	\$ 8.38	
6806	UNIFIRST CORPORATION	UNIFORMS-PURCHASING	\$ 9.75	
6806	UNIFIRST CORPORATION	UNIFORMS-ROEMER	\$ 6.55	
6806	UNIFIRST CORPORATION	UNIFORMS-ROEMER	\$ 7.04	
6806	UNIFIRST CORPORATION	UNIFORMS-ROEMER	\$ 6.05	
6806	UNIFIRST CORPORATION	UNIFORMS-ROEMER	\$ 9.75	
6806	UNIFIRST CORPORATION	UNIFORMS-ROEMER	\$ 6.94	
83510	ALL PRO ENTERPRISES INC.	Janitorial Services for District	\$ 350.00	
83510	ALL PRO ENTERPRISES INC.	Janitorial Services for District	\$ 3,591.92	
83511	AMAZON.COM SALES INC	OFFICE SUPPLES	\$ 142.50	
83511	AMAZON.COM SALES INC	WATER QUALITY SUPPLIES	\$ 244.79	
83511	AMAZON.COM SALES INC	OFFICE SUPPLES	\$ 97.32	
83511	AMAZON.COM SALES INC	WATER QUALITY SUPPLIES	\$ 754.59	
83511	AMAZON.COM SALES INC	OFFICE CHAIR	\$ 107.71	
83511	AMAZON.COM SALES INC	OFFICE SUPPLES	\$ 562.45	
83512	ASBCSD	SPECIAL DISTRICTS DINNER 1/23/23-CHANNING HAWKINS	\$ 40.00	
83513	BABCOCK LABORATORIES, INC.	LAB FEES-WELL#11	\$ 500.00	
83513	BABCOCK LABORATORIES, INC.	LAB FEES-PERCHLORATE	\$ 375.00	
83513	BABCOCK LABORATORIES, INC.	LAB FEES-PERCHLORATE	\$ 500.00	
83513	BABCOCK LABORATORIES, INC.	LAB FEES-WELL#6	\$ 500.00	
83514	CINTAS CORPORATION	JANITORIAL SERVICES	\$ 183.67	
83514	CINTAS CORPORATION	JANITORIAL SERVICES	\$ 183.67	
83515	CITY OF RIALTO-ALARM PROGRAM	FALSE ALARM FEES	\$ 203.20	

**WEST VALLEY WATER DISTRICT**

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83516	CONTROL TEMP INC	AC MAINTENANCE	\$ 214.65	
83517	CORE & MAIN LP	12" Blind Flanges for Well 16 and 17	\$ 120.48	
83517	CORE & MAIN LP	12" Blind Flanges for Well 16 and 17	\$ 32.71	
83517	CORE & MAIN LP	12" Blind Flanges for Well 16 and 17	\$ 1,736.40	
83518	DIGITAL IMAGE SOLUTIONS, LLC	COPIER MAINTENANCE	\$ 119.16	
83519	FUEL SERV	FUEL PUMP MAINTENANCE	\$ 287.25	
83520	GARDA CL WEST INC	ARMORED TRANSPORT DEC 2022	\$ 5.61	
83521	GEOSCIENCE SUPPORT SVCS INC	Bunker Hill Well Sitting Phase II	\$ 4,047.00	
83522	GRAINGER INC	SHOP SUPPLIES	\$ 356.74	
83522	GRAINGER INC	SHOP SUPPLIES	\$ 113.73	
83522	GRAINGER INC	OUTREACH PROGRAM SUPPLIES	\$ 168.17	
83523	HAAKER EQUIPMENT COMPANY	EQUIPMENT MAINTENANCE	\$ 470.90	
83524	JENILYN BITUIN	TURF REPLACEMENT REBATE	\$ 1,333.00	
83525	JOHNSON'S HARDWARE INC	WATER QUALITY SUPPLIES	\$ 35.53	
83526	MAINTENANCE GLOBAL SERVICES LLC	Iseries Repair Services and parts	\$ 2,000.00	
83526	MAINTENANCE GLOBAL SERVICES LLC	Iseries Repair Services and parts	\$ 1,500.00	
83527	MIKE ROQUET CONSTRUCTION, INC.	Blanket PO for Street Paving	\$ 10,302.32	
83527	MIKE ROQUET CONSTRUCTION, INC.	Street Paving Services	\$ 9,749.12	
83527	MIKE ROQUET CONSTRUCTION, INC.	Street Paving Services	\$ 2,963.86	
83527	MIKE ROQUET CONSTRUCTION, INC.	Street Paving Services	\$ 12,115.80	
83528	NEO GOV	SOFTWARE ANNUAL LICENSE	\$ 1,653.75	
83529	OCCUPATIONAL HEALTH CENTERS OF CALIFORNIA	HR SERVICES	\$ 505.00	
83530	OLDCASTLE INFRASTRUCTURE INC	Meter Boxes 01/26/23	\$ 458.30	
83530	OLDCASTLE INFRASTRUCTURE INC	Meter Boxes 01/26/23	\$ 21,984.65	
83531	RIALTO WATER SERVICES	ROEMER SEWER SVC	\$ 67.17	
83532	SHAW HR CONSULTING, INC.	HR SERVICES	\$ 355.00	
83533	SO CALIFORNIA EDISON	BLF ELECTRICITY	\$ 137.48	
83534	USA BLUEBOOK	CHEMICALS-ROEMER	\$ 966.93	
83535	YO FIRE	MAINTENANCE SUPPLIES	\$ 452.55	
83536	PACHECO, GABRIELA/ROBERTO	Customer Refund	\$ 41.59	
83537	ORTEGA, EMILIA ARAYA	Customer Refund	\$ 31.53	
83538	LANDICHO, ROBERTO	Customer Refund	\$ 30.91	
83539	TRUST, BLUE ISLAND	Customer Refund	\$ 19.58	
83540	QUINTANILLA, SYLVIA	Customer Refund	\$ 122.53	
83541	SPITZ, ROBERT	Customer Refund	\$ 82.06	
83542	LENNAR HOMES	Customer Refund	\$ 7.62	
83543	RENAISSANCE COMMERCE CENTER LLC	Customer Refund	\$ 25.16	
83544	RENAISSANCE COMMERCE CENTER LLC	Customer Refund	\$ 269.39	
83545	RENAISSANCE COMMERCE CENTER LLC	Customer Refund	\$ 244.84	
83546	RENAISSANCE COMMERCE CENTER LLC	Customer Refund	\$ 6.49	
83547	RENAISSANCE COMMERCE CENTER LLC	Customer Refund	\$ 37.32	
83548	MATTICKS FAMILY TRUST	Customer Refund	\$ 46.34	
83549	HERNANDEZ, MARIA ELENA & FERNANDO A.	Customer Refund	\$ 37.02	
83550	LENNAR HOMES	Customer Refund	\$ 16.28	
83551	LENNAR HOMES	Customer Refund	\$ 8.56	
83552	D.R. HORTON	Customer Refund	\$ 14.80	
83553	D.R. HORTON	Customer Refund	\$ 14.80	
83554	CAIRES, JOSEPH ROBERT	Customer Refund	\$ 49.15	
83555	CAMPBELL, NICOLE & BRUCE	Customer Refund	\$ 16.38	
83556	Martin, Maricela	Customer Refund	\$ 70.01	
83557	Park, BSCEP, LLC/ Eunice	Customer Refund	\$ 120.75	
83558	MARTINEZ, RICARDO CASAREZ JR. & KARINA	Customer Refund	\$ 72.29	
83559	LENNAR HOMES	Customer Refund	\$ 34.99	
83560	LENNAR HOMES	Customer Refund	\$ 37.54	
83561	LENNAR HOMES	Customer Refund	\$ 17.09	
83562	Poole, Michael R	Customer Refund	\$ 61.31	

**WEST VALLEY WATER DISTRICT**

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83563	MCDOWELL, CHARLES	Customer Refund	\$ 49.12	
83564	LENNAR HOMES	Customer Refund	\$ 13.70	
83565	LENNAR HOMES	Customer Refund	\$ 13.70	
83566	LENNAR HOMES	Customer Refund	\$ 17.01	
83567	GANDHI, MANUBHAI / KANTABEN	Customer Refund	\$ 51.97	
83568	HARRIS, LEILA	Customer Refund	\$ 50.36	
83569	ALBRIGHT, YEE & SCHMIT, APC	LEGAL FEES	\$ 1,545.00	
83569	ALBRIGHT, YEE & SCHMIT, APC	LEGAL FEES	\$ 110.00	
83570	ALLIANCE 2020 INC	HR SERVICES	\$ 400.59	
83571	AMAZON.COM SALES INC	PR SUPPLIES	\$ 204.66	
83571	AMAZON.COM SALES INC	OFFICE SUPPLIES	\$ 16.15	
83572	AQUA-METRIC SALES CO	5/8 X 3/4 Sensus Accustream meters		\$ 4,684.97
83573	AT&T	ROEMER FIRE SVC	\$ 148.53	
83574	BURRTEC WASTE INDUSTRIES INC	DISPOSAL FEES-ROEMER	\$ 262.86	
83574	BURRTEC WASTE INDUSTRIES INC	HQ DISPOSAL FEES	\$ 911.94	
83575	CALIFORNIA SPECIAL DIST ASSOC	2022 CSDA -NASEEM FAROOQI	\$ 350.00	
83576	CARPENTER ROTHANS & DUMONT LLP	LEGAL FEES	\$ 4,898.43	
83577	CHARTER COMMUNICATIONS	TELEPHONE/INTERNET	\$ 934.30	
83577	CHARTER COMMUNICATIONS	TELEPHONE/INTERNET	\$ 1,149.00	
83577	CHARTER COMMUNICATIONS	CABLE/TELEPHONE	\$ 239.94	
83577	CHARTER COMMUNICATIONS	CABLE/TELEPHONE	\$ 145.74	
83578	CINTAS CORPORATION	JANITORIAL SERVICES	\$ 181.10	
83578	CINTAS CORPORATION	JANITORIAL SERVICES	\$ 181.10	
83578	CINTAS CORPORATION	JANITORIAL SERVICES	\$ 181.10	
83578	CINTAS CORPORATION	JANITORIAL SERVICES	\$ 181.10	
83578	CINTAS CORPORATION	JANITORIAL SERVICES	\$ 114.65	
83578	CINTAS CORPORATION	JANITORIAL SERVICES	\$ 181.10	
83578	CINTAS CORPORATION	JANITORIAL SERVICES	\$ 181.10	
83578	CINTAS CORPORATION	JANITORIAL SERVICES	\$ 181.10	
83578	CINTAS CORPORATION	JANITORIAL SERVICES	\$ 114.65	
83578	CINTAS CORPORATION	JANITORIAL SERVICES	\$ 143.92	
83579	CITY OF RIALTO	UTILITY USER TAX JAN 2023	\$ 48,121.54	
83579	CITY OF RIALTO	UTILITY USER TAX JAN 2023	\$ (179.81)	
83580	CLAUDIA LARISSA MUNOZ	EARTH DAY FACE PAINTING	\$ 880.00	
83581	DIVE/CORR, INC.	Reservoir dive inspections	\$ 6,150.00	
83582	FAST SERVICE	CUSTOMER SERVICES	\$ 233.00	
83583	FEDEX	MAILING FEES	\$ 49.22	
83583	FEDEX	SHIPPING FEES	\$ 62.52	
83583	FEDEX	SHIPPING FEES	\$ 67.26	
83584	GARDA CL WEST INC	ARMORED TRANSPORT FEB 2023	\$ 315.57	
83585	GRAINGER INC	PA SUPPLIES	\$ 94.23	
83586	HEYES FILTERS INC	ROEMER SUPPLIES	\$ 924.50	
83587	HOME DEPOT	ROEMER SUPPLIES	\$ 96.05	
83588	HUNT ORTMANN PALFFY NIEVES DARLING & M	LEGAL FEES	\$ 2,153.50	
83589	JON'S FLAGS & POLES	DISTRICT REP/MAINT	\$ 680.78	
83590	JOSHUA PRICE	1 HOUR PRESENTATION-EARTH DAY	\$ 255.00	
83591	O'REILLY AUTO PARTS	VEHICLES MAINTENANCE	\$ 105.42	
83591	O'REILLY AUTO PARTS	VEHICLE MAINTENANCE	\$ 54.89	
83592	PACK N MAIL	CUSTOMER SERVICES	\$ 184.00	
83593	RIALTO WATER SERVICES	HQ WATER SERVICE	\$ 120.58	
83593	RIALTO WATER SERVICES	FBR SEWER SERVICE	\$ 1,235.66	
83594	RITE-WAY ROOF CORPORATION	Silicone Roof Repair	\$ 4,696.00	
83595	SO CALIFORNIA EDISON	ROEMER ELECTRICITY	\$ 36,018.52	
83596	TYLER TECHNOLOGIES INC	Meter Data Sync with Scheduler - AMI	\$ 7,200.00	
83596	TYLER TECHNOLOGIES INC	Meter Data Sync with Scheduler - AMI	\$ 1,687.50	
83596	TYLER TECHNOLOGIES INC	Meter-Reader Interface Incode-Sensus Analytics	\$ 3,000.00	

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83596	TYLER TECHNOLOGIES INC	Meter-Reader Interface Incode-Sensus Analytics	\$ 562.50	
83596	TYLER TECHNOLOGIES INC	Meter-Reader Interface Incode-Sensus Analytics	\$ 250.00	
83596	TYLER TECHNOLOGIES INC	Meter-Reader Interface Incode-Sensus Analytics	\$ 162.50	
83597	UNIVAR USA INC	Blanket PO for Phosphoric Acid for FBR	\$ 5,446.34	
83598	VERIZON WIRELESS PHONES	CELL PHONES / IPADS	\$ 5,078.77	
83598	VERIZON WIRELESS PHONES	CELL PHONES / IPADS	\$ 108.80	
83598	VERIZON WIRELESS PHONES	CELL PHONES / IPADS	\$ 1,458.93	
83599	ANA L CARDENAS	SAFETY LUNCHEON-TACO SERVICE	\$ 1,212.18	
83600	HELEN, WILLIAMS, VERNARD K/	Customer Refund	\$ 1,257.57	
83601	NICHOLSON, PRINCESS	Customer Refund	\$ 60.30	
83602	STEVENS, KATHERINE	Customer Refund	\$ 41.43	
83603	LLC, SWAY 2014-1 BORROWER	Customer Refund	\$ 70.75	
83604	LENNAR HOMES	Customer Refund	\$ 33.81	
83605	LENNAR HOMES	Customer Refund	\$ 27.86	
83606	LEES, KAREN	Customer Refund	\$ 78.71	
83607	DALEY, CARMEN	Customer Refund	\$ 439.28	
83608	VARLITSKIY, TROY LOPEZ & ANGELA	Customer Refund	\$ 65.54	
83609	LENNAR HOMES	Customer Refund	\$ 28.33	
83610	LENNAR HOMES	Customer Refund	\$ 34.72	
83611	LENNAR HOMES	Customer Refund	\$ 26.20	
83612	LENNAR HOMES	Customer Refund	\$ 41.33	
83613	LENNAR HOMES	Customer Refund	\$ 28.33	
83614	LENNAR HOMES	Customer Refund	\$ 34.72	
83615	D.R. HORTON	Customer Refund	\$ 0.79	
83616	D.R. HORTON	Customer Refund	\$ 5.11	
83617	NUNEZ, JESUS	Customer Refund	\$ 72.07	
83618	SALDIVAR, ANGELO	Customer Refund	\$ 70.90	
83619	HARDY & HARPER INC	Customer Refund	\$ 1,438.01	
83620	7/11, 1836 SIERRA LAKES	Customer Refund	\$ 140.00	
83621	ACWA	ACWA REGISTRATION FEE-GREG YOUNG	\$ 799.00	
83621	ACWA	ACWA REGISTRATION FEE-DAN JENKINS	\$ 799.00	
83621	ACWA	ACWA REGISTRATION FEE-KELVIN MOORE	\$ 799.00	
83622	ALBRIGHT, YEE & SCHMIT, APC	LEGAL FEES	\$ 1,987.50	
83623	AMAZON.COM SALES INC	OFFICE SUPPLIES	\$ 132.77	
83623	AMAZON.COM SALES INC	SHOP SUPPLIES	\$ 520.30	
83624	AQUA-METRIC SALES CO	Meter Order 10/19/22	\$ 1,471.30	
83624	AQUA-METRIC SALES CO	Meter Order 10/19/22	\$ 18,985.55	
83625	CALIFORNIA SOCIETY OF MUNI FINANCE OFFICE	2023 MEMBERSHIP RENEWAL	\$ 125.00	
83626	CEMEX INC	MAINTENANCE SHOP SUPPLIES	\$ 134.94	
83627	CINTAS CORPORATION	JANITORIAL SERVICES	\$ 183.67	
83628	CITY ELECTRIC SUPPLY	ROEMER SUPPLIES	\$ 95.00	
83628	CITY ELECTRIC SUPPLY	ROEMER SUPPLIES	\$ 167.00	
83629	CITY OF FONTANA	PERMIT FEE-ELPT23-000029	\$ 252.00	
83630	CITY OF RIALTO	ENCROACHMENT PERMIT	\$ 958.70	
83630	CITY OF RIALTO	ENCROACHMENT PERMIT	\$ 958.70	
83630	CITY OF RIALTO	ENCROACHMENT PERMIT	\$ 958.70	
83630	CITY OF RIALTO	ENCROACHMENT PERMIT	\$ 958.70	
83631	CITY OF SAN BERNARDINO	LYTLE CREEK STREAMFLOW-JAN 2023	\$ 11,033.92	
83632	CLIFTON LARSON ALLEN	Treasurer Services-OCT 2022	\$ 2,625.01	
83632	CLIFTON LARSON ALLEN	Treasurer Services-NOV 2022	\$ 2,625.00	
83632	CLIFTON LARSON ALLEN	Treasurer Services-DEC 2022	\$ 2,625.00	
83633	COLTON PUBLIC UTILITIES	WELL 18A ELECTRIC	\$ 519.67	
83634	COMMERCIAL TRANSPORTATION SERVICES	Commercial Class A Training	\$ 6,540.75	
83634	COMMERCIAL TRANSPORTATION SERVICES	MAINTENANCE TRAINING SUPPLIES	\$ 204.00	
83635	FISH WINDOW CLEANING	JANITORIAL SERVICES	\$ 425.00	
83636	FRANCHISE TAX BOARD	GARNISHMENT	\$ 110.00	

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83636	FRANCHISE TAX BOARD	GARNISHMENT	\$ 110.00	
83637	GARDA CL WEST INC	ARMORED TRANSPORT-JAN 2023	\$ 11.23	
83638	GHD INC	Professional Engineering Services Roemer Expansion		\$ 20,027.14
83639	GOMEZ, LUIS	DMV CLASS A LICENSE FEE	\$ 86.96	
83640	GRAINGER INC	FBR SUPPLIES	\$ 496.77	
83640	GRAINGER INC	FBR SUPPLIES	\$ 496.77	
83640	GRAINGER INC	FBR SUPPLIES	\$ 156.62	
83640	GRAINGER INC	OUTREACH PROGRAM	\$ 997.59	
83641	I.U.O.E., LOCAL UNION NO. 12	I.U.O.E LOCAL 12 UNION DUES	\$ 352.00	
83641	I.U.O.E., LOCAL UNION NO. 12	I.U.O.E LOCAL 12 UNION DUES	\$ 352.00	
83642	INLAND DESERT SECURITY	ANSWERING SERVICE	\$ 647.10	
83643	JOHNSON'S HARDWARE INC	ROEMER SUPPLIES	\$ 34.20	
83643	JOHNSON'S HARDWARE INC	PRODUCTION SUPPLIES	\$ 19.38	
83643	JOHNSON'S HARDWARE INC	SHOP SUPPLIES	\$ 54.24	
83643	JOHNSON'S HARDWARE INC	FBR SUPPLIES	\$ 30.15	
83643	JOHNSON'S HARDWARE INC	PRODUCTION SUPPLIES	\$ 70.03	
83643	JOHNSON'S HARDWARE INC	PRODUCTION SUPPLIES	\$ 32.31	
83643	JOHNSON'S HARDWARE INC	MAINTENANCE SUPPLIES	\$ 192.41	
83643	JOHNSON'S HARDWARE INC	MAINTENANCE SUPPLIES	\$ 69.97	
83643	JOHNSON'S HARDWARE INC	MAINTENANCE SUPPLIES	\$ 230.50	
83644	LEGAL SHIELD	LEGALSHIELD	\$ 228.74	
83644	LEGAL SHIELD	LEGALSHIELD	\$ 199.81	
83645	LENNAR HOMES OF CALIFORNIA	TRACT# 20212 DEPOSITS REFUND	\$ 840.00	
83645	LENNAR HOMES OF CALIFORNIA	TRACT# 20212 DEPOSITS REFUND	\$ 13,445.10	
83645	LENNAR HOMES OF CALIFORNIA	TRACT# 20212 DEPOSITS REFUND	\$ 5,571.67	
83646	LOWES	METERS SUPPLIES	\$ 347.82	
83647	MIKE ROQUET CONSTRUCTION, INC.	Street Paving	\$ 9,472.00	
83647	MIKE ROQUET CONSTRUCTION, INC.	Street Paving	\$ 10,013.40	
83648	NED'S OIL SALES INC	ROEMER SUPPLIES	\$ 2.95	
83648	NED'S OIL SALES INC	PRODUCTION SUPPLIES	\$ 17.92	
83648	NED'S OIL SALES INC	SHOP SUPPLIES	\$ 10.92	
83648	NED'S OIL SALES INC	SHOP SUPPLIES	\$ 4.29	
83649	PG MECHANICAL	EQUIPMENT MAINTENANCE	\$ 975.00	
83650	RIALTO WATER SERVICES	WELL#16 WATER SERVICE	\$ 30.42	
83651	SC COMMERCIAL LLC	Gasoline for Fleet	\$ 14,435.16	
83652	SHERIFFS COURT SERVICES	GARNISHMENT	\$ 459.16	
83653	SO CALIFORNIA EDISON	ELECTRICITY-WELL#6	\$ 25,791.00	
83653	SO CALIFORNIA EDISON	ELECTRICITY-VARIOUS LOCATIONS	\$ 66,108.92	
83653	SO CALIFORNIA EDISON	ELECTRICITY-VARIOUS LOCATIONS	\$ 4,492.40	
83653	SO CALIFORNIA EDISON	ELECTRICITY-VARIOUS LOCATIONS	\$ 37,750.09	
83653	SO CALIFORNIA EDISON	ELECTRICITY-VARIOUS LOCATIONS	\$ 7,864.86	
83653	SO CALIFORNIA EDISON	ELECTRICITY-VARIOUS LOCATIONS	\$ 21,201.66	
83653	SO CALIFORNIA EDISON	ELECTRICITY-VARIOUS LOCATIONS	\$ 5,159.17	
83653	SO CALIFORNIA EDISON	ELECTRICITY-VARIOUS LOCATIONS	\$ 3,239.64	
83653	SO CALIFORNIA EDISON	ELECTRICITY-VARIOUS LOCATIONS	\$ 266.65	
83653	SO CALIFORNIA EDISON	ELECTRICITY-VARIOUS LOCATIONS	\$ 3,130.60	
83653	SO CALIFORNIA EDISON	ELECTRICITY-19920 COUNTRY CLUB / WELL#17	\$ 4,086.68	
83653	SO CALIFORNIA EDISON	ELECTRICITY-19920 COUNTRY CLUB / WELL#17	\$ 447.54	
83653	SO CALIFORNIA EDISON	S END SHOP	\$ 110.22	
83654	STATE WATER RESOURCES CONTROL BOARD	SLUDGE CLEAN UP FEES	\$ 1,690.00	
83654	STATE WATER RESOURCES CONTROL BOARD	SLUDGE CLEAN UP FEES	\$ 1,836.95	
83655	STERLING WATER TECHNOLOGIES LLC	Blanket PO for E38 Polymer for FBR	\$ 5,014.97	
83656	THE GAS COMPANY	ROEMER GAS SVC	\$ 339.83	
83657	THE STANDARD	Reconcile January Premiums	\$ (87.80)	
83657	THE STANDARD	AD&D	\$ 302.21	
83657	THE STANDARD	DEPENDENT LIFE	\$ 91.02	

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83657	THE STANDARD	EMPLOYEE AFTER-TAX	\$ 577.32	
83657	THE STANDARD	LIFE INSURANCE	\$ 2,228.46	
83657	THE STANDARD	LONG TERM DISABILITY	\$ 2,037.40	
83657	THE STANDARD	AD&D	\$ 31.50	
83657	THE STANDARD	DEPENDENT LIFE	\$ 6.15	
83657	THE STANDARD	LIFE INSURANCE	\$ 232.50	
83657	THE STANDARD	LONG TERM DISABILITY	\$ 22.73	
83657	THE STANDARD	AD&D	\$ 6.21	
83657	THE STANDARD	DEPENDENT LIFE	\$ 2.46	
83657	THE STANDARD	EMPLOYEE AFTER-TAX	\$ 661.48	
83657	THE STANDARD	LIFE INSURANCE	\$ 62.01	
83657	THE STANDARD	LIFE INSURANCE	\$ 30.23	
83657	THE STANDARD	LONG TERM DISABILITY	\$ 142.74	
83658	UNDERGROUND SERVICE ALERT	NEW TICKETS	\$ 664.50	
83658	UNDERGROUND SERVICE ALERT	NEW TICKETS	\$ 169.42	
83659	USA BLUEBOOK	FBR SUPPLIES	\$ 585.60	
83659	USA BLUEBOOK	FBR SUPPLIES	\$ 229.18	
83659	USA BLUEBOOK	ROEMER SUPPLIES	\$ 719.95	
83660	VERIZON CONNECT NWF INC	JAN 2023 SERVICES	\$ 679.98	
83661	YO FIRE	Ford Stock Order 08/09/22	\$ 49.57	
83661	YO FIRE	Ford Stock Order 08/09/22	\$ 872.77	
83661	YO FIRE	MAINTENANCE SUPPLIES	\$ 372.82	
83661	YO FIRE	Brass Parts 01/12/23	\$ 581.85	
83661	YO FIRE	Brass Parts 01/12/23	\$ 979.45	
83661	YO FIRE	Brass Parts 01/12/23	\$ 1,616.25	
83661	YO FIRE	Brass Parts 01/12/23	\$ 1,667.97	
83661	YO FIRE	Brass Parts 01/12/23	\$ 13,145.50	
83661	YO FIRE	Brass Parts 01/12/23	\$ 2,896.32	
83661	YO FIRE	Hydrant Parts 01/12/23	\$ 3,135.53	
83661	YO FIRE	Hydrant Parts 01/12/23	\$ 1,632.41	
83661	YO FIRE	Hydrant Parts 01/12/23	\$ 8,253.65	
83661	YO FIRE	Hydrant Parts 01/12/23	\$ 13,026.97	
83661	YO FIRE	Hydrant Parts 01/12/23	\$ 14,578.58	
83661	YO FIRE	Copper Order 01/12/23	\$ 15,143.62	
83662	AIRGAS USA LLC	PRODUCTION SUPPLIES	\$ 56.93	
83663	AMAZON.COM SALES INC	WATER QLTY SUPPLIES	\$ 95.04	
83663	AMAZON.COM SALES INC	OFFICE SUPPLIES	\$ 30.14	
83663	AMAZON.COM SALES INC	ENGINEERING SUPPLIES	\$ 101.38	
83664	AT&T	TELEMETRY LINE	\$ 69.11	
83665	AT&T INTERNET	INTERNET SERVICES	\$ 101.65	
83666	CALIFORNIA CHAMBER OF COMMERCE	HR MEMBERSHIP	\$ 899.00	
83667	CITY OF SAN BERNARDINO	BLF ELECTRICITY	\$ 46.13	
83668	GHD INC	Professional Engineering Services Roemer Expansion		\$ 19,210.18
83669	GRAINGER INC	PRODUCTION SUPPLIES	\$ 121.40	
83669	GRAINGER INC	PRODUCTION SUPPLIES	\$ 124.75	
83669	GRAINGER INC	PRODUCTION SUPPLIES	\$ 49.31	
83669	GRAINGER INC	PRODUCTION SUPPLIES	\$ 281.42	
83669	GRAINGER INC	PRODUCTION SUPPLIES	\$ 63.69	
83669	GRAINGER INC	PRODUCTION SUPPLIES	\$ 85.66	
83669	GRAINGER INC	PRODUCTION SUPPLIES	\$ 304.91	
83669	GRAINGER INC	ROEMER SUPPLIES	\$ 919.95	
83670	HOME DEPOT	ROEMER SUPPLIES	\$ 27.52	
83670	HOME DEPOT	ROEMER SUPPLIES	\$ 111.12	
83671	J J KELLER & ASSOCIATES INC	HR SUPPLIES	\$ 668.05	
83672	JOHNSON'S HARDWARE INC	PRODUCTION SUPPLIES	\$ 59.22	
83673	LOWES	ROEMER SUPPLIES	\$ 143.02	

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83673	LOWES	ROEMER SUPPLIES	\$ 302.25	
83674	MCCALLS METERS INC	Production Meter Testing	\$ 4,290.00	
83675	NORMAN A TRAUB & ASSOCIATES LLC	HR SERVICES	\$ 1,262.40	
83676	OCCUPATIONAL HEALTH CENTERS OF CALIFORNIA	HR SERVICES	\$ 505.00	
83677	QUINN COMPANY	PRODUCTION SUPPLIES	\$ 760.00	
83678	ROYAL INDUSTRIAL SOLUTIONS	PRODUCTION SUPPLIES	\$ 313.41	
83678	ROYAL INDUSTRIAL SOLUTIONS	PRODUCTION SUPPLIES	\$ 628.96	
83679	SO CALIFORNIA EDISON	WELL#22 ELECTRICITY	\$ 15.93	
83679	SO CALIFORNIA EDISON	WELL# 11X ELECTRICITY	\$ 34.41	
83680	SOURCE GRAPHICS	ENGINEERING SUPPLIES	\$ 388.75	
83680	SOURCE GRAPHICS	ENGINEERING SUPPLIES	\$ 388.75	
83681	THE GAS COMPANY	HQ GAS BILL	\$ 1,599.92	
83682	TRES ES INC	State Lobbyist Services	\$ 15,000.00	
83683	USA BLUEBOOK	WATER QUALITY SUPPLIES	\$ 230.48	
83684	MATTICKS FAMILY TRUST	Customer Refund	\$ 35.72	
83685	FINIS, DERRICHEARD	Customer Refund	\$ 1,232.13	
83686	HINOSTROZA, DANIEL H. & ANDREW	Customer Refund	\$ 31.14	
83687	AMS PAVING	Customer Refund	\$ 1,765.52	
DFT0002792	US BANK-CAL CARD (AL)	MEALS FOR BOARD MEETINGS	\$ 498.88	
DFT0002792	US BANK-CAL CARD (AL)	VEHICLES MAINTENANCE	\$ 1,555.77	
DFT0002792	US BANK-CAL CARD (AL)	OFFICE SUPPLIES-US DIARY	\$ 567.92	
DFT0002792	US BANK-CAL CARD (AL)	GFOA 2022 AWARD FEE	\$ 710.00	
DFT0002792	US BANK-CAL CARD (AL)	FBR SUPPLIES	\$ 101.46	
DFT0002792	US BANK-CAL CARD (AL)	OFFICE SUPPLIES-OFFICE SOLUTIONS	\$ 126.88	
DFT0002792	US BANK-CAL CARD (AL)	TRAINING AYOP-BRIAN GRUBERT	\$ 161.50	
DFT0002792	US BANK-CAL CARD (AL)	TRAINING AYOP-SERGIO GRANDA	\$ 323.00	
DFT0002792	US BANK-CAL CARD (AL)	MEALS-PURCHASING DEPT	\$ 88.30	
DFT0002792	US BANK-CAL CARD (AL)	DISPUTED CHARGE CREDIT	\$ (27.34)	
DFT0002792	US BANK-CAL CARD (AL)	TRAINING CA WATER EFFICIENCY-MARY JO HARTLEY	\$ 154.50	
DFT0002792	US BANK-CAL CARD (AL)	BOARD MEETING MEALS	\$ 768.83	
DFT0002792	US BANK-CAL CARD (AL)	OFFICE SUPPLIES	\$ 1,121.80	
DFT0002792	US BANK-CAL CARD (AL)	BACKFLOW CERTIFICATION-GILBERT OLIVAREZ	\$ 147.67	
DFT0002792	US BANK-CAL CARD (AL)	PO BOX RENTAL	\$ 436.00	
DFT0002792	US BANK-CAL CARD (AL)	SUBSCRIPTION-NATIONAL PROCUREMENT	\$ 130.00	
DFT0002792	US BANK-CAL CARD (AL)	COMPUTER SUPPLIES	\$ 404.06	
DFT0002793	US BANK-CAL CARD (HAYDEE)	HR MRMBERSHIP ACCESS PERKS	\$ 125.00	
DFT0002793	US BANK-CAL CARD (HAYDEE)	ANNUAL LABOR/EMP LAW SEMINAR LODGING-HAYDEE	\$ 381.98	
DFT0002793	US BANK-CAL CARD (HAYDEE)	LUNCH FOR INTERVIEW PANEL	\$ 72.89	
DFT0002793	US BANK-CAL CARD (HAYDEE)	HR MEMBERSHIP ACCESS PERKS	\$ 125.00	
DFT0002793	US BANK-CAL CARD (HAYDEE)	REGISTRATION-LIEBERT CASSIDY (HAYDEE)	\$ 75.00	
DFT0002793	US BANK-CAL CARD (HAYDEE)	HR TRAINING GROUP LUNCH	\$ 144.97	
DFT0002793	US BANK-CAL CARD (HAYDEE)	CSMFO TRAINING-GUSTAVO GUTIERREZ	\$ 200.00	
DFT0002793	US BANK-CAL CARD (HAYDEE)	STRATEGIC PLANNING SEMINAR	\$ 613.47	
DFT0002793	US BANK-CAL CARD (HAYDEE)	EMPLOYEE/EMPLOYER SEMINAR 2022	\$ 8,472.84	
DFT0002794	US BANK-CAL CARD (JON)	CONTRACTS/LICENSES-ZOOM	\$ 531.78	
DFT0002794	US BANK-CAL CARD (JON)	CONTRACTS/LICENSES-GO DADDY	\$ 79.99	
DFT0002794	US BANK-CAL CARD (JON)	COMPUTER SUPPLIES	\$ 719.52	
DFT0002794	US BANK-CAL CARD (JON)	CONTRACTS/LICENSES-AMAZON WEB	\$ 1,269.24	
DFT0002794	US BANK-CAL CARD (JON)	CONTRACTS/LICENSES-CISCO DUO	\$ 300.00	
DFT0002794	US BANK-CAL CARD (JON)	CONTRACTS/LICENSES-ADOBE CREATIVE CLOUD	\$ 599.88	
DFT0002794	US BANK-CAL CARD (JON)	CONTRACTS/LICENSES-ZOOM	\$ 531.78	
DFT0002794	US BANK-CAL CARD (JON)	CONTRACTS/LICENSES-GO DADDY	\$ 79.99	
DFT0002794	US BANK-CAL CARD (JON)	CONTRACTS/LICENSES-AMAZON WEB	\$ 1,261.80	
DFT0002794	US BANK-CAL CARD (JON)	CONTRACTS/LICENSES-CISCO DUO	\$ 300.00	
DFT0002794	US BANK-CAL CARD (JON)	CONTRACTS/LICENSES-JITBIT.COM	\$ 1,299.00	
DFT0002795	US BANK-CAL CARD (SOCORRO)	MEMBERSHIPS/SUBSCRIPTIONS	\$ 312.98	



**WEST VALLEY WATER DISTRICT**

## CASH DISBURSEMENT REPORT

February 2023

<b>EFT/Check # Vendor Name</b>	<b>Description</b>	<b>O &amp; M Amount</b>	<b>CIP Amount</b>
DFT0002795 US BANK-CAL CARD (SOCORRO)	PA SUPPLIES	\$ 35.55	
DFT0002795 US BANK-CAL CARD (SOCORRO)	OUTREACH PROGRAMS	\$ 23.05	
DFT0002795 US BANK-CAL CARD (SOCORRO)	MEMBERSHIP DUES-CONSTANT CONTACT	\$ 225.00	
DFT0002795 US BANK-CAL CARD (SOCORRO)	POSTER CONTEST GIFT CARDS	\$ 2,100.00	
DFT0002795 US BANK-CAL CARD (SOCORRO)	ACWA MEALS-SOCORRO	\$ 64.95	
DFT0002796 US BANK-CAL CARD (VAN)	AWWA MEMBERSHIP-VAN	\$ 311.00	
DFT0002796 US BANK-CAL CARD (VAN)	ACWA CONFERENCE REG-ANGELA GARCIA	\$ 620.00	
DFT0002796 US BANK-CAL CARD (VAN)	ACWA CONFERENCE REG-CHANNING HAWKINS	\$ 620.00	
DFT0002796 US BANK-CAL CARD (VAN)	ACWA CONFERENCE REG-KELVIN MOORE	\$ 620.00	
DFT0002796 US BANK-CAL CARD (VAN)	ACWA CONFERENCE REG-GREG YOUNG	\$ 620.00	
DFT0002796 US BANK-CAL CARD (VAN)	ACWA CONFERENCE LODGING-VAN	\$ 241.48	
DFT0002796 US BANK-CAL CARD (VAN)	LUNCHEON-VAN/BILL/JOSE	\$ 26.27	
DFT0002796 US BANK-CAL CARD (VAN)	LUNCHEON-VAN/BILL/JOSE	\$ 26.27	
DFT0002796 US BANK-CAL CARD (VAN)	LUNCHEON-VAN/BILL/JOSE	\$ 26.26	
DFT0002797 US BANK-CAL CARD (YOLANDA)	WELLNESS PROGRAM	\$ 135.00	
DFT0002797 US BANK-CAL CARD (YOLANDA)	SYMPATHY FLOWERS	\$ 151.52	
DFT0002797 US BANK-CAL CARD (YOLANDA)	SAFETY LUNCHEON	\$ 791.79	
DFT0002797 US BANK-CAL CARD (YOLANDA)	DUES/SUBSCRIPTIONS	\$ 377.76	
DFT0002797 US BANK-CAL CARD (YOLANDA)	TRAINING REGISTRATION-HAYDEE	\$ 45.00	
DFT0002797 US BANK-CAL CARD (YOLANDA)	CHRISTMAS SEMINAR EXP CREDITS	\$ (161.58)	
DFT0002797 US BANK-CAL CARD (YOLANDA)	WELLNESS PROGRAM	\$ 27.75	
DFT0002797 US BANK-CAL CARD (YOLANDA)	SAFETY LUNCHEON	\$ 128.83	
DFT0002797 US BANK-CAL CARD (YOLANDA)	THANKSGIVING / CHRISTMAS LUNCHEONS	\$ 2,149.09	
		SUBTOTALS \$ 1,234,486.66	\$ 43,922.29
		<b>GRAND TOTAL</b>	<b>\$ 1,278,408.95</b>

# Exhibit B

**WEST VALLEY WATER DISTRICT  
PAYROLL GROSS WAGES  
FISCAL YEAR 2022 - 2023**

<b>Report Month</b>	<b>Description</b>	<b>From</b>	<b>To</b>	<b>Gross Wages Paid</b>
July 2022	Monthly Pay Period #7	06/01/22	06/30/22	7,113.22
July 2022	Pay Period #14	06/24/22	07/08/22	322,603.34
July 2022	Pay Period #15	07/08/22	07/22/22	295,540.63
Total for July 2022				625,257.19
August 2022	Monthly Pay Period #8	07/01/22	07/31/22	7,113.22
August 2022	Pay Period #16	07/22/22	08/05/22	302,888.25
August 2022	Pay Period #17	08/05/22	08/19/22	291,827.03
Total for August 2022				601,828.50
September 2022	Monthly Pay Period #9	08/01/22	08/30/22	7,487.60
September 2022	Pay Period #18	08/19/22	09/02/22	295,994.15
September 2022	Pay Period #19	09/02/22	09/16/22	281,560.23
Total for September 2022				585,041.98
October 2022	Monthly Pay Period #10	09/01/22	09/30/22	8,236.36
October 2022	Pay Period #20	09/16/22	09/30/22	290,932.18
October 2022	Pay Period #21	09/30/22	10/14/22	283,102.95
Total for October 2022				582,271.49
November 2022	Monthly Pay Period #11	10/01/22	10/31/22	9,621.58
November 2022	Pay Period #22	10/14/22	10/28/22	274,535.56
November 2022	Manual Checks			
November 2022	Pay Period #23	10/28/22	11/11/22	359,504.87
Total for November 2022				643,662.01
December 2022	Monthly Pay Period #12	11/01/22	11/30/22	9,630.95
December 2022	Pay Period #24	11/11/22	11/25/22	297,401.31
December 2022	Pay Period #25	11/25/22	12/09/22	316,141.81
December 2022	Pay Period #26	12/09/22	12/23/22	292,536.16
Total for December 2022				915,710.23

**WEST VALLEY WATER DISTRICT  
PAYROLL GROSS WAGES  
FISCAL YEAR 2022 - 2023**

<b>Report Month</b>	<b>Description</b>	<b>From</b>	<b>To</b>	<b>Gross Wages Paid</b>
January 2023	Pay Period #1	12/23/22	01/06/23	324,181.41
January 2023	Monthly Pay Period #1	12/01/22	12/31/22	7,075.80
January 2023	Manual Check (Settlement)			75,000.00
January 2023	Pay Period #2	01/06/23	01/20/23	313,404.24
Total for January 2023				<u>719,661.45</u>
February 2023	Monthly Pay Period #2	01/01/23	01/31/23	7,665.45
February 2023	Pay Period #3	01/20/23	02/03/23	323,462.81
February 2023	Pay Period #4	02/03/23	02/17/23	303,763.96
Total for February 2023				<u>634,892.22</u>

**WEST VALLEY WATER DISTRICT  
EFT AND PAYROLL ITEMS  
FEBRUARY 2023**

<b>Date</b>	<b>Item</b>	<b>Check No. or EFT</b>	<b>Amount</b>
02/02/23	Monthly Pay Period #2	none	0.00
02/09/23	Pay Period #3	8892-8894	5,099.46
02/23/23	Pay Period #4	8895	13.03
	<b>Total Checks</b>		<b>5,112.49</b>
02/02/23	Monthly Pay Period #2 Direct Deposits	EFT	6,655.27
02/02/23	Federal Tax Withheld Social Security & Medicare	EFT	1,413.45
02/02/23	State Tax Withheld and State Disability Insurance	EFT	58.20
02/09/23	Pay Period #3 Direct Deposits	EFT	206,269.14
02/09/23	Federal Tax Withheld Social Security & Medicare	EFT	85,922.52
02/09/23	State Tax Withheld and State Disability Insurance	EFT	17,266.91
02/09/23	Lincoln Deferred Compensation Withheld	EFT	15,353.45
02/09/23	Lincoln - Employer Match Benefit	EFT	3,625.00
02/09/23	Nationwide Deferred Compensation Withheld	EFT	4,202.30
02/09/23	Nationwide - Employer Match Benefit	EFT	775.00
02/09/23	Nationwide - 401a Employer Match Benefit	EFT	1,000.00
02/09/23	CalPERS Retirement - Classic (EPMC and ER contribution)	EFT	27,994.95
02/09/23	CalPERS Retirement - 2nd Tier (EE and ER contribution)	EFT	18,682.22
02/09/23	California State Disbursement	EFT	1,050.46
02/23/23	Pay Period #4 Direct Deposits	EFT	200,150.00
02/23/23	Federal Tax Withheld Social Security & Medicare	EFT	79,346.08
02/23/23	State Tax Withheld and State Disability Insurance	EFT	15,509.98
02/23/23	Lincoln Deferred Compensation Withheld	EFT	14,789.56
02/23/23	Lincoln - Employer Match Benefit	EFT	3,625.00
02/23/23	Nationwide Deferred Compensation Withheld	EFT	4,202.30
02/23/23	Nationwide - Employer Match Benefit	EFT	775.00
02/23/23	Nationwide - 401a Employer Match Benefit	EFT	0.00
02/23/23	CalPERS Retirement - Classic (EPMC and ER contribution)	EFT	28,023.99
02/23/23	CalPERS Retirement - 2nd Tier (EE and ER contribution)	EFT	17,864.64
02/23/23	California State Disbursement	EFT	1,050.46
02/17/23	Sterling Administration (FSA CY2023 Funding)	EFT	1,154.17
02/17/23	Sterling Administration (Pay Day 1/12/23)	EFT	577.09
02/17/23	Sterling Administration (Pay Day 1/26/23)	EFT	577.09
	<b>Total EFT</b>		<b>757,914.23</b>
	<b>Grand Total Payroll Cash</b>		<b>763,026.72</b>



**BOARD OF DIRECTORS  
STAFF REPORT**

**DATE:** April 20, 2023  
**TO:** Board of Directors  
**FROM:** Van Jew, Acting General Manager  
**SUBJECT:** TREASURER'S REPORT - FEBRUARY 2023

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**DISCUSSION:**

West Valley Water District (“District”) contracts with the Clifton Larson Allen LLP to prepare West Valley Water District’s (WVWD) Investment report on a monthly basis. The District’s investment policy is in uniformity with the State of California’s Local Agency Investment Guidelines (Government Code Section 53601(b)). The Treasurer Report for the Month of February 2023 (**Exhibit A**) is presented to the Finance Committee for discussion.

**FISCAL IMPACT:**

Monthly Cost of \$2,625 was included in the FY 2022-23 annual budget.

**STAFF RECOMMENDATION:**

Approve the February 2023 Treasurer’s Report.

Respectfully Submitted,

*Van Jew*

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Van Jew, Acting General Manager

Vj:jv

**ATTACHMENT(S):**

1. Exhibit A - 2023 February Treasurer Report

**MEETING HISTORY:**

03/30/23 Finance Committee REFERRED TO BOARD

# Exhibit A



**West Valley Water District  
Cash, Investment & Reserve Balances - February 28, 2023**

Institution/Investment Type	January 2023 Balance	February 2023 Balance	OPERATING CASH	Minimum Balance	Target Balance	Maximum Balance
<b>Funds Under Control of the District:</b>			Balance Available for Daily Operations	\$ 38,279,521.07	\$ 29,267,831.52	\$ 14,826,828.98
District Cash Drawers	\$ 4,300.00	\$ 4,300.00	<b>Total Operating Cash</b>	<b>\$ 38,279,521.07</b>	<b>\$ 29,267,831.52</b>	<b>\$ 14,826,828.98</b>
	<b>\$ 4,300.00</b>	<b>\$ 4,300.00</b>	<b>UNRESTRICTED RESERVES</b>			
<b>Checking and Savings:</b>			<b>CAPITAL RESERVES</b>			
Chase - General Government Checking	\$ 1,954,580.39	\$ 3,558,450.30	Capital Project Account - 100% FY 22-23	\$ 7,827,687.00	\$ 7,827,687.00	\$ 10,000,000.00
Chase - Special Rebate Checking	\$ -	\$ -	Capital Project Account-80% FY 23-24	\$ 4,868,000.00	\$ 4,868,000.00	\$ 8,000,000.00
Chase - UTC Routine Checking	\$ 5,000.56	\$ 106,848.58	Administrative & General Account	\$ 1,582,998.10	\$ 1,582,998.10	\$ 1,582,998.10
Chase - UTC Non-Routine Checking	\$ 48,636.50	\$ 48,636.50		<b>\$ 14,278,685.10</b>	<b>\$ 14,278,685.10</b>	<b>\$ 19,582,998.10</b>
	<b>\$ 2,008,217.45</b>	<b>\$ 3,713,935.38</b>	<b>LIQUIDITY FUNDS</b>			
State of California, Local Agency Investment Fund*	\$ 74,749,895.83	\$ 74,749,895.83	Rate Stabilization Account	\$ 985,094.40	\$ 2,955,283.20	\$ 4,925,472.00
US Bank - Chandler Asset Mgmt	\$ 30,933,189.19	\$ 30,546,433.44	Operating Reserve Account	\$ 5,276,660.33	\$ 10,553,320.67	\$ 15,829,981.00
CalTrust Pooled Investment Fund - Short Term	\$ 16,930,477.38	\$ 16,960,838.88	Emergency Account	\$ 1,264,840.42	\$ 2,529,680.83	\$ 3,794,521.24
CalTrust Pooled Investment Fund - Medium Term	\$ -	\$ -	Water Banking Account	\$ 125,000.00	\$ 625,000.00	\$ 1,250,000.00
U. S. Treasury Bills				<b>\$ 7,651,595.15</b>	<b>\$ 16,663,284.70</b>	<b>\$ 25,799,974.24</b>
Government Agencies (Federal Home Loan Bank)	\$ -	\$ -	<b>OTHER OPERATING RESERVES</b>			
<b>Total</b>	<b>\$ 124,626,079.85</b>	<b>\$ 125,975,403.53</b>	Self-Insurance Reserve	\$ 5,000,000.00	\$ 5,000,000.00	\$ 5,000,000.00
Funds Under Control of Fiscal Agents:				<b>\$ 5,000,000.00</b>	<b>\$ 5,000,000.00</b>	<b>\$ 5,000,000.00</b>
<b>US BANK</b>			<b>Total Unrestricted Reserves</b>	<b>\$ 26,930,280.25</b>	<b>\$ 35,941,969.80</b>	<b>\$ 50,382,972.34</b>
2016A Bond - Principal & Payment Funds	\$ 178.88	\$ 179.46	<b>Total OP Cash &amp; UR Reserves</b>	<b>\$ 65,209,801.32</b>	<b>\$ 65,209,801.32</b>	<b>\$ 65,209,801.32</b>
2016A Bond - Interest Fund	\$ -	\$ -	<b>RESTRICTED RESERVES</b>			
<b>Total</b>	<b>\$ 178.88</b>	<b>\$ 179.46</b>	2016A Bond	\$ 179.46	\$ 179.46	\$ 179.46
<b>Grand Total</b>	<b>\$ 124,626,258.73</b>	<b>\$ 125,975,582.99</b>	Customer Deposit Accounts	\$ 5,551,983.95	\$ 5,551,983.95	\$ 5,551,983.95
			Capacity Charge Acct Balance	\$ 52,213,618.26	\$ 52,213,618.26	\$ 52,213,618.26
			CIP account in LAIF for capital purposes	\$ 3,000,000.00	\$ 3,000,000.00	\$ 3,000,000.00
			<b>Total Restricted Reserves</b>	<b>\$ 60,765,781.67</b>	<b>\$ 60,765,781.67</b>	<b>\$ 60,765,781.67</b>
			<b>Total Cash &amp; Investments</b>	<b>\$ 125,975,582.99</b>	<b>\$ 125,975,582.99</b>	<b>\$ 125,975,582.99</b>

I hereby certify that the investment activity for this reporting period conforms with the investment policy adopted by the West Valley Water District Board of Directors and the California Government Code Section 53601

I also certify that there are adequate funds available to meet the District's Budget.

*William Fox*  
 \_\_\_\_\_  
 Chief Financial Officer

\*Quarterly interest posted the month following the quarter end.

## West Valley Water District Investment Memo – February 2023

**Note:**

All significant assumptions, methodologies and analyzed amounts were discussed with and agreed to by the District's accounting staff. From this conversation, we believe the District's accounting staff has the requisite knowledge and understanding of the processes/analyses prepared by CLA as not to impair our independence.

**Total Fund Balance**

When comparing the District's total fund balances month-over-month between February (\$125,975,582.99) and January (\$124,626,258.73), CLA found the \$1,349,324.26 increased fund balance between February and January.

**U.S. Bank Chandler Custodial Account**

**Cash/Money Market** - Per Section 9.11 of the District's investment policy, "The company shall have met either one of the following criteria: 1) attained the highest ranking or the highest letter and numerical rating provided by not less than two NRSROs "Nationally Recognized Statistical Rating Organization" or 2) retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years of experience managing money market mutual funds with assets under management in excess of five hundred million dollars." Based on Chandler Asset Management's reconciliation summary for the period ending February 28, 2023, CLA was able to confirm the District's cash and money-market securities were in accordance with the investment policy. CLA also conducted a review of the District's cash and money-market securities and found that all the District's holdings were in alignment with the requirements set forth in the investment policy.

In addition to ensuring that the District's money market funds attained the highest ranking provided by more than one NRSRO, the District also met the requirements outlined in Section 9.11 of the investment policy through its established relationship with Chandler Asset Management. With total assets under management of over \$25 billion with over thirty years of experience in managing money market mutual funds, Chandler Asset Management exceeds the requirements of the District's policy.

Per the investment policy, the maximum percentage of District investments in money market funds is capped at 20%. Similarly, the allowable mutual fund and money market account instruments per California government code (Sections 53601(I) and 53601.6(b)) for local government entities are also capped at 20%. The District's money market balance percentage as of February 28, 2023 is 0.09%. Therefore, the District is following both the investment policy and California governmental code.

**United States Treasury Issues** – Per Section 9.1 of the investment policy, "there's no limitation as to the percentage of the portfolio that may be invested in this category."

The District's investment policy is in uniformity with the State of California's Local Agency Investment Guidelines (Government Code Section 53601(b)). These guidelines establish that maximum investment maturities for United States Treasury Obligations are limited to five years. However, the legislative body may grant express authority to make investments either specifically or as a part of an investment program approved by the legislative body that exceeds this five-year remaining maturity limit. Such approval must be issued no less than three months prior to the purchase of any security exceeding the

## West Valley Water District Investment Memo – February 2023

five-year maturity limit. These guidelines do not establish a maximum specified percentage of the District's investment portfolio for United States Treasury Obligations.

As of February 28, 2023, 9.51% of the District's total portfolio is invested in United States Treasury Issues. With no maximum percentage established for United States Treasury Issues, the District is in conformity with the investment policy and the State of California's Local Agency Investment Guidelines.

**Negotiable Certificates of Deposit** – Section 9.4 of the District's investment policy states "purchases are limited to securities that have a long-term debt rating of at least the "A" category, or its equivalent, by a NRSRO." All instruments categorized as negotiable certificates of deposit in the District's portfolio follow Section 9.4 of the investment policy, as each security has a satisfactory long-term debt rating, and the investment matures within the five-year time frame as dictated in the policy. Based on CLA's analysis, the purchase dates for all medium-term notes fall within the five-year framework established in the investment policy.

Per Section 9.4 of the investment policy, the maximum percentage of investments in negotiable certificates of deposit is 30% of the portfolio.

The District's investment policy is also in accordance with the State of California's Local Agency Investment Guidelines (Government Code Section 53601(i)) regarding negotiable certificates of deposit. These guidelines establish a maximum specified percentage of the District's investment portfolio for certificates of deposit at 30%. The State of California's guidelines also establish that maximum investment maturities for medium-term notes are limited to five years.

Negotiable certificates of deposit constitute 0.0% of the District's total investment balance as of February 28, 2023. Therefore, the District is following both the investment policy and the State of California's standards.

**Medium-Term Notes** – Section 9.10 of the District's investment policy states "purchases are limited to securities that have a long-term debt rating of at least the "A" category, or its equivalent, by a NRSRO." The investment policy also states that medium-term notes should have a "maximum remaining maturity of five years or less." All instruments categorized as medium-term notes in the District's portfolio follow Section 9.10 of the investment policy, as each security has a satisfactory long-term debt rating, and the investment matures within the five-year time frame as dictated in the policy. Based on CLA's analysis, the purchase dates for all medium-term notes fall within the five-year framework established in the investment policy.

Per Section 9.10 of the investment policy, the maximum percentage of investments in medium short-term notes is 30% of the portfolio.

The District's investment policy is also in accordance with the State of California's Local Agency Investment Guidelines (Government Code Section 53601(k)) regarding medium-term notes. These guidelines establish a maximum specified percentage of the District's investment portfolio for medium-term notes at 30%. The State of California's guidelines also establish that maximum investment maturities for medium-term notes are limited to five years.

Medium-term notes constitute 6.23% of the District's total investment balance as of February 28, 2023. Therefore, the District is following both the investment policy and the State of California's standards.

## West Valley Water District Investment Memo – February 2023

**Federal Agency Obligations** – Per Section 9.5 of the District’s investment policy, “there is no limitation as to the percentage of the portfolio that may be invested in this category, however, purchases of callable Federal Agency obligations are limited to a maximum of 30 percent of the portfolio.” Although the policy does not explicitly list the bond rating requirements for federal agency obligations, all the District’s current federal agency holdings are rated AAA by multiple NRSRO’s as of February 28, 2023.

While the State of California’s Local Agency Investment Guidelines have not established a maximum specified percentage for investments in federal agency obligations, these guidelines establish that maximum investment maturities for Federal Agency Obligations are limited to five years (Government Code Section 53601(f)). However, the legislative body may grant express authority to make investments either specifically or as a part of an investment program approved by the legislative body that exceeds this five year remaining maturity limit. Such approval must be issued no less than three months prior to the purchase of any security exceeding the five-year maturity limit.

Federal agency obligations represent 7.74% of the District’s total investment balance as of February 28, 2023. Therefore, the District is in accordance with both its investment policy as well as the guidelines set-forth by the State of California.

#### **Local Agency Investment Fund (LAIF)**

The State of California, Local Agency Investment Fund (LAIF) processes a same-day transaction if notified by 10:00 am. This ability satisfies the investment requirement of 24-hour liquidity as stipulated in the investment policy for the District.

Per Section 9.2 of the District’s investment policy, the maximum percentage of investments in the State of California, Local Agency Investment Fund is unlimited.

The District’s investment policy is also in accordance with the State of California’s Local Agency Investment Guidelines (Government Code Section 16429.1) concerning the Local Agency Investment Fund. These guidelines establish no maximum specified percentage of the District’s investment portfolio while also dictating no maximum maturity date for LAIF investments.

Per the Standard and Poor’s rating system, California’s Current Credit Rating is AA-, identifying the credit quality of the fund’s portfolio performance as strong.

As of the period ending February 28, 2023, the District’s Local Agency Investment Fund balance represents 59.34% of the District’s entire portfolio. Therefore, the District is following the investment policy as well as the standards of the Local Agency Investment Guidelines.

Based on the LAIF performance report dated March 8, 2023 LAIF investments had a net-yield of 2.624%. Regarding portfolio composition, LAIF fund investments were split into the following categories (percentages may not total 100% due to rounding):

- Treasuries- 65.92%
- Agencies- 21.08%
- Certificates of Deposit/Bank Notes- 6.24%
- Commercial Paper- 3.85%
- Time Deposits- 2.50%
- Loans- 0.18%

## West Valley Water District Investment Memo – February 2023

- Corporate Bonds- 0.23%

On March 20, 2019, the District received a \$3 million dollar settlement as part of a larger association of local water districts and municipalities, from the San Gabriel Valley Water Company, Fontana Union Water Company, and the San Gabriel California Corporation. Per the settlement agreement, “West Valley and the non-settling plaintiffs separately asserted six claims alleging breach of contract and other claims arising from the 1961 Decree.” The 1961 Decree governs groundwater pumping from a portion of the Rialto-Colton Basin. The claims also concern the defendants (Fontana Parties) pumping from a portion of the Rialto-Colton Basin that is outside the Rialto Basin as defined by the 1961 Decree. The San Bernardino Basin Area and most but not all the Rialto-Colton Basin are located within the service area of the Valley District and this violation served as the basis of the settlement.

The settlement check was received and deposited into the District’s General Government Checking bank account and the District’s board approved the transfer of the \$3 million in settlement funds to the District’s LAIF account on April 4, 2019. While these funds have been earmarked for Capital Improvement Projects, the District has yet to allocate these funds to any specific project and the District will house all settlement funding in the LAIF account until board approval is received for the allocation of these funds.

#### **The Investment Trust of California (Cal TRUST)**

The District maintains investments in the CalTRUST Short-Term Fund. For the month ending February 28, 2023 the Net Asset Value per share was \$9.99 (\$16,960,838.88 book value) for CalTRUST Short-Term Fund investments. Per the CalTRUST Month End Portfolio Statistics dated February 28, 2023, the credit rating for the Short-Term Fund is AAF, identifying the credit quality of the fund’s portfolio performance as very strong.

Section 9.3 of the District’s investment policy states “no limit will be placed on the percentage total in this category.” The State of California also fails to establish a maximum percentage total for investment trusts per Government Code Section 16340. As of the period ending February 28, 2023, the District’s CalTRUST investment balance represents 13.46% of the District’s entire portfolio. Therefore, the District is following the investment policy and the standards set-forth by the State of California as it relates to CalTRUST securities.

#### **Bank Deposits**

Based on the District’s investment policy, “Securities placed in a collateral pool must provide coverage for at least 100 percent of all deposits that are placed in that institution.” As of February 28, 2023, the District maintained balances within the FDIC limit of \$250,000 for each of its bank accounts, except for the Chase General Governmental Checking account. The Chase General Governmental Checking account maintains funds for operational purposes and normally carries a balance of at least \$1.5 million dollars which represents funding for one payroll, and one accounts payable check run. In CLA’s comparison between the District’s general checking account balances for February 2023 (\$3,558,450.30) and January 2023 (\$1,954,580.39), CLA observed an increase in the February 2023 account balance of \$1,603,869.91 versus January 2023 was mostly due to \$1.53M checks received for developer projects.

During our review of the February 2023 Chase General Governmental Checking account bank statement, it was noted that there were 4 fraudulent activities totaling \$8,262.67. West Valley Water District

## West Valley Water District Investment Memo – February 2023

("WVWD") has a procedure where the bank issues a check/ACH exception report for WVWD to review and reject fraudulent checks/ACHs as needed. Currently, WVWD has implemented check number and amount positive pay.

While the District reconciles its deposit accounts monthly, CLA found that the District has historically reported the month-ending bank statement balance on the Treasurer's Report. Because the monthly bank statement does not take any outstanding checks or other withdrawals into account, the District may be overstating the General Government Checking balances on the Treasurer's Report, which ultimately impacts its liquidity.

In February, the UTC Routine Checking account was \$106,848.58, which represents an increase of \$101,848.02 from the January balance. The District received its quarterly deposit from Raytheon Technologies Corporation for \$101,818.02 on February 28, 2023. The deposit was transferred to the Chase General Governmental Checking account in March. The UTC Non-Routine Checking account balance was \$48,636.50, which remained unchanged between February 2023 and January 2023. The relatively low balances in both accounts (in comparison with the historical balances) is due to the CFO's emphasis on transferring more of its unrestricted cash balances to the District's investments accounts to take advantage of the increased rate of return.

In analyzing the accounting for the District's cash drawers (\$3,600) and petty cash (\$700), per the District's accounting staff, the District's cash drawers are normally reconciled daily. Each drawer is counted by the customer service representative responsible for the drawer and a secondary count is performed by the customer service lead or supervisor prior to the funds being relinquished to the District's armored security provider, Gaurda, for deposit daily. Cash deposits are reconciled daily by the District's accounting department. Petty cash is normally reconciled by the accounting department monthly. The District's accounting department provided CLA with a formalized reconciliation for the petty cash account and the cash drawers for February 2023, therefore CLA was able to agree the cash drawers and petty cash balance to the District Cash Drawers summary schedule.

Section 9.12 of the investment policy asserts that "there is no limit on the percentage of the portfolio that may be invested in bank deposits." Similarly, the State of California's Government Code for Allowable Investment Instruments fails to dictate any portfolio standards for general bank deposit accounts. Although no maximum has been established for amounts invested in bank deposits by the investment policy or the State of California, CLA can verify that as of February 28, 2023 the District had 2.95% of its portfolio invested in bank deposit accounts.

### **Commercial Paper**

Commercial paper is an unsecured, short-term debt instrument issued by a corporation, typically for the financing of accounts payable and inventories and meeting short-term liabilities. Commercial paper is usually issued at a discount from face value and typically reflects prevailing market interest rates. Per section 9.8 of the investment policy, the entity that issues the commercial paper should meet all the following conditions "(i) is organized and operating in the United States as a general corporation, (ii) has total assets in excess of five hundred million dollars (\$500,000,000), and (iii) has debt other than commercial paper, if any, that is rated at least the "A" category by a NRSRO. For a commercial paper investment to be eligible for the District, the commercial paper shall not have a maximum maturity of 270 days or less and no more than 25% of the District's portfolio may be invested in this category.

## West Valley Water District Investment Memo – February 2023

The District's investment policy is also in accordance with the State of California's Local Agency Investment Guidelines (Government Code Section 53601 (h)) regarding Commercial Paper. These guidelines establish a maximum specified percentage of the District's investment portfolio for commercial paper at 25%. The State of California's guidelines also establish that maximum investment maturities for commercial paper should be 270 days or less.

As of February 28, 2023, the District had 0.0% invested in commercial paper investment. Therefore, the District is following both the investment policy and the State of California's standards.

**Supranational**

Supranationals are explicitly defined in Section 9.14 of the investment policy as "US dollar-denominated senior unsecured unsubordinated obligations or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank". Securities listed as supranationals must be rated in the AA category or higher by a NRSRO and no more than 30% of the District's portfolio may be invested in these securities with a maximum maturity of five years.

The District's investment policy is also in accordance with the State of California's Local Agency Investment Guidelines (Government Code Section 53601(q)) regarding supranationals. These guidelines establish a maximum specified percentage of the District's investment portfolio for supranationals at 30%. The State of California's guidelines also establish that maximum investment maturities for supranationals should be five years or less.

As of February 28, 2023, the District's investments in five securities categorized as supranationals was 0.68% of the total portfolio and securities maintained a maturity date of less than five years from the original purchase date. CLA can confirm that the District's supranational investments meet the standards of both the investment policy and the State of California.

## West Valley Water District Reserve Memo – February 2023

**Note:**

All significant assumptions, methodologies and analyzed amounts were discussed with and agreed to by the District’s accounting staff. From this conversation, we believe the District’s accounting staff has the requisite knowledge and understanding of the processes/analyses prepared by CLA as not to impairment our independence.

**Restricted Funds**

**Bond Proceeds Fund(s)** – Balances in the bond proceeds fund accounts represent monies derived from the proceeds of a bond issue. Per the requirements of the District’s reserve policy, the target level for the debt service reserve requirement is established at the time of the bond issue. Based on documentation provided to CLA, “no reserve fund has been established in connection with the issuance of the 2016A bonds.” Therefore, the February 28, 2023 ending balance of \$179.46 satisfies the minimum balance requirements per the District’s reserve policy.

**Customer Deposit Accounts** – Due to fluctuations in the number of utility customer deposits required and the number of development projects in process, no minimum or maximum levels have been established for customer deposit accounts. The customer deposit account balances presented on the treasurer’s report are based on the ending balance on the general ledger for the month. The customer deposit accounts are reconciled monthly. CLA was able to confirm that the customer deposit accounts balance presented on the February 2023 Treasurer’s Report reconciles with the District’s general ledger. The February 28, 2023 balance of \$5,551,983.95 in customer deposit accounts satisfies the balance requirements of the District’s reserve policy.

**Capacity Charge Account** – The District’s reserve policy does not explicitly address or specify any minimum or maximum funding levels for capacity charge accounts. However, based on the reconciliation schedule provided by the District, CLA can confirm that the balance of \$52,213,618.26 presented on the February 2023 Treasurer’s Report for the Capacity Charge Account reconciles with the documentation provided to CLA with no variance.

**CIP Account in LAIF for Capital Purposes** – On March 20, 2019, the District received a \$3 million dollar settlement as part of a larger association of local water districts and municipalities, from the San Gabriel Valley Water Company, Fontana Union Water Company and the San Gabriel California Corporation. The check was received and deposited into the District’s General Government Checking bank account and the District’s board approved the transfer of the \$3 million dollars in settlement funds to the District’s LAIF account on April 4, 2019. While these settlement funds have been restricted for Capital Improvement Projects, currently there are no designations or allocations for District funding towards any Capital Improvement Projects.

**Capital Reserve Funds**

**Capital Project Account** – The capital project account is used for the funding of new capital assets or the rehabilitation, enhancement, or replacement of capital assets when they reach the end of their useful lives. Per the requirements of the District’s reserve policy, “the minimum target level WVWD will strive for is 100% of its then-current year fiscal year from the Capital Improvement Budgets plus 80% of the amount estimated to be needed the following fiscal year.” The District currently maintains a balance of \$12,695,687.00 (\$7,827,687.00 for fiscal year 2022-23 and \$4,868,000.00 for fiscal year 2023-24) in its



## West Valley Water District Reserve Memo – February 2023

capital project account, meeting the minimum target level required for both fiscal years. Based upon the inquiry of finance department personnel, certain projects are no longer included in the capital improvement reserve in the board approved budget for the FY 22-23 because those projects are funded directly from the Capacity Charge Restricted Fund. CLA was able to confirm that the District is in adherence with the minimum target level requirement as of February 28, 2023 by comparing the board-approved 2022-23 Capital Improvement Budget which indicates a total CIP (Operating Revenues + Capacity Charges + FY 2021-22 Carryover Balance) for fiscal year 2022-23 of \$7,827,687.00. The reserve policy only requires the district to maintain 80% of the amount estimated to be needed the following fiscal year (2023-24) which amounts to \$4,868,000.00, therefore, the District meets the requirement indicated in its reserve policy.

**Administrative & General Account** – The administrative and general account is utilized to fund certain general, administration and overhead projects. While no specific target level has been earmarked for either project, the District hopes to maintain a minimum balance in the administrative and general account equal to 5% of its annual operating expenses. Per the FY 2022-23 board-approved budget, CLA can confirm the District has an operating expenses budget of \$31,659,962.37. As of February 28, 2023, the administrative and general account contains \$1,582,998.10 which satisfies the 5% minimum requirement of the District’s reserve policy.

### Liquidity Funds

**Rate Stabilization Fund** – This fund is established to provide flexibility to the Board when settling rates to allow for absorbing fluctuations in water demand and smoothing out rate increases over time, temporarily defraying any unforeseen decreases in the sale of water. To remain in conjunction with the reserve policy, the District should aim to maintain a minimum level equal to 5% of water sales. Per the FY 2022-23 board-approved budget, the District anticipates water revenues of \$19,701,887.62 for the current fiscal year. The District’s current balance of \$985,094.40 in its rate stabilization account achieves the minimum target level for this account as indicated in the reserve policy.

**Operating Reserve Account** – This fund may be routinely utilized by staff to cover temporary cash flow deficiencies caused by timing differences between revenue and expenses or decreases in revenues and unanticipated increases in expenses. Given the significance of this account, the District strives to maintain a minimum amount equal to 60 days of the District’s budgeted total operating expenses in this account. Per the FY 2022-23 board-approved budget, CLA can confirm the District has an operating expenses budget of \$31,659,962.37. As of February 28, 2023, the operating reserve account maintains a balance of \$5,276,660.33, which satisfies the requirements of the District’s reserve policy.

**Emergency Account** – The emergency account may be utilized to purchase water at any time or to begin repair of the water system after a catastrophic event. Therefore, a minimum target level equal to 1% of net capital assets of the District’s water system has been established to enable the district to manage emergency situations. Per February 28, 2023 general ledger detail reporting provided by the District’s accounting staff, CLA was able to confirm that the District’s net assets total \$126,484,042. As of February 28, 2023, the emergency account represents a balance of \$1,264,840.42 or 1% of total net assets, allowing the District to meet its requirements for the reserve policy.

**Water Banking Account** – The District’s reserve policy states “The District will strive to maintain a minimum level equal to the cost of 1,000 acre-feet of water and a maximum amount equal to the cost of

## West Valley Water District Reserve Memo – February 2023

10,000 acre-feet of water.” Per an invoice from the San Bernardino Valley Municipal Water District, CLA can confirm that the District currently pays \$125 per acre-foot of water. By maintaining a balance of \$125,000 in its Water Banking Account, the District is in adherence with its reserve policy.

**Self-Insurance Reserve** – As indicated in the minutes from the April 5, 2018 board meeting, the District’s board of directors approved \$5,000,000 in funds for employee liability claims and this amount is considered adequate based on conversations with the District’s CFO.

**Balance Available for Daily Operations** – This balance represents the District’s total cash balance less any fund requirements. For the month ending February 28, 2023, the District had a total of \$125,975,582.99 in various institutional accounts. The required reserve balances by type total \$87,696,061.92 and are categorized as follows:

- Restricted Funds- \$60,765,781.67
- Capital Reserve Funds- \$14,278,685.10
- Liquidity Funds- \$7,651,595.15
- Other Reserves- \$5,000,000.00

Based on the District’s Treasurer’s Report, which indicates a total cash balance of \$125,975,582.99 and fund requirements of \$87,696,061.92, the fund balance available for daily operations reconciles to the February 2023 Treasurer’s report.

CLA reviewed the Treasurer’s report for clerical accuracy and recalculated the total Unrestricted Reserves balance and agreed the totals to the February 2023 Treasurer’s Report. The Treasurer’s Report indicates that West Valley Water District’s total cash, investment, and reserve balances as of February 28, 2023 total \$125,975,582.99. In its assessment of the District’s accounts, the balances on the Treasurer’s Report appear to agree with the supporting documentation provided by the West Valley Water District.

West Valley Water District  
Investment Policy Analysis  
February 28, 2023

U.S. Bank - Chandler Asset Management		
Money Market	111,328.39	A
Commercial Paper	-	A
Federal Agency Obligations	9,745,416.40	A
U.S. Government	11,985,005.30	A
Corporate Bonds	7,843,229.35	A
Supranational	861,454.00	A
Negotiable CD	-	A
<b>Total U.S. Bank - Chandler Asset Management Funds</b>	<b>30,546,433.44</b>	

Checking and Savings		
Bank of Hope	-	B
Chase-1653 (Operating Account)	3,558,450.30	B
Chase-1368	106,848.58	B
Chase-1392	48,636.50	B
Chase-5993 (Rebate Account)	-	B
2016A Bond - Principal & Payment Funds	179.46	B
2016A Bond - Interest Fund	-	B
District Cash Drawers	4,300.00	C
<b>Total Checking and Savings</b>	<b>3,718,414.84</b>	

CalTRUST Short Term Fund	16,960,838.88	A
CalTRUST Medium Term Fund	-	A
LAIF	74,749,895.83	A
<b>Total February 28, 2023 District Funds</b>	<b>125,975,582.99</b>	

The balances indicated above are as of February 28, 2023

- Balances verified with monthly investment statements provided by client A
- Balances verified with monthly bank statements provided by client B
- Balances verified with monthly reconciliations provided by client C

The purpose of this report is to calculate the asset class percentage in comparison with the maximum portfolio percentage allowed by the district's investment policy

Based on our review of the asset classes as of 02/28/23, West Valley Water District is in compliance with its investment policy

Security Type	Maximum per Investment Policy	Balance
Commercial Paper	25%	-
Federal Agency Obligations	30%	9,745,416.40
U.S. Government	No Limit	11,985,005.30
LAIF	No Limit	74,749,895.83
CalTRUST	No Limit	16,960,838.88
Negotiable CD	30%	-
Medium Term Notes (Corporate Bonds)	30%	7,843,229.35
Money Market	20%	111,328.39
Bank Deposits	No Limit	3,718,414.84
Supranational	30%	861,454.00
		125,975,582.99
<b>Funds Excluded from Policy</b>	2016A	-
<b>Total February 28, 2023 District Funds</b>		<b>125,975,582.99</b>

Asset Class	February 2023	
	(% of Total Investments)	Maximum Portfolio (%)
Commercial Paper	0.00%	25%
Federal Agency Obligations	7.74%	30%
U.S. Government	9.51%	No Limit
LAIF	59.34%	No Limit
CalTRUST	13.46%	No Limit
Negotiable CD	0.00%	30%
Medium Term Notes (Corporate Bonds)	6.23%	30%
Money Market	0.09%	20%
Bank Deposits	2.95%	No Limit
Supranational	0.68%	30%

West Valley Water District  
 Bond Analysis  
 February 28, 2023

Federal Agency Obligations						
Security Description	Market Value	Moody's (NRSRO) Long-Term Rating as of 02/28/23	Rated A or Equivalent?	Purchase Date	Maturity	Investment Maturity (Years)
F H L M C - 3137EAEN5	248,252.50	Aaa	Yes	8/7/2018	6/19/2023	4.8
F H L M C - 3137EAES4	177,195.60	Aaa	Yes	6/24/2020	6/26/2023	3.0
FFCB Note 3133EKZK5	245,927.50	Aaa	Yes	8/19/2019	8/14/2023	3.9
Federal Home Loan Bks - 313383YJ4	247,547.50	Aaa	Yes	11/29/2018	9/8/2023	4.7
F N M A - 3135G0U43	232,121.25	Aaa	Yes	9/12/2018	9/12/2023	4.9
FHLMC MTN- 3137EAEZ8	483,680.00	Aaa	Yes	10/7/2020	11/6/2023	3.0
F N M A - 3135G06H1	419,396.55	Aaa	Yes	11/23/2020	11/27/2023	3.0
FHLMC MTN- 3137EAFA2	336,752.50	Aaa	Yes	12/2/2020	12/4/2023	3.0
Federal Home Loan Bks - 3130A0F70	236,611.20	Aaa	Yes	12/13/2018	12/8/2023	4.9
Federal Home Loan Bks - 3130AB3H7	184,379.80	Aaa	Yes	4/8/2019	3/8/2024	4.8
Federal Home Loan Bks - 3130A0XE5	244,960.00	Aaa	Yes	3/19/2019	3/8/2024	4.9
FFCB Note 3133EKNX0	241,287.50	Aaa	Yes	6/25/2019	6/3/2024	4.9
Federal Home Loan Bks - 3130A1XJ2	242,550.00	Aaa	Yes	6/12/2019	6/14/2024	4.9
F N M A - 3135G0V75	239,142.50	Aaa	Yes	7/8/2019	7/2/2024	4.9
FFCB - 3133EKP75	237,602.50	Aaa	Yes	10/15/2019	9/17/2024	4.9
F N M A - 3135G0W66	236,977.50	Aaa	Yes	10/17/2019	10/15/2024	4.9
Federal Farm Credit Bks - 3133ENS43	493,935.00	Aaa	Yes	10/20/2022	10/17/2024	2.0
Federal Farm Credit Bks - 3133ENZ94	495,235.00	Aaa	Yes	11/16/2022	11/18/2027	4.9
Federal Home Loan Bks - 3130ATUR6	595,368.00	Aaa	Yes	2/1/2023	12/13/2024	1.8
F N M A - 3135G0X24	89,583.10	Aaa	Yes	1/8/2020	1/7/2025	4.9
Federal Farm Credit Bks - 3133ENZ37	499,050.00	Aaa	Yes	11/3/2022	1/10/2025	2.2
Federal Home Loan Mortgage Company - 3137EAEPO	267,538.05	Aaa	Yes	2/13/2020	2/12/2025	4.9
F N M A Deb - 3135G03U5	155,672.40	Aaa	Yes	4/22/2020	4/22/2025	4.9
F N M A - 3135G04Z3	259,010.85	Aaa	Yes	6/17/2020	6/17/2025	4.9
F H L M C - 3137EAEU9	315,920.50	Aaa	Yes	7/21/2020	7/21/2025	4.9
F N M A - 3135G05X7	458,586.90	Aaa	Yes	10/6/2020	8/25/2025	4.8
Federal Home Loan Bks - 3130AJXA2	269,616.00	Aaa	Yes	10/7/2020	9/12/2025	4.9
FHLMC MTN - 3137EAEX3	197,716.20	Aaa	Yes	9/23/2020	9/23/2025	4.9
F N M A - 3135G06G3	448,270.00	Aaa	Yes	11/1/2020	11/7/2025	4.9
Federal Home Loan Bks - 3130AKFA9	445,580.00	Aaa	Yes	12/16/2020	12/12/2025	4.9
Federal Home Loan Bks - 3130ATUS4	499,950.00	Aaa	Yes	1/31/2023	12/10/2027	4.8
<b>Total Federal Agency Obligations</b>	<b>9,745,416.40</b>					

Negotiable Certificate of Deposit						
Security Description	Market Value	Moody's (NRSRO) Long-Term Rating as of 02/28/23	Rated A or Equivalent?	Purchase Date	Maturity	Investment Maturity (Years)
<b>Total Negotiable Certificates of Deposit</b>	-					

Money Market Fund						
Security Description	Market Value	Moody's (NRSRO) Long-Term Rating as of 02/28/23	Rated A or Equivalent?	Purchase Date	Maturity	Investment Maturity (Years)
First American Govt Obligation Fund Class Y - 31846V203	111,328.39	Aaa	Yes	various		
<b>Total Money Market</b>	<b>111,328.39</b>					

Commercial Paper						
Security Description	Market Value	Moody's (NRSRO) Long-Term Rating as of 02/28/23	Rated A or Equivalent?	Purchase Date	Maturity	Investment Maturity (Years)
<b>Total Commercial Paper</b>	-					

Supranational						
Security Description	Market Value	Moody's (NRSRO) Long-Term Rating as of 02/28/23	Rated A or Equivalent?	Inception Date	Maturity	Investment Maturity (Years)
International Finance Corp - 45950KCR9	235,615.00	Aaa	Yes	7/12/2021	10/16/2024	3.2
International Bank M T N - 459058JL8	179,544.00	Aaa	Yes	10/22/2020	10/28/2025	4.9
Inter American Devel Bk - 4581X0DV7	446,295.00	Aaa	Yes	4/13/2021	4/20/2026	5.0
<b>Total Supranational</b>	<b>861,454.00</b>					

U.S. Corporate						
Security Description	Market Value	Moody's (NRSRO) Long-Term Rating as of 02/28/23	Rated A or Equivalent?	Inception Date	Maturity	Investment Maturity (Years)
Berkshire Hathaway Inc. - 084670BR8	149,868.00	Aa2	Yes	5/9/2018	3/15/2023	4.8
Toyota Motor Credit Corp. - 89236TJD8	144,302.55	A1	Yes	4/6/2021	4/6/2023	2.0
Apple Inc. - 037833AK6	149,292.00	Aaa	Yes	4/11/2019	5/3/2023	4.0
Walmart Inc - 931142EK5	149,121.00	Aa2	Yes	6/26/2018	6/26/2023	4.9
Bank of NY Mellon Corp - 06406FAD5	295,827.00	A1	Yes	3/15/2021	8/16/2023	2.4
John Deere Capital Corp - 24422EVN6	321,268.35	A2	Yes	3/1/2021	1/17/2024	2.8
National Rural Util Coop - 637432NL5	195,402.00	A1	Yes	4/6/2022	2/7/2024	1.8
Bank of America - 06051GHF9	124,983.75	A2	Yes	5/29/2019	3/5/2024	4.7
Charles Schwab Corp. - 808513BN4	100,126.95	A2	Yes	3/16/2021	3/18/2024	3.0
Amazon Com Inc. - 023135BW5	283,818.00	A1	Yes	5/10/2021	5/12/2024	3.0
Jpmorgan Chase Co - 46625HJX9	294,600.00	A1	Yes	12/5/2019	5/13/2024	4.4
Caterpillar Fini Service - 14913R2L0	292,807.40	A2	Yes	5/10/2021	5/17/2024	3.0
Salesforce Com Inc - 79466LAG9	46,991.00	A2	Yes	6/29/2021	7/15/2024	3.0
US Bancorp - 91159HHX1	144,078.00	A2	Yes	2/5/2021	7/30/2024	3.4
Paccar Financial Corp - 69371RR40	112,021.20	A1	Yes	8/3/2021	8/9/2024	3.0
Paccar Financial Corp - 69371RR73	224,389.75	A1	Yes	3/31/2022	4/7/2025	3.0
Pepsico Inc - 713448CT3	286,401.00	A1	Yes	10/31/2022	4/30/2025	2.5
Pfizer Inc Sr Glbl Nto - 717081EX7	114,316.25	A1	Yes	6/3/2020	5/28/2025	4.9
Microsoft Corp - 594918BJ2	383,316.00	Aaa	Yes	1/20/2023	11/3/2025	2.7
State Str Corp - 857477BR3	74,532.80	A1	Yes	2/27/2022	2/6/2026	3.9
Apple Inc. - 037833EB2	155,295.00	Aaa	Yes	2/5/2021	2/8/2026	4.9
Unitedhealth Group Inc. - 91324PEC2	53,195.40	A3	Yes	6/16/2021	5/15/2026	4.8
Walmart Inc - 931142ERO	52,700.40	Aa2	Yes	9/8/2021	9/17/2026	5.0
Honeywell International - 438516BL9	277,185.00	A2	Yes	12/13/2022	11/1/2026	3.8
Duke Energy Carolinas - 26442CAS3	279,294.00	Aa3	Yes	10/28/2022	12/1/2026	4.0
Target Corp - 87612EBM7	126,152.60	A2	Yes	1/19/2022	1/15/2027	4.9
Procter Gamble Co The - 742718FV6	273,024.00	Aa3	Yes	2/1/2022	2/1/2027	4.9
Charles Schwab Corp - 808513BY0	86,159.30	A2	Yes	3/1/2022	3/3/2027	4.9
Berkshire Hathaway Fin - 084664CZ2	258,806.80	Aa2	Yes	3/7/2022	3/15/2027	5.0
Blackrock Inc - 09247XAN1	235,482.50	Aa3	Yes	4/27/2022	3/15/2027	4.8
Northern Tr Corp Sr Nt - 665859AW4	290,592.00	A2	Yes	5/5/2022	5/10/2027	4.9
Unitedhealth Group Inc - 91324PEG3	290,936.45	A3	Yes	5/17/2022	5/15/2027	4.9
Walmart Inc - 931142EX7	243,497.50	Aa2	Yes	9/12/2022	9/9/2027	4.9
Apple Inc - 037833DK3	232,862.50	Aaa	Yes	2/1/2023	11/13/2027	4.7
Toyota Mtr Cr Corp - 89236TKQ7	350,413.40	A1	Yes	1/9/2023	1/12/2028	4.9
Toronto Dominion Bank - 89114QCA4	290,067.00	A1	Yes	4/23/2021	6/12/2024	3.1
Bank of Montreal - 06367WB85	231,967.50	A2	Yes	8/6/2021	5/1/2025	3.7
Royal Bank of Canada - 78015K7H1	228,135.00	A1	Yes	5/20/2021	6/10/2025	4.0
<b>Total U.S. Corporate</b>	<b>7,843,229.35</b>					

U.S. Government							
Security Description	Market Value	Moody's (NRSRO) Long-Term Rating as of 02/28/23	Rated A or Equivalent?	Inception Date	Maturity	Investment Maturity (Years)	
U.S. Treasury Note - 912828V80	243,565.00	Aaa	Yes	4/29/2019	1/31/2024		4.7
U.S. Treasury Note - 912828X70	241,152.50	Aaa	Yes	9/5/2019	4/30/2024		4.6
U.S. Treasury Note - 912828U3	166,981.50	Aaa	Yes	12/30/2019	8/31/2024		4.6
U.S. Treasury Note - 912828YV6	472,580.00	Aaa	Yes	12/9/2020	10/31/2024		3.8
U.S. Treasury Note - 912828YV6	235,790.00	Aaa	Yes	12/11/2019	11/30/2024		4.9
U.S. Treasury Note - 912828Z52	468,690.00	Aaa	Yes	5/9/2021	1/31/2025		3.7
U.S. Treasury Note - 912828ZF0	458,205.00	Aaa	Yes	2/24/2021	3/31/2025		4.0
U.S. Treasury Note - 912828ZL7	455,510.00	Aaa	Yes	1/13/2021	4/30/2025		4.2
U.S. Treasury Note - 912828ZT0	452,890.00	Aaa	Yes	12/16/2020	5/31/2025		4.4
U.S. Treasury Note - 91282CAB7	450,470.00	Aaa	Yes	12/16/2020	7/31/2025		4.6
U.S. Treasury Note - 91282CAJ0	449,065.00	Aaa	Yes	12/1/2020	8/31/2025		4.7
U.S. Treasury Note - 91282CAT8	446,525.00	Aaa	Yes	12/1/2020	10/31/2025		4.8
U.S. Treasury Note - 91282CBC4	446,075.00	Aaa	Yes	1/8/2021	12/31/2025		4.9
U.S. Treasury Note - 91282CBH3	444,160.00	Aaa	Yes	2/16/2021	1/31/2026		4.9
U.S. Treasury Note - 91282CBQ3	444,510.00	Aaa	Yes	3/4/2021	2/28/2026		4.9
U.S. Treasury Note - 91282CCF6	222,275.00	Aaa	Yes	6/28/2021	5/31/2026		4.9
U.S. Treasury Note - 91282CCP4	440,490.00	Aaa	Yes	9/17/2021	7/31/2026		4.8
U.S. Treasury Note - 91282CCW9	441,290.00	Aaa	Yes	11/29/2021	8/31/2026		4.7
U.S. Treasury Note - 91282CCZ2	442,305.00	Aaa	Yes	12/15/2021	9/30/2026		4.7
U S Treasury Note - 91282CDK4	446,620.00	Aaa	Yes	10/20/2022	11/30/2026		4.1
U S Treasury Note - 91282CEF4	466,330.00	Aaa	Yes	11/2/2022	3/31/2027		4.4
U.S. Treasury Note - 91282CEN7	470,605.00	Aaa	Yes	6/6/2022	4/30/2027		4.8
U S Treasury Note - 91282CET4	421,119.00	Aaa	Yes	7/8/2022	5/31/2027		4.8
U S Treasury Note - 91282CEW7	479,745.00	Aaa	Yes	10/20/2022	6/30/2027		4.6
U S Treasury Note - 91282CFH9	233,813.30	Aaa	Yes	10/6/2022	8/31/2027		4.8
U S Treasury Note - 91282CFM8	497,385.00	Aaa	Yes	10/24/2022	9/30/2027		4.9
U S Treasury Note - 91282CFU0	497,500.00	Aaa	Yes	11/18/2022	10/31/2027		4.9
U S Treasury Note - 9128283F5	458,125.00	Aaa	Yes	11/28/2022	11/15/2027		4.9
U S Treasury Note - 91282CGC9	591,234.00	Aaa	Yes	1/26/2023	12/31/2027		4.9
<b>Total U.S. Government</b>	<b>11,985,005.30</b>						

February 2023 Bond Total per Treasurer's Report      30,546,433.44  
 Total Per February 2023 Chandler Statement      30,546,433.44  
 Variance      -



**BOARD OF DIRECTORS  
STAFF REPORT**

**DATE:** April 20, 2023  
**TO:** Board of Directors  
**FROM:** Van Jew, Acting General Manager  
**SUBJECT:** WATER SYSTEM INFRASTRUCTURE INSTALLATION AND CONVEYANCE AGREEMENT, TEMPORARY CONSTRUCTION EASEMENT, AND PROPERTY APPRAISAL FOR IDIL WEST VALLEY LOGISTICS CENTER, LP.

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**BACKGROUND:**

IDIL West Valley Logistics Center, LP, (“Developer”) is the owner of land located west of Locust Avenue, north of Armstrong Road, east of Alder Avenue and south of Jurupa Avenue in the City of Fontana known as the West Valley Logistics Center (“Development”). The proposed Development includes the construction and operation of six (6) warehouses across sixteen (16) parcels of vacant land and (1) West Valley Water District (“District”) parcel known as APN 0256-131-10 (“District Property”). In developing this land, the Developer is required to construct multiple district facilities within pressure Zone-2 and Zone-3, which will include new 12-inch, 16-inch, and 24-inch water mains, Z-2/Z-3 pressure regulating station, fire hydrants, water services, and the coating and seismic retrofit of the R2-3 Water Tank.

**DISCUSSION:**

Before construction can begin on the water facilities, the District and the Developer must enter into a Water System Infrastructure Installation and Conveyance Agreement (“Agreement”) to supply water to the site. This Agreement outlines the responsibilities of the Developer in constructing facilities, insurance coverage, bonding requirements, and conveyance and acceptance of the water system by the District. Attached as Exhibit A is a copy of the Agreement for this project.

In addition to the Agreement, to begin the on-site grading for the Development, the Developer is required to obtain a Temporary Construction Easement (“Easement”) across the District Property which bisects the Development. The Easement would allow the passage of construction equipment and materials from one side of the Development to the other, through the District Property, while a formal real-estate agreement is processed for the purchase of the land. The Easement, attached as Exhibit B, shows the full extent, legal description, restrictions, and fees required of the Developer to obtain the easement from the District.

As construction begins on the Development and within the District Property, the Developer will be

required to upsize and relocate our existing 12-inch water main outside of the District Property which traverses beneath one of the proposed warehouses, and into a dedicated easement spanning the distance of the R2-3 water tank to its terminus at the intersection of Locust Avenue and 8th Street. Prior to the sale of District property, an appraisal (attached as Exhibit C) was performed to determine the fair market value of the property. If accepted by the District, a purchase/sale agreement will be prepared for the District Property at the appraised value of \$2,042,000 as presented in the attached Property Appraisal.

**FISCAL IMPACT:**

If the appraisal is accepted, the Developer will be required to pay the full appraised value of the District Property of \$2,042,000. In addition, the Developer will be established as a new customer, required to pay for all new connection fees resulting from the Development. Going forward the site will be metered for water consumption on all six (6) warehouses for domestic, irrigation and fire service. The Developer will also be required to pay a refundable deposit of \$50,000 for incidentals and an additional \$100,000 for use of the property as outlined in the Temporary Construction Easement.

**STAFF RECOMMENDATION:**

Board of Directors to:

1. Authorize entering into a Water System Infrastructure Installation and Conveyance Agreement with IDIL West Valley Logistics Center, LP.
2. Approve a Temporary Construction Easement over APN 0256-131-10 for IDIL West Valley Logistics Center, LP.
3. Accept a Property Appraisal for future sale of APN 0256-131-10.
4. Authorize the Acting General Manager to execute all necessary documents.

Respectfully Submitted,

*Van Jew*

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Van Jew, Acting General Manager

dg:LJ

**ATTACHMENT(S):**



1. Exhibit A - Water System Infrastructure Installation Agreement
2. Exhibit B - Temporary Construction Easement
3. Exhibit C - Property Appraisal

**MEETING HISTORY:**

03/21/23      Engineering, Operations and Planning Committee      REFERRED TO BOARD

# EXHIBIT A

**WATER SYSTEM INFRASTRUCTURE  
INSTALLATION AND CONVEYANCE AGREEMENT**

This water system infrastructure installation and conveyance agreement (“Agreement”) is entered into and effective as of \_\_\_\_\_ by and between **IDIL WEST VALLEY LOGISTICS CENTER, LP** (“Developer”), and **WEST VALLEY WATER DISTRICT** (“District”) who agree as follows:

The Developer is the owner of certain land described as **WEST VALLEY LOGISTICS CENTER** and as more fully (or further) shown on Exhibit "A". In developing this land, the Developer is desirous of obtaining a public water supply adequate for domestic uses and public fire protection purposes and is desirous of integrating that water system into the District’s public water system.

In order to provide facilities for a water supply to said land, it is the intention of the parties to this Agreement that the Developer shall furnish and install those water mains, fire hydrants, service laterals, water meters and valves, valve boxes, and all other appurtenant fittings and facilities required for a complete water system to serve the land shown on Exhibit "A".

In order to implement the foregoing and in consideration of the terms and conditions herein contained, the parties further agree as follows:

**1. DESIGN**

1.1. Developer shall design and construct, at the Developer's sole expense, the water facilities and appurtenances required to serve the development in accordance with final District-approved plans known as **WATER IMPROVEMENT PLANS FOR WEST VALLEY LOGISTICS CENTER** as approved and attached herein as Exhibit "B" and in accordance with District-approved design standards and specifications, and the terms and conditions of this Agreement.

1.2. The water system design shall be by a Professional Engineer registered in the State of California, and in accordance with the District's Rules and Regulations, latest edition (the “Rules and Regulations”), the District's Standards for Domestic Water Facilities and Standard Drawings herein included by reference, all applicable District ordinances and policies and all City, County, State of California, and Federal laws, ordinances, rules, regulations, codes and other legal requirements of all government bodies having jurisdiction over said construction and property (all of the foregoing requirements in this paragraph being collectively referred to herein at times as “Legal Requirements”).

1.3. The District, at Developer's expense, shall review Developer's plans for the purpose of ensuring the adequacy of the design and conformance with the District's standards and specifications. The District reserves the right to add, delete, modify, change or amend any or all the plans and specifications.

1.4. In the event that the property to be developed includes multiple residential, condominiums, commercial or industrial uses, all site plans, grading plans, improvement plans, and any available plumbing plot plans shall be furnished to the District by Developer.

1.5. The District makes no warranties as to the correctness, accuracy or completeness of the plans and specifications. The accuracy, adequacy, suitability, and correctness of the water system design shall be the sole responsibility of the Developer.

## 2. CONSTRUCTION

2.1. Developer shall perform, or caused to be performed, all construction of the water system infrastructure installation pursuant to the approved water system plans, legal requirements, and other applicable requirements.

2.2. The performance of this Agreement shall commence within one hundred eighty (180) calendar days from Developer's receipt of the notice to proceed provided by the District pursuant to Section 8.1 below, and shall be completed within two (2) years from the estimated construction start date, unless such construction is delayed by a force majeure event, or events beyond Developer's control.

2.3. Time is of the essence in this Agreement; provided that, in the event good cause is shown therefore, the general manager of the District ("General Manager") may extend the time for completion of the water system installation. Any such extension may be granted without the notice to Developer's surety, and extensions so granted shall not relieve the surety's liability on the bond to secure faithful performance of this Agreement. The General Manager shall be the sole and final judge as to whether or not good cause has been shown to entitle Developer to an extension.

2.4. The Developer and its contractor and subcontractors shall attend a pre-construction meeting with the District no less than two (2) working days prior to commencement of construction.

2.5. No work on water facilities shall commence prior to the completion of all required curbs and gutters.

## 3. LICENSES AND PERMITS

3.1. Developer, and all of Developer's contractors and subcontractors warrants it possesses, or shall obtain, and maintain during the term of this Agreement any and all licenses, permits, qualifications, insurance and approval of whatever nature that are legally required of Developer, its contractors, and all subcontractors to practice its profession, skill or business.

3.2. The work to be performed under this Agreement, except meter installations by the District, shall be performed by Developer, or a contractor or subcontractor who is pre-approved by the District and is licensed under the laws of the State of California in the specialty Class of "C-34" Pipeline or Class "A" General Engineering. A copy of the contract between Developer and the selected pre-approved contractor and all subcontractors shall be submitted to the District for review and approval attached herein as Exhibit "C".

3.3. Excavation/resurfacing permits shall be secured by Developer at Developer's expense. Permits/easements to install, maintain and operate water system facilities in private property shall be secured by Developer at Developer's sole expense prior to construction.

3.4. Developer shall, at Developer's sole expense, be responsible for obtaining and adhering to a National Pollution Discharge Elimination System (NPDES) permit from the Regional Water Quality Board as required for construction or pipeline flushing and disinfection.

3.5 Developer shall, at Developer's sole expense, be responsible for obtaining and adhering to the California Environmental Quality Act.

#### 4. INSURANCE REQUIREMENTS

4.1. The following insurance requirements have been adopted by the District and shall be applicable to this Agreement. These requirements supersede the insurance requirements set forth in any other reference of the District, and to the extent of any conflict, the specified requirements herein shall prevail.

4.2. Developer shall ensure that Developer's contractors conform to the following insurance requirements and that all required documents are submitted to the District at the time of Agreement submittal: Developer shall ensure that its contractors and all subcontractors shall purchase and maintain insurance in amounts equal to the requirements set forth in (a) through (d) below, and shall not commence work under this Agreement until all insurance required under this heading is obtained in a form acceptable to the District, nor shall Developer allow any contractor or subcontractor to commence construction pursuant to a contract or subcontract until all insurance required of the contractor and any subcontractors has been obtained.

a. General Liability: Developer shall ensure that its contractor and all subcontractors shall maintain during the life of this Agreement, a standard form of either Comprehensive General Liability insurance or Commercial General Liability insurance ("General Liability Insurance") providing the following minimum limits of liability: Combined single limit of \$1.0 million per occurrence for bodily injury, including death, personal injury, and property damage with \$2.0 million minimum aggregate, separate for this project as evidenced by endorsement. The insurance shall include coverage for each of the following hazards: Premises-Operations; Owners and Contractors Protective; Broad Form Property Damage contractual for Specific Contract; Severability of Interest or Cross-Liability; XCU Hazards; and Personal Injury – With the "Employee" Exclusive Deleted.

b. Automotive/Vehicle Liability Insurance: Developer shall ensure that its contractor and all subcontractors shall maintain a policy of automotive/vehicle liability insurance on a commercial auto liability form covering owned, non-owned and hired automobiles providing the following minimum limits of liability: Combined single limit of liability of \$1.0 million per accident for Bodily Injury, Death and Property Damage ("Automotive/Vehicle Liability Insurance").

c. Workers' Compensation Insurance: Developer shall ensure that its contractor and all subcontractors shall provide such workers' compensation insurance with statutory minimum amounts of coverage, as required by the California *Labor Code* and other applicable law, and including employer's liability insurance with a minimum limit of \$1,000,000.00 ("Workers' Compensation Insurance"). Such Workers' Compensation Insurance shall be endorsed to provide for a waiver of subrogation against the District.

d. Excess Liability: Developer shall ensure that its contractor and all subcontractors shall provide a policy providing excess coverage in a face amount necessary when combined with the primary insurance, to equal the minimum requirements for General Liability Insurance and Automotive/Vehicle Liability Insurance.

4.3. The insurances provided for in Section 4.2 and its subsections above are subject to all of the following conditions:

a. The insurance shall be issued and underwritten by insurance companies acceptable to the District, and shall be licensed by the State of California to do business on the lines of insurance specified. The insurers must also have an "A-" Policyholder's rating" and a "financial rating" of at least Class VII in accordance with the most current A.M. Best's Rating Guide.

b. Developer's contractor and subcontractors may satisfy the limit requirements in a single policy or multiple policies. Any such additional policies written as excess insurance shall not provide any less coverage than that provided by the first or primary policy.

c. Any costs associated with a self-insured program, deductibles, or premium rating programs that determine premium based on loss experience shall be for the account of Developer, Developer's contractor and subcontractors, and the District shall not be required to participate in any such loss. If any such programs exist, Developer, Developer's contractor and subcontractors, agree to protect and defend the District in the same manner as if such cost provisions were not applicable.

d. Developer shall ensure that its contractor and all subcontractors shall have presented at the time of execution of the Agreement, the original policies of insurance and a certificate of insurance naming the District as the certificate holder and that such coverage is in force and complies with the terms and conditions outlined herein.

e. If an insurance policy contains a general policy aggregate of less than the minimum limits specified, then the policy coverage shall be written with limits applicable solely to this Agreement, as specified, and shall not be reduced by or impaired by any other claims arising against Developer. These policy limits shall be set forth by separate endorsement to the policy.

4.4. Each such policy of General Liability Insurance and Automotive/Vehicle Liability Insurance shall contain endorsements providing the following:

a. The District, their board members, officers, agents, employees, consultants, and engineers, are hereby declared to be additional insureds under the terms of this policy, but only with respect to the operations of the Developer at or upon any of the premises of the District in connection with the Agreement with the District, or acts or omissions of the additional insureds in connection with, but limited to its general supervision or inspection of said operations and save for any claims arising from the sole negligence or sole willful misconduct the District.

b. No policy shall be canceled, limited, materially altered, or non-renewed by the insurer until thirty (30) days after receipt by the District of a written notice of such cancellation or reduction in coverage.

c. This insurance policy is primary insurance and no insurance held or owned by the designated additional insureds shall be called upon to cover a loss under this policy.

## 5. BONDING REQUIREMENTS

5.1. Developer shall obtain a cost proposal for the approved water improvement plans from a pre-approved Contractor attached herein as Exhibit "C". The cost proposal will be submitted to the District for review and approval, and shall be used as the basis for bonding requirements for the water system described in the plans provided to the District by the Developer and approved for construction by the District.

5.2. Performance Bond: The cost proposal for the water system improvements for **WATER IMPROVEMENT PLANS FOR WEST VALLEY LOGISTICS CENTER**, is **(DEVELOPER TO PROVIDE BID RESULTS FOR BONDING)** no/100 dollars **(DEVELOPER TO PROVIDE BID RESULTS FOR BONDING)**. Developer shall and by this Agreement does guarantee the Developer's faithful performance of this Agreement and all of its terms and conditions by providing the following: Developer shall provide the District with a performance bond, from a surety institution licensed by the State of California and authorized to do and doing business in said State, valid and renewable until such improvements are accepted by the District. The performance bond attached herein at Exhibit "D", shall be in the amount of **(DEVELOPER TO PROVIDE BID RESULTS FOR BONDING)** no/100 dollars **(DEVELOPER TO PROVIDE BID RESULTS FOR BONDING)** equal to 100 percent of the cost proposal.

5.3. Warranty Bond: The pre-approved Contractor shall furnish a two-year warranty bond for all work completed in accordance with the approved water improvement plans attached herein as Exhibit "B". Before District's acceptance of the completed water facilities and appurtenances, such facilities and appurtenances shall be free from any and all liens and encumbrances and free from any and all defects in the materials or construction thereof. The two-year warranty shall be a warranty bond beginning on the date of acceptance of the water facilities by the District and shall be in the amount of **(DEVELOPER TO PROVIDE BID RESULTS FOR BONDING)** no/100 dollars **(DEVELOPER TO PROVIDE BID RESULTS FOR BONDING)** equal to 100 percent of the Contractor's cost proposal.

## 6. MATERIALS

6.1. The water system facilities to be installed pursuant to this Agreement shall become an extension of the distribution system of the District. All materials used must conform to District specifications for such materials pursuant to all applicable legal requirements.

## 7. NOTICES

7.1. All notices herein required shall be in writing, and delivered in person or sent by registered mail, postage prepaid.

- 7.2. Notices required shall be given to the **District** addressed as follows:

WEST VALLEY WATER DISTRICT  
 Attn: General Manager  
 Post Office Box 920  
 Rialto, CA 92377  
*RE: Water Improvement Plans for West Valley Logistics Center*

- 7.3. Notices required shall be given to **Developer** addressed as follows:

DEVELOPER NAME: IDIL WEST VALLEY LOGISTICS CENTER, LP  
 ATTN TO: Brandon Dickens  
 ADDRESS: 840 Apollo Street, Suite 343, El Segundo, CA 90245  
*RE: Water Improvement Plans for West Valley Logistics Center*

- 7.4. Notices required shall be given to **Surety** addressed as follows:

SURETY NAME:  
 ATTN TO:  
 ADDRESS  
*RE: Water Improvement Plans for West Valley Logistics Center*

7.5. Provided that any party or Surety may change such address by notice in writing to the other party, and thereafter, notices shall be addressed and transmitted to the new address.

7.6. The Developer or its contractor shall provide the District forty-eight (48) hours advance notice of request for inspection or testing.

- 7.7. The District is closed on the holidays listed in Exhibit "E".

## **8. NOTICE TO PROCEED TO CONSTRUCT WATER SYSTEM FACILITIES**

8.1. Upon acceptance of the insurance and aforementioned bonds in the amounts provided herein and approval by the District and upon payment of all applicable charges, the Agreement shall be signed by Developer and the District. The District shall return an original copy of the signed Agreement with a letter to Developer giving notice to proceed to construct the water system facilities.

## **9. INSPECTION**

9.1. It is understood that the sole purpose and intent of the District's inspection and testing is to validate that the materials, workmanship, and construction of the water facilities are in compliance with the District-approved final plans, the District's Rules and Regulations, the Standards for Domestic Water Facilities, the Standard Drawings, and all other applicable District requirements. Developer acknowledges and represents that it assumes full and sole responsibility for the safety and management of the project.



9.2. Developer shall at all times maintain proper facilities and provide safe access for inspection by the District to all parts of the work and to the shops wherein the work is in preparation. Additionally, in connection with the performance of this Agreement, the District shall have the authority to enter the work site at any time for the purpose of identifying the existence of conditions, either actual or threatened, that may present a danger of hazard to any and all employees. Developer agrees that the District, in its sole authority and discretion, may order the immediate abatement of any and all conditions that may present an actual or threatened danger or hazard to any and all employees at the work site. Furthermore, Developer acknowledges the provisions of California *Labor Code* Section 6400 et seq., which requires that employers shall furnish employment and a place of employment that is safe and healthful for all employees working therein. In the event the District identifies the existence of any condition that presents an actual or threatened danger or hazard to any or all employees at the work site, the District is hereby authorized to order an immediate abatement of that condition.

9.3. All work and materials shall be subject to inspection, testing, and acceptance by the District at Developer's expense. In the event Developer arranges to have materials fabricated for the project, Developer may be required to arrange for the District to inspect that material during fabrication at Developer's expense.

9.4. All material fabrications shall be preapproved by the District and must conform to District standards and specifications.

9.5. The District's inspectors shall have full, unlimited access to perform continuous inspection and have the authority to stop work at any time, by written notice or verbal notice followed by written notice within three (3) working days, without any liability whatsoever to the District, if, in the inspectors' judgment, the work called for by this Agreement, or the District approved plans, or the specifications is not being installed or performed in a satisfactory and workmanlike manner according to District's standards and specifications and/or in the event the materials do not comply with the District's standards and specifications.

9.6. The Developer shall be responsible for insuring the pre-approved contractor performs work with District inspection. If work is done without District inspection, the Contractor shall be responsible for exposing any portion of work as directed by the District at their sole expense. The District will not provide permanent water services until all required inspections are completed and any requirements set forth by the District have been satisfied.

9.7. Final acceptance of all material to be purchased or fabricated by Developer under this Agreement shall be made only with the prior approval of the District. Approval by the District, however, shall not operate to relieve the material supplier or Developer of any guarantees, warranties, or the duty of compliance with any of the requirements of the approved plans and specifications or of this Agreement. All construction pursuant to this Agreement shall be inspected pursuant for conformity with District requirements. Developer shall pay actual costs for inspections.

## **10. TESTING AND DISINFECTION**

10.1. All water system facilities and components constructed pursuant to this Agreement shall adhere to all requirements for testing, disinfection, and flushing pursuant to District standards and Legal Requirements.

## **11. RELOCATIONS, RECONSTRUCTIONS, AND DAMAGES**

11.1. Developer accepts the responsibility for and the costs occasioned by any reconstruction, relocation, damages to, or changes of water services or facilities caused or contributed to directly or indirectly by any subsequent changes in the location of any of said facilities or water meters or water services.

## **12. AS-CONSTRUCTED DOCUMENTATION**

12.1. In order for the District to accept the facilities, Developer shall provide all required documentation as specified in the Standards for Domestic Water Facilities, including as-built drawings.

## **13. INDEMNIFICATION**

13.1. Developer hereby agrees to and shall protect, defend, indemnify and hold the District and its board members, officers, agents, employees, and engineers free and harmless from any and all liability losses, damages, claims, liens, demands and cause of action of every kind and character including, but not limited to, the amounts of judgments, penalties, interests, court costs, attorney's/legal fees, and all other expenses incurred by the District arising in favor of any party, including claims, liens, debts, demands for lost wages or compensation, personal injuries, including employees or the District, death or damages to property (including property of the District) and without limitation by enumeration, all other claims or demands of every character occurring or in any way incident to, in connection with or arising directly or indirectly out of the obligations herein undertaken or out of the operations conducted by Developer save and except claims or litigation arising through the sole negligence or sole willful misconduct of the District or the District's agents and employees. Developer shall investigate, handle, respond to, provide defense for and defend any such claims, demand, or suit at the sole expense of Developer even if the claim or claims alleged are groundless, false or fraudulent. Developer agrees to, and shall defend the District and its members, directors, officers, agents, employees, and engineers from any suits or actions at law or in equity for damages caused, or alleged to have been caused, by reason of any of the aforesaid operations, provided as follows:

a. That the District does not and shall not waive any rights against Developer which it may have by reason of the aforesaid hold harmless agreement, because of the acceptance by the District, or the deposit with District by Developer, or any of the insurance policies described in this Agreement.

b. That the aforesaid hold harmless agreement by Developer shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any or the aforesaid operations referred to in this subsection, regardless of whether or not District has prepared, supplied water system installation, or regardless of whether or not such

insurance policies shall have been determined to be applicable to any such damages or claims for damages.

This provision is not intended to create any cause of action in favor of any third party against Developer or the District or to enlarge in any way Developer's liability but is intended solely to provide for indemnification of the District from liability for damage or injuries to third persons or property arising from Developer's performance hereunder.

13.2. Neither Developer nor any of Developer's agents, contractors or subcontractors are, or shall be, considered to be agents of the District in connection with the performance of Developer's obligations under this Agreement.

## **14. REPAIR OR RECONSTRUCTION OF DEFECTIVE WORK**

14.1. If, within a period of two years after final acceptance of the work performed under this Agreement, any structure or part of any structure furnished and/or installed or constructed, or caused to be installed or constructed by Developer, or any of the work done under this Agreement, fails to fulfill any of the requirements of this Agreement or the specifications referred to herein, Developer shall, without delay and without any cost to District, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work structure. Should Developer fail to act promptly or in accordance with this requirement, or should the exigencies of the situation as determined by the District in the exercise of its sole discretion require repair, replacement or reconstruction before Developer can be notified, District may, at its option, make the necessary repairs or replacements or perform the necessary work, and Developer shall pay to the District the actual cost of such repairs.

## **15. COSTS AND FEES**

15.1. Developer shall be responsible for all fees and deposits as required by the District. All fees and deposits shall be paid in full before construction can take place as outlined in the billing letter (provided separately).

15.2. Any additional costs and fees shall be paid in full prior to conveyance and acceptance of the water system.

## **16. CONVEYANCE AND ACCEPTANCE OF WATER SYSTEM**

16.1. Upon completion of the water system in accordance with the approved water plans and submission of the required documentation, the Developer shall convey the water system to the District.

16.2. The Developer shall be responsible for insuring the pre-approved contractor furnish a warranty bond (One Hundred (100%) of Contractor's cost proposal) for a period of two (2) years as stated in Sections 5.3 of this Agreement, as-built drawings with contractor redlines and AutoCAD files, materials list with quantities, water system cost breakouts, compaction test report signed and sealed by a California Registered Engineer, notice of completion filed with County Recorder's office, fire flow tests of all hydrants, all required easements for water facilities and unconditional financial release from subcontractors and material providers. Upon compliance

with all the terms and conditions of this Agreement, the District shall prepare the Bill of Sale accepting the water facilities and forward same to the address provided herein. Title to the ownership of said facilities and appurtenances shall thereby be conveyed to the District. The District shall thereafter operate and maintain said facilities so as to furnish water service to the development (Exhibit "A") in accordance with the District's ordinances, policies and Rules and Regulations.

## **17. PERMANENT WATER SERVICE**

17.1. In no event shall permanent water services be provided to Developer's installed system until all applicable charges and fees have been paid by Developer and all facilities have been conveyed, free of all encumbrances, to the District, including any easements which may be required. Such conveyance shall occur in a timely manner in accordance with the terms of this Agreement.

## **18. BREACH OR DEFAULT OF AGREEMENT**

18.1. If Developer refuses or fails to obtain prosecution of the work, or any severable part thereof, with such diligence as will insure its completion within the time specified, or any extension thereof, or fails to obtain completion of said work within such time, or if Developer should be adjudged as bankrupt, or Developer should make a general assignment for the benefit of Developer's creditors, or if a receiver should be appointed in the event of Developer's insolvency, or if Developer, or any of Developer's contractors, subcontractors, agents or employees, should violate any of the provisions of this Agreement, the District's General Manager or the General Manager's designee may serve written notice upon Developer and Developer's surety of breach of this Agreement, or of any portion thereof, and default of Developer.

18.2. In the event of any such notice, Developer's surety shall have the duty to take over and complete the work and the improvement herein specified; provided, however, that if the surety, within five (5) days after the serving upon of such notice of breach, does not give the District written notice of its intention to take over the performance of the contract, and does not commence performance thereof within five (5) days after notice to the District of such election, District may take over the work and prosecute the same to completion, by contract or by any other method District may deem advisable, for the account and at the expense of Developer, and Developer's surety shall be liable to the District for any excess cost or damages occasioned District thereby; and, in such event, District, without liability for so doing, may take possession of, and utilize in completing the work, such materials, appliances, plant and other property belonging to Developer as may be on the site of the work and necessary therefore.

[CONTINUED ON NEXT PAGE]

**19. SUCCESSORS BOUND**

19.1. This Agreement shall be binding upon and inure to the benefit of each of the parties and their respective legal representatives, successors, heirs, and assigns.

**20. ENFORCEMENT OF PROVISIONS**

20.1. The District's failure to enforce any provisions of this Agreement or the waiver thereof in any instance shall not be construed as a general waiver or relinquishment on its part of any such provision, but the same shall nevertheless be and remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto execute this Agreement.

**WEST VALLEY WATER DISTRICT**

By: \_\_\_\_\_  
Van Jew, Acting General Manager

Date: \_\_\_\_\_

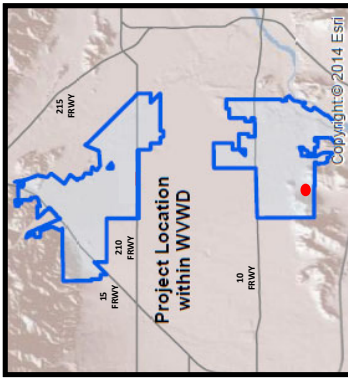
**DEVELOPER:**

**By: IDIL WEST VALLEY LOGISTICS CENTER, LP,  
a Delaware limited partnership**

By: \_\_\_\_\_  
Charles McPhee, SVP and Regional Director

Date: \_\_\_\_\_

# Exhibit A



**Exhibit A**  
**WEST VALLEY LOGISTICS CENTER**

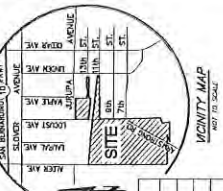


# Exhibit B

(approved plans to be  
provided at a later date)



# WEST VALLEY WATER DISTRICT WATER IMPROVEMENT PLANS FOR WEST VALLEY LOGISTICS CENTER ( JURUPA AVE. AND LOCUST AVE. ) FONTANA, CA



INDEX OF SHEETS	
1	TITLE SHEET
2	NEW 12" WATER MAIN AND PROFILE
3	NEW 12" WATER MAIN AND PROFILE
4	NEW 12" WATER MAIN AND PROFILE
5	NEW 12" AND 18" WATER MAIN AND PROFILE
6	NEW 12" AND 18" WATER MAIN AND PROFILE
7	NEW 12" AND 18" WATER MAIN AND PROFILE
8	NEW 12" AND 18" WATER MAIN AND PROFILE
9	NEW 12" WATER MAIN AND PROFILE
10	NEW 12" WATER MAIN AND PROFILE
11	NEW 12" WATER MAIN AND PROFILE
12	NEW 12" WATER MAIN AND PROFILE
13	NEW 12" WATER MAIN AND PROFILE
14	NEW 24" WATER MAIN AND PROFILE
15	NEW 24" WATER MAIN AND PROFILE
16	EXISTING 12" WATER MAIN
17	EXISTING 12" WATER MAIN
18	NEW 24" STORM DRAIN PLAN AND PROFILE

WATER CONSTRUCTION NOTES:	
1	INSTALL 2" COPPER SERVICE AND 2" WATER CONNECTION FOR NEW STANDOFF W-1.
2	INSTALL 2" COPPER SERVICE AND 2" WATER CONNECTION FOR NEW STANDOFF W-2.
3	INSTALL 2" COPPER SERVICE AND 2" WATER CONNECTION FOR NEW STANDOFF W-3.
4	INSTALL 2" COPPER SERVICE AND 2" WATER CONNECTION FOR NEW STANDOFF W-4.
5	INSTALL 2" COPPER SERVICE AND 2" WATER CONNECTION FOR NEW STANDOFF W-5.
6	INSTALL 2" COPPER SERVICE AND 2" WATER CONNECTION FOR NEW STANDOFF W-6.
7	INSTALL 2" COPPER SERVICE AND 2" WATER CONNECTION FOR NEW STANDOFF W-7.
8	INSTALL 2" COPPER SERVICE AND 2" WATER CONNECTION FOR NEW STANDOFF W-8.
9	INSTALL 2" COPPER SERVICE AND 2" WATER CONNECTION FOR NEW STANDOFF W-9.
10	INSTALL 2" COPPER SERVICE AND 2" WATER CONNECTION FOR NEW STANDOFF W-10.
11	INSTALL 2" COPPER SERVICE AND 2" WATER CONNECTION FOR NEW STANDOFF W-11.
12	INSTALL 2" COPPER SERVICE AND 2" WATER CONNECTION FOR NEW STANDOFF W-12.
13	INSTALL 2" COPPER SERVICE AND 2" WATER CONNECTION FOR NEW STANDOFF W-13.
14	INSTALL 2" COPPER SERVICE AND 2" WATER CONNECTION FOR NEW STANDOFF W-14.
15	INSTALL 2" COPPER SERVICE AND 2" WATER CONNECTION FOR NEW STANDOFF W-15.
16	INSTALL 2" COPPER SERVICE AND 2" WATER CONNECTION FOR NEW STANDOFF W-16.
17	INSTALL 2" COPPER SERVICE AND 2" WATER CONNECTION FOR NEW STANDOFF W-17.
18	INSTALL 2" COPPER SERVICE AND 2" WATER CONNECTION FOR NEW STANDOFF W-18.



**WEST VALLEY WATER DISTRICT**

**WATERLINE IMPROVEMENT PLANS FOR WEST VALLEY LOGISTICS CENTER ( JURUPA AVE AND LOCUST AVE ) FONTANA, CALIFORNIA**

SHEET 1 OF 18

DATE: 08/15/2011

PROJECT NUMBER: D21002

ZONE: Z-1/ZONE-3

AS SHOWN

DATE: 08/15/2011

SCALE: 1" = 40'

**GENERAL CONSTRUCTION NOTES:**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND WEST VALLEY WATER DISTRICT STANDARDS FOR DOMESTIC WATER FACILITIES AS OF THE DATE OF PLAN APPROVAL.
2. THE WEST VALLEY WATER DISTRICT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
3. THE CONTRACTOR'S ATTENTION IS EXPRESSLY DIRECTED TO ALL THE SPECIFICATIONS AND STANDARDS OF THE WEST VALLEY WATER DISTRICT, WHICH ARE INCORPORATED BY REFERENCE INTO THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
5. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FURNISH TO THE WEST VALLEY WATER DISTRICT A COPY OF THE CONTRACT AND ALL ADDENDUMS TO THE CONTRACT. THE CONTRACT SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
6. THE CONTRACTOR SHALL UNCOVER AND VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT 1-800-257-8000 PRIOR TO ANY EXCAVATION WORK.
7. THE CONTRACTOR SHALL PROTECT ALL SURROUNDING EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
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14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING CONSTRUCTION.

**DESIGN**

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY AND ACCEPTED BY THE WEST VALLEY WATER DISTRICT AND THE CONTRACTOR HAS AGREED TO BE BOUND BY THE TERMS AND CONDITIONS OF THESE PLANS AND SPECIFICATIONS.

**DESIGNER:** T. THOMAS ENGINEERING, INC.

**DATE:** 08/15/2011

**PROJECT NUMBER:** D21002

**SCALE:** 1" = 40'

**LEGAL DESCRIPTION**

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY AND ACCEPTED BY THE WEST VALLEY WATER DISTRICT AND THE CONTRACTOR HAS AGREED TO BE BOUND BY THE TERMS AND CONDITIONS OF THESE PLANS AND SPECIFICATIONS.

**LEGAL DESCRIPTION:** WEST VALLEY LOGISTICS CENTER ( JURUPA AVE AND LOCUST AVE ) FONTANA, CALIFORNIA

**SCALE:** 1" = 40'

**NOTICE TO CONTRACTOR:**

CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

**UNDERGROUND SERVICE ALERT**

1-800-257-8000

**CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.**

**WATERLINE CONSTRUCTION NOTES:**

1. ALL 30" WATER MAINS SHALL BE COBERT MORTAR LINED AND COATED STEEL PIPE (C) ON A MINIMUM CLASS 50.
2. ALL 30" WATER MAINS SHALL BE COBERT MORTAR LINED AND COATED STEEL PIPE (C) ON A MINIMUM CLASS 50.
3. ALL 30" WATER MAINS SHALL BE COBERT MORTAR LINED AND COATED STEEL PIPE (C) ON A MINIMUM CLASS 50.
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23. ALL 30" WATER MAINS SHALL BE COBERT MORTAR LINED AND COATED STEEL PIPE (C) ON A MINIMUM CLASS 50.
24. ALL 30" WATER MAINS SHALL BE COBERT MORTAR LINED AND COATED STEEL PIPE (C) ON A MINIMUM CLASS 50.
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**WEST VALLEY WATER DISTRICT**

**WATERLINE IMPROVEMENT PLANS FOR WEST VALLEY LOGISTICS CENTER ( JURUPA AVE AND LOCUST AVE ) FONTANA, CALIFORNIA**

SHEET 1 OF 18

DATE: 08/15/2011

PROJECT NUMBER: D21002

ZONE: Z-1/ZONE-3

AS SHOWN

DATE: 08/15/2011

SCALE: 1" = 40'

**CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.**

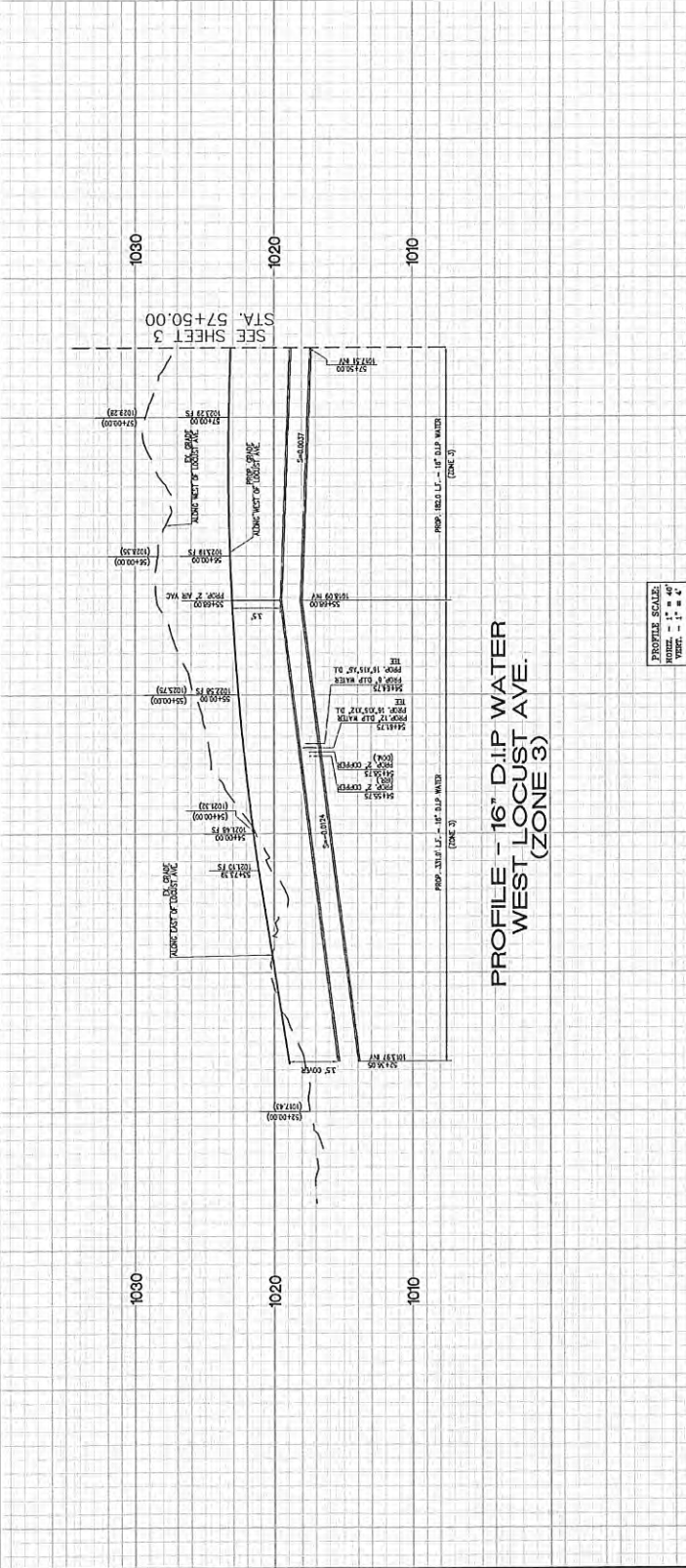
**UNDERGROUND SERVICE ALERT**

1-800-257-8000

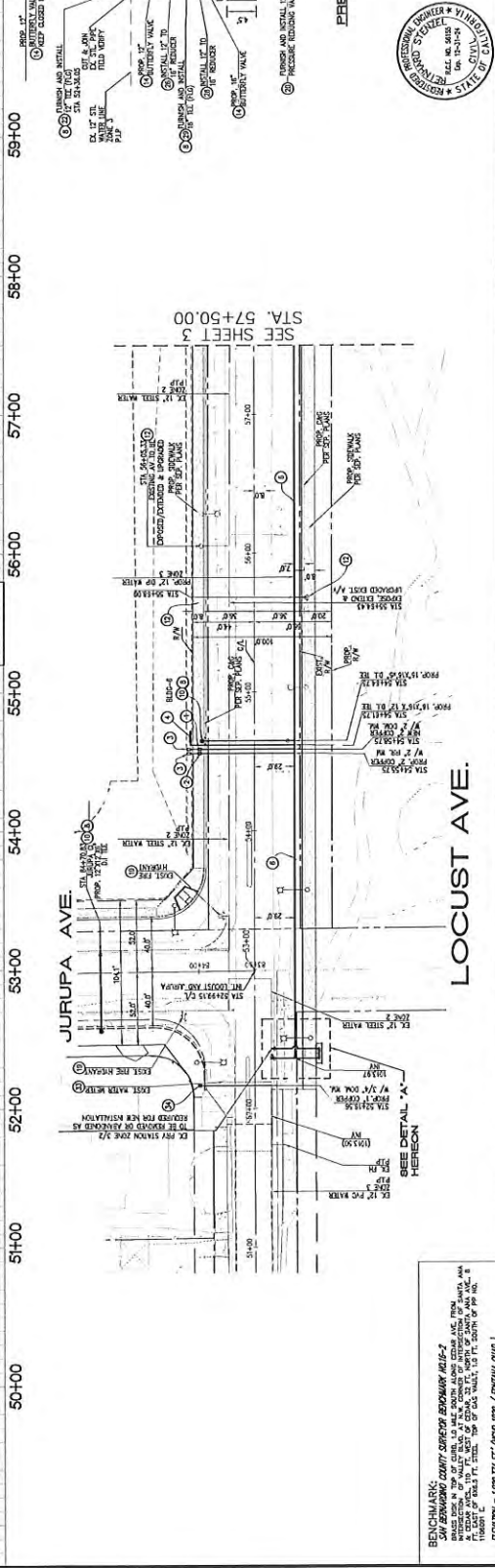
**CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.**

**WATER CONSTRUCTION NOTES:**

- 1-INSTALL 2" COPPER SERVICE AND 2" WATER (CONCRETE) PER N.W.S. STANDARD W-1.
- 2-INSTALL 2" COPPER SERVICE AND 2" WATER (REBAR) PER N.W.S. STANDARD W-1.
- 3-INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE PER N.W.S. STANDARD W-3.
- 4-INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE PER N.W.S. STANDARD W-3.
- 5-INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE PER N.W.S. STANDARD W-3.
- 6-INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE PER N.W.S. STANDARD W-3.
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- 100-INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE PER N.W.S. STANDARD W-3.

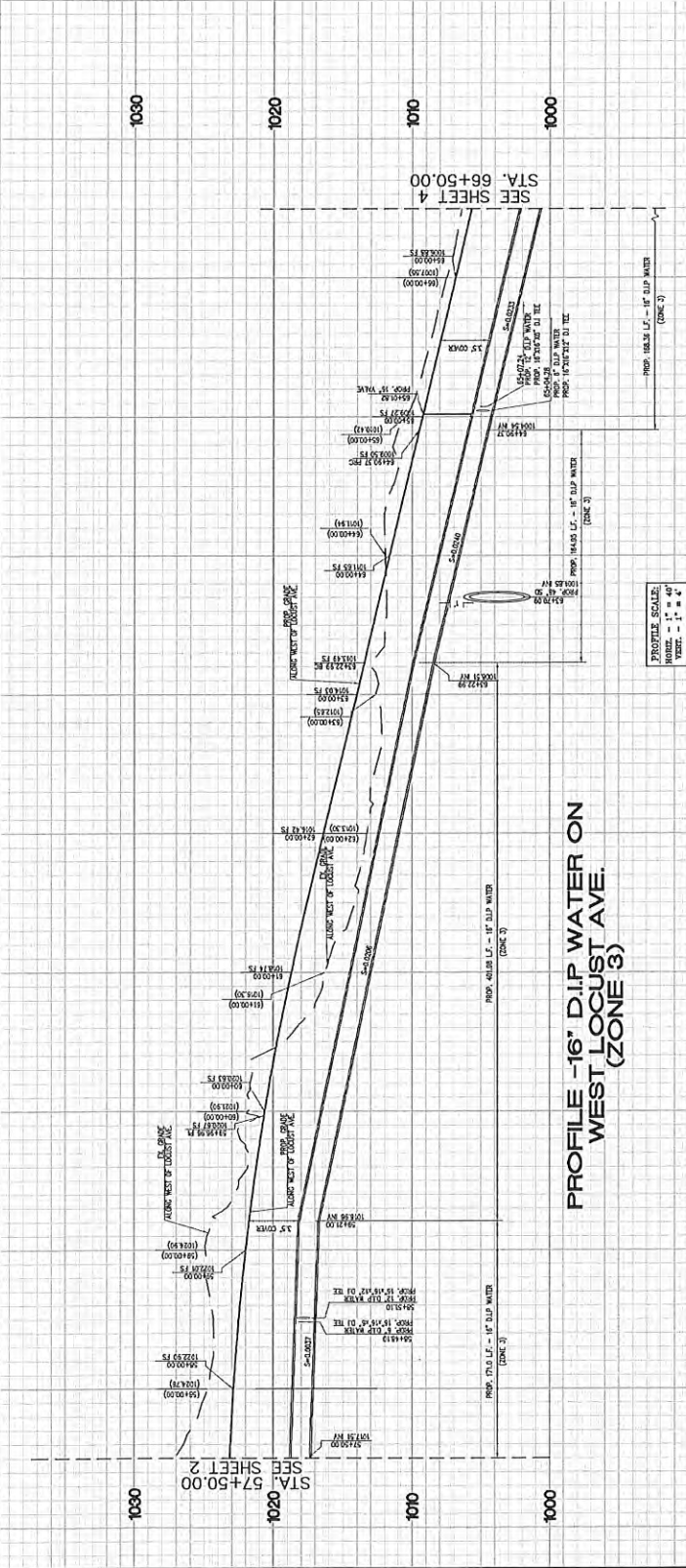


**PROFILE - 16" D.I.P WATER  
WEST LOCUST AVE.  
(ZONE 3)**

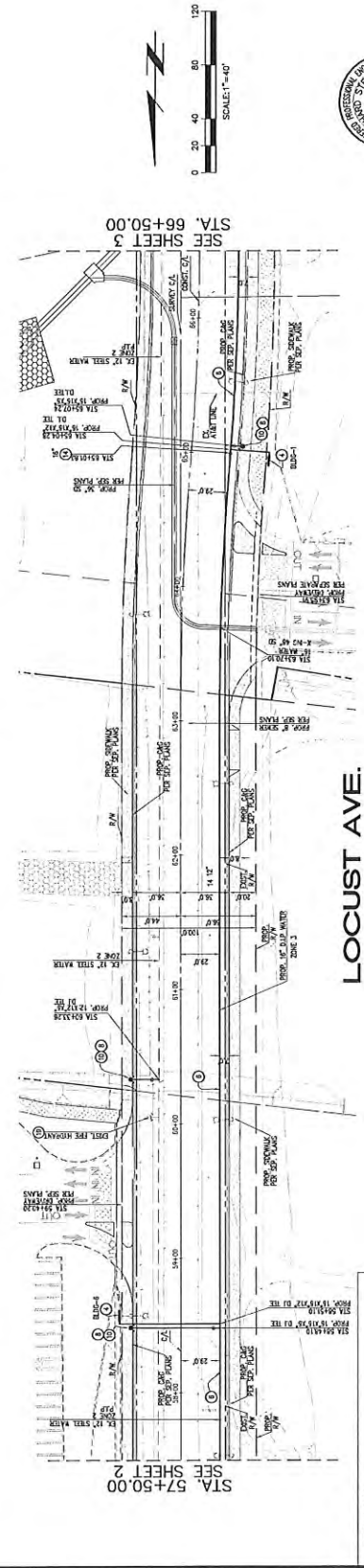


<p><b>WEST VALLEY WATER DISTRICT</b>  <b>WATERLINE IMPROVEMENT PLANS FOR</b>  <b>WEST VALLEY LOGISTICS CENTER</b>  <b>JURUPA AVE</b>  <b>FONTANA, CALIFORNIA</b></p>	
<p>PROJECT: 2 of 18                  SHEET: 2 of 18                  DATE: 10-15-14</p>	<p>SCALE: 1" = 40'</p>
<p>DESIGNED BY: [Name]                  CHECKED BY: [Name]                  DATE: 10-15-14</p>	<p>PROJECT NUMBER: D21002                  ZONE - 2 / ZONE-3</p>
<p>CONTRACTOR: [Name]                  ADDRESS: [Address]                  PHONE: [Phone]</p>	<p>ENGINEER: [Name]                  ADDRESS: [Address]                  PHONE: [Phone]</p>
<p>APPROVED: [Signature]                  DATE: [Date]</p>	<p>SCALE: AS SHOWN</p>
<p><b>UNDERGROUND SERVICES ALERT</b>                  CALL TOLL FREE 1-800-277-2800</p>	
<p><b>BENCHMARK:</b>                  SAN BERNARDINO COUNTY SURVEY BENCHMARK 44193-2                  INTERSECTION OF WEST VALLEY AVE AND LOCUST AVE                  11.5000 STATIONING FROM WEST VALLEY AVE                  11.5000 STATIONING FROM WEST VALLEY AVE                  11.5000 STATIONING FROM WEST VALLEY AVE</p>	
<p><b>LEGEND:</b>                  16" D.I.P. WATER                  16" D.I.P. WATER                  16" D.I.P. WATER</p>	
<p>CONTRACTOR'S OBLIGATION: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES SHALL BE LIMITED TO THE INFORMATION PROVIDED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES SHALL BE LIMITED TO THE INFORMATION PROVIDED BY THE CONTRACTOR.</p>	

- WATER CONSTRUCTION NOTES:**
- 1. MATERIALS SHALL BE STORED WITH ADEQUATE PROTECTION TO PREVENT DAMAGE TO THE MATERIALS.
  - 2. ALL MATERIALS SHALL BE FULLY EXAMINED AND TESTED PER CONTRACT SPECIFICATIONS.
  - 3. ALL MATERIALS SHALL BE FULLY EXAMINED AND TESTED PER CONTRACT SPECIFICATIONS.
  - 4. ALL MATERIALS SHALL BE FULLY EXAMINED AND TESTED PER CONTRACT SPECIFICATIONS.
  - 5. ALL MATERIALS SHALL BE FULLY EXAMINED AND TESTED PER CONTRACT SPECIFICATIONS.
  - 6. ALL MATERIALS SHALL BE FULLY EXAMINED AND TESTED PER CONTRACT SPECIFICATIONS.
  - 7. ALL MATERIALS SHALL BE FULLY EXAMINED AND TESTED PER CONTRACT SPECIFICATIONS.
  - 8. ALL MATERIALS SHALL BE FULLY EXAMINED AND TESTED PER CONTRACT SPECIFICATIONS.
  - 9. ALL MATERIALS SHALL BE FULLY EXAMINED AND TESTED PER CONTRACT SPECIFICATIONS.
  - 10. ALL MATERIALS SHALL BE FULLY EXAMINED AND TESTED PER CONTRACT SPECIFICATIONS.
  - 11. ALL MATERIALS SHALL BE FULLY EXAMINED AND TESTED PER CONTRACT SPECIFICATIONS.
  - 12. ALL MATERIALS SHALL BE FULLY EXAMINED AND TESTED PER CONTRACT SPECIFICATIONS.
  - 13. ALL MATERIALS SHALL BE FULLY EXAMINED AND TESTED PER CONTRACT SPECIFICATIONS.
  - 14. ALL MATERIALS SHALL BE FULLY EXAMINED AND TESTED PER CONTRACT SPECIFICATIONS.
  - 15. ALL MATERIALS SHALL BE FULLY EXAMINED AND TESTED PER CONTRACT SPECIFICATIONS.



**PROFILE -16" D.I.P. WATER ON WEST LOCUST AVE. (ZONE 3)**



**LOCUST AVE.**



**West Valley Water District**  
**Waterline Improvement Plans for**  
**West Valley Logistics Center**  
**Junction of Locust Ave**  
**Pontiac, California**

**Theraps Engineering, Inc.**  
 10000 Locust Ave  
 Suite 100  
 Pontiac, CA 95753  
 Phone: (916) 487-1111  
 Fax: (916) 487-1112  
 Email: info@theraps.com  
 Website: www.theraps.com

Project Name: **WEST VALLEY LOGISTICS CENTER**  
 Zone: **ZONE -2 / ZONE-3**  
 Sheet Number: **D21002**

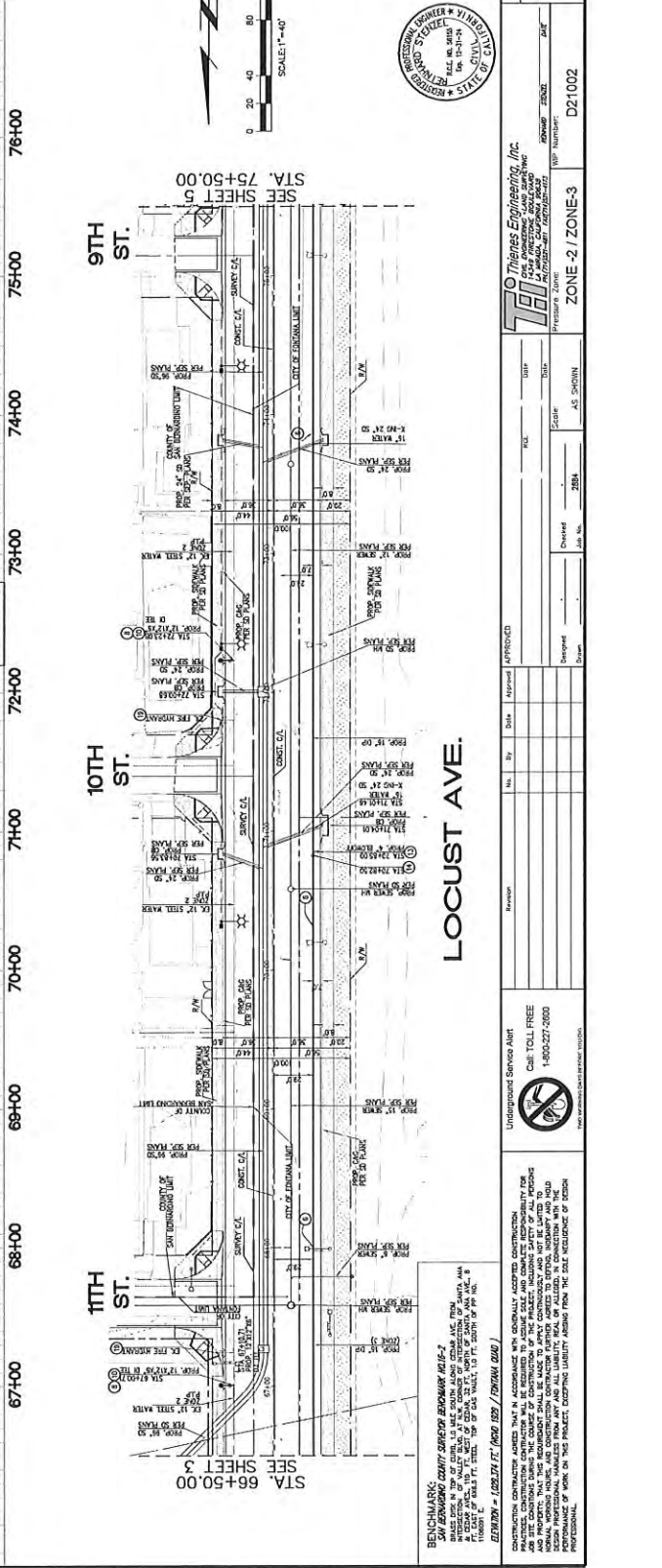
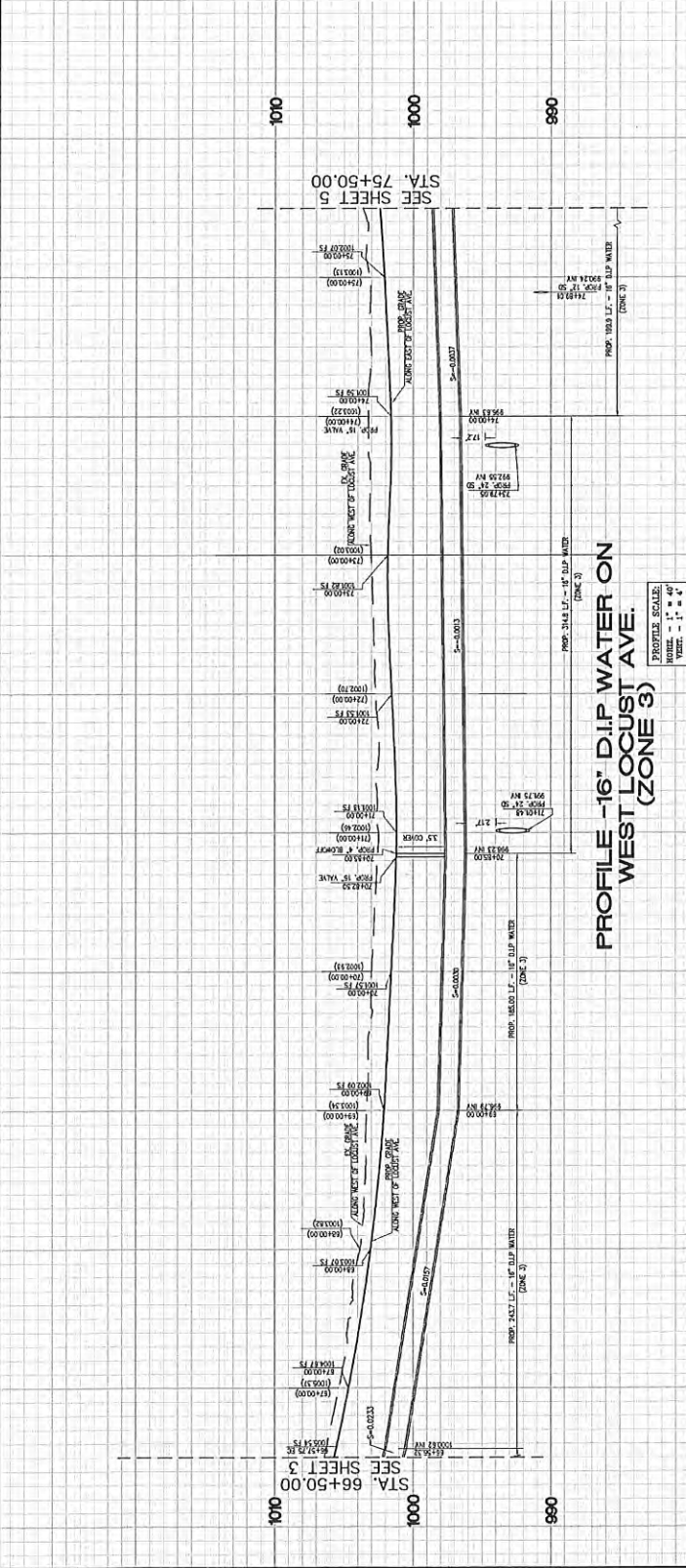
By	Date	Approved

Underground Services Alert  
 Call TOLL FREE  
 1-800-227-2000

BENCHMARK:  
 SAN JOAQUIN COUNTY SURVEY BENCHMARK 40152.5  
 10000' NORTH OF WEST VALLEY LOGISTICS CENTER  
 10000' WEST OF WEST VALLEY LOGISTICS CENTER  
 10000' EAST OF WEST VALLEY LOGISTICS CENTER  
 10000' SOUTH OF WEST VALLEY LOGISTICS CENTER  
 ELEVATION = 1025.71 FT. (RANGE 1025 / 1026.00)

**WATER CONSTRUCTION NOTES:**

- 1. SPECIAL CLASS 500 REINFORCED CONCRETE PER DISTRICT
- 2. SPECIAL CONCRETE TEST BLOCK PER WHO STANDARD W-20, W-21, W-22, W-23
- 3. SPECIAL REINFORCING PER WHO STANDARD W-2
- 4. SPECIAL 4" BLOCK PER WHO W-21 AND W-23
- 5. SPECIAL BUTTRESS VALVE (SEE PER PLAN FOR WHO W-1)
- 6. SPECIAL C. TR. INVERT AND ADJACENT LATERAL PER WHO W-20



WEST VALLEY WATER DISTRICT  
**WATERLINE IMPROVEMENT PLANS FOR**  
 WEST VALLEY LOGISTICS CENTER  
 JURUPA AVE & LOCUST AVE  
 FONTANA, CALIFORNIA

Theraps Engineering, Inc.  
 1000 S. GATEWAY BLVD., SUITE 100  
 FONTANA, CA 92335  
 TEL: 951-833-1111  
 FAX: 951-833-1112  
 www.theraps.com

Zone -2 / ZONE-3  
 Project Name: \_\_\_\_\_  
 Project Number: D21002

No.	By	Date	Approved

Underground Service Alert  
 Call TOLL FREE  
 1-800-327-2000

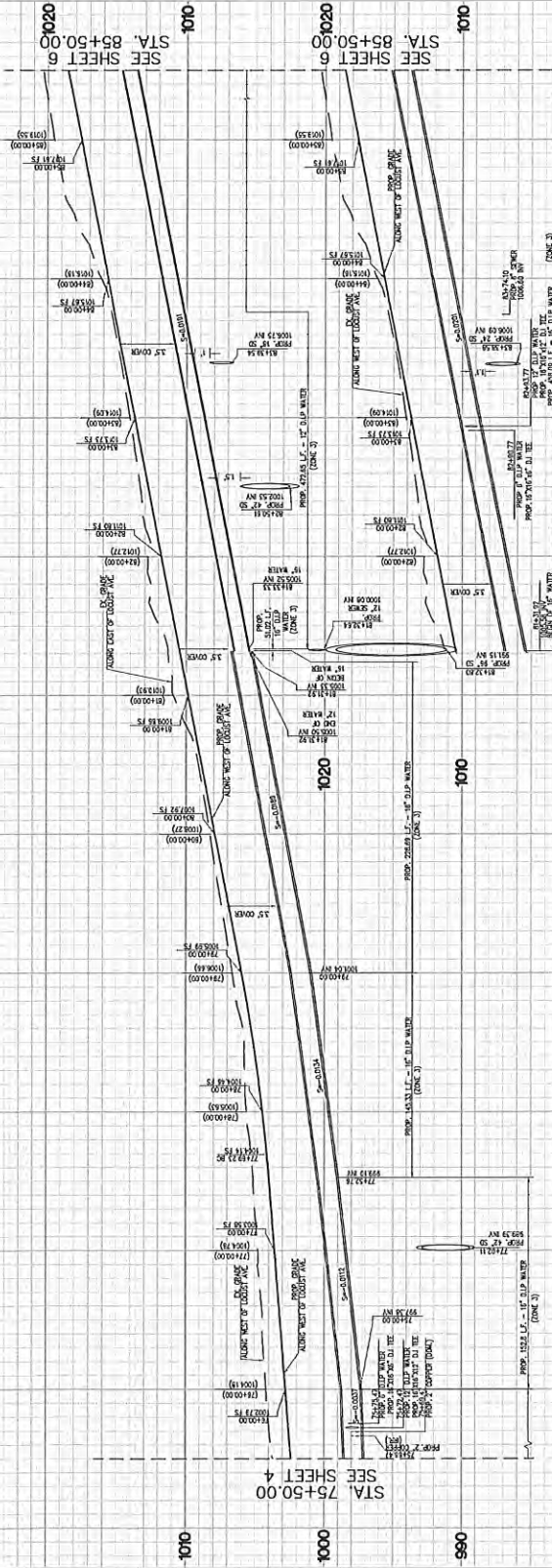
**BENCHMARK:**  
 SAN JUAN COUNTY SURVEY BENCHMARK 4612.2  
 PRODUCTION OF THESE PLANS IS THE SOLE RESPONSIBILITY OF THE ENGINEER AND CONTRACTOR. THE CONTRACTOR SHALL BE MADE A PARTY CONTRACTOR AND NOT BE LIMITED TO THE DESIGN PROFESSIONAL'S LIABILITY. ALL LIABILITY, REAL OR ALLOTTED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ENGINEER = O. THEOPANIS (EIT) / (REG. 44224 / EXPIRES 06/11)

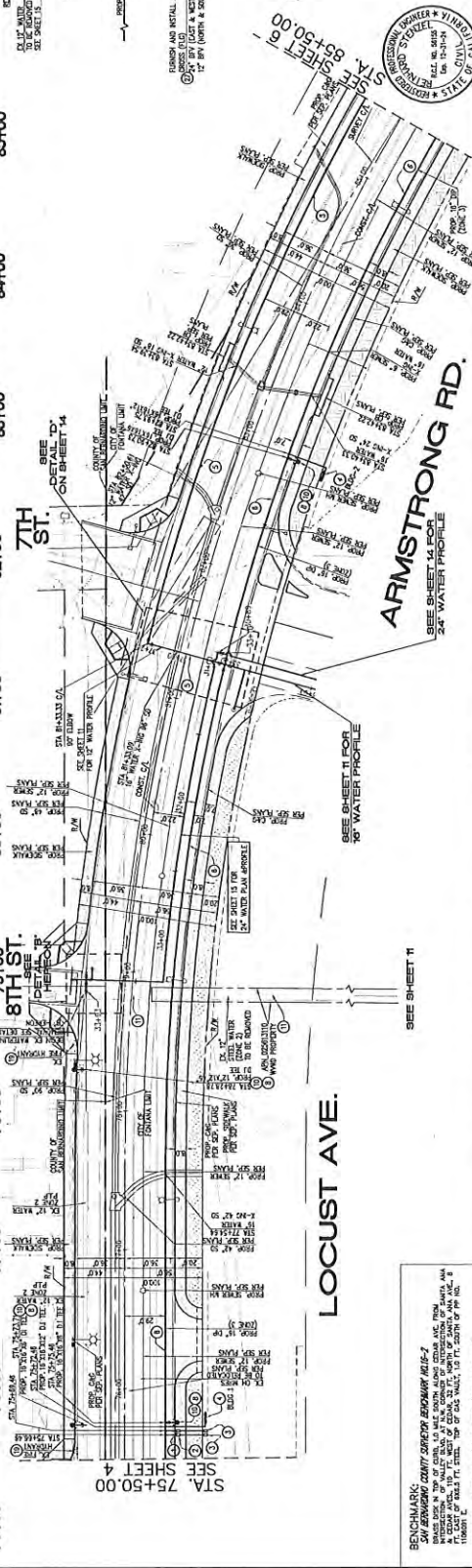
**WATER CONSTRUCTION NOTES:**

- 1) INSTALL 2" COPPER SERVICE AND 2" WATER (REAR) PER WVA, STANDARD W-1.
- 2) INSTALL 2" COPPER SERVICE AND 2" WATER (FRONT) PER WVA, STANDARD W-1.
- 3) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE PER WVA, STANDARD W-2.
- 4) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.
- 5) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.
- 6) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.
- 7) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.
- 8) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.
- 9) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.
- 10) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.
- 11) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.
- 12) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.
- 13) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.
- 14) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.
- 15) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.
- 16) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.
- 17) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.
- 18) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.
- 19) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.
- 20) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.
- 21) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.
- 22) INSTALL 1/2" AIR GAP WITH AMES 2000S 15" DOUBLE CHECK VALVE ASSEMBLY PER WVA, STANDARD W-3.

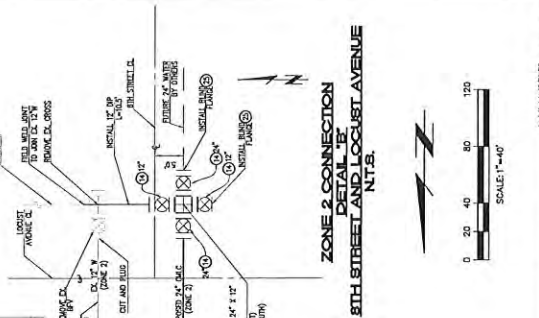
**PROFILE - 12" D.I.P. WATER ON EAST LOCUST AVE. (ZONE 3)**



**PROFILE - 16" D.I.P. WATER ON WEST LOCUST AVE. (ZONE 3)**



**ZONE 2 CONNECTION DETAIL 16" DETAIL 16" 8TH STREET AND LOCUST AVENUE N.T.S.**



**WEST VALLEY WATER DISTRICT**  
**WATERLINE IMPROVEMENT PLANS FOR**  
**WEST VALLEY LOGISTICS CENTER**  
**JURUPA AVE AND LOCUST AVE**  
**FONTANA, CALIFORNIA**

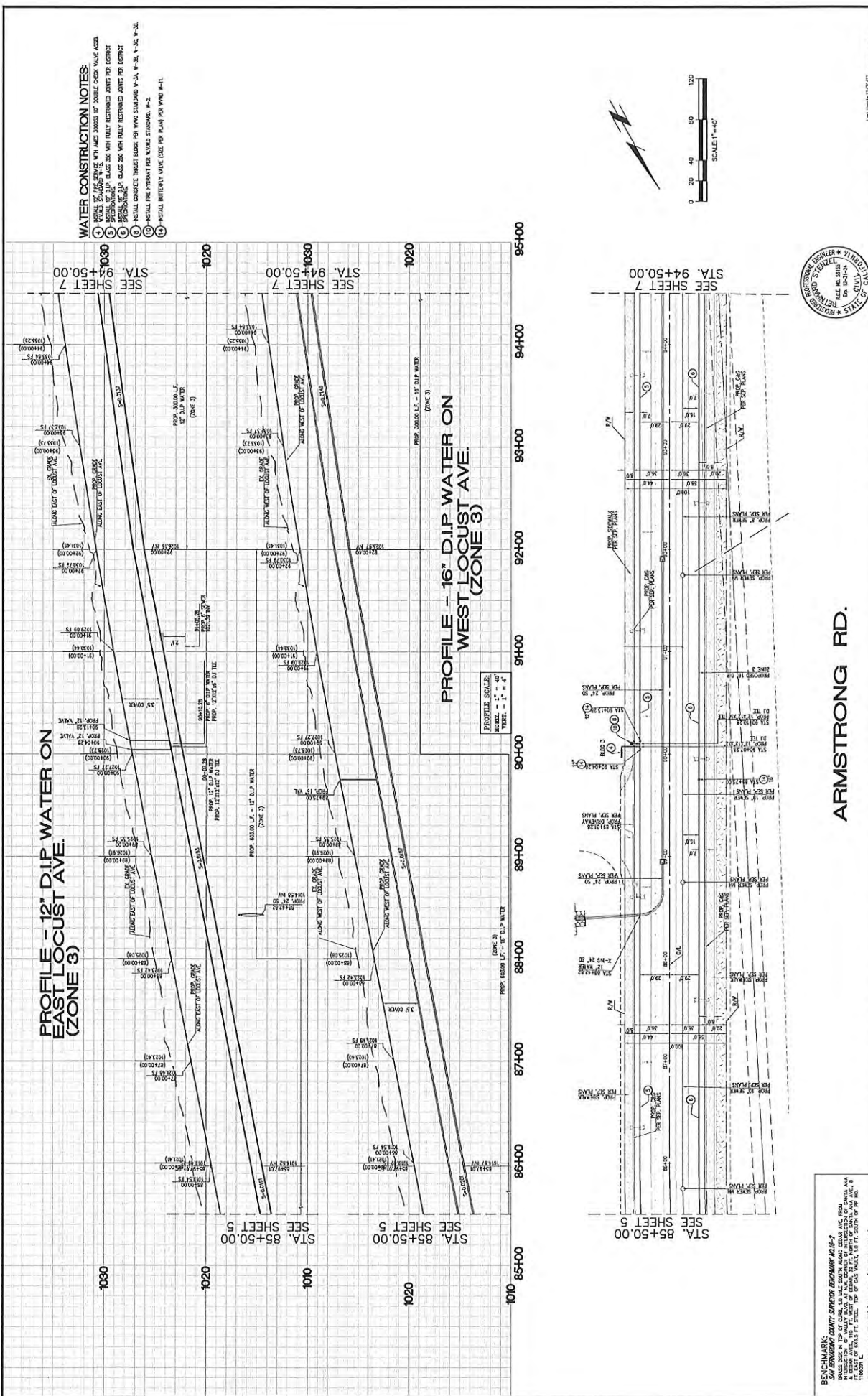
THOMAS ENGINEERING, INC.  
 205 W. GARDEN ST. SUITE 200  
 FONTANA, CALIFORNIA 92335  
 TEL: 951-845-8888  
 FAX: 951-845-8889  
 WWW.THEINGR.COM

PROJECT: WEST VALLEY LOGISTICS CENTER WATERLINE IMPROVEMENT  
 SHEET: 5 OF 8  
 DATE: 06/15/18  
 DRAWN BY: J. BROWN  
 CHECKED BY: M. BROWN  
 APPROVED BY: M. BROWN

PROJECT: WEST VALLEY LOGISTICS CENTER WATERLINE IMPROVEMENT  
 SHEET: 5 OF 8  
 DATE: 06/15/18  
 DRAWN BY: J. BROWN  
 CHECKED BY: M. BROWN  
 APPROVED BY: M. BROWN

PROJECT: WEST VALLEY LOGISTICS CENTER WATERLINE IMPROVEMENT  
 SHEET: 5 OF 8  
 DATE: 06/15/18  
 DRAWN BY: J. BROWN  
 CHECKED BY: M. BROWN  
 APPROVED BY: M. BROWN

PROJECT: WEST VALLEY LOGISTICS CENTER WATERLINE IMPROVEMENT  
 SHEET: 5 OF 8  
 DATE: 06/15/18  
 DRAWN BY: J. BROWN  
 CHECKED BY: M. BROWN  
 APPROVED BY: M. BROWN



**ARMSTRONG RD.**

WEST VALLEY WATER DISTRICT  
 WATERLINE IMPROVEMENT PLANS FOR  
 WEST VALLEY LOGISTICS CENTER  
 JUNIPER AVENUE  
 FONTANA, CALIFORNIA

PROJECT: ARMSTRONG RD. WATERLINE IMPROVEMENT  
 SHEET: 6 OF 18  
 DATE: 08/13/2018  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 APPROVED BY: J. B. BROWN

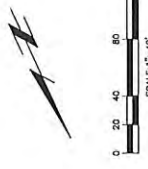
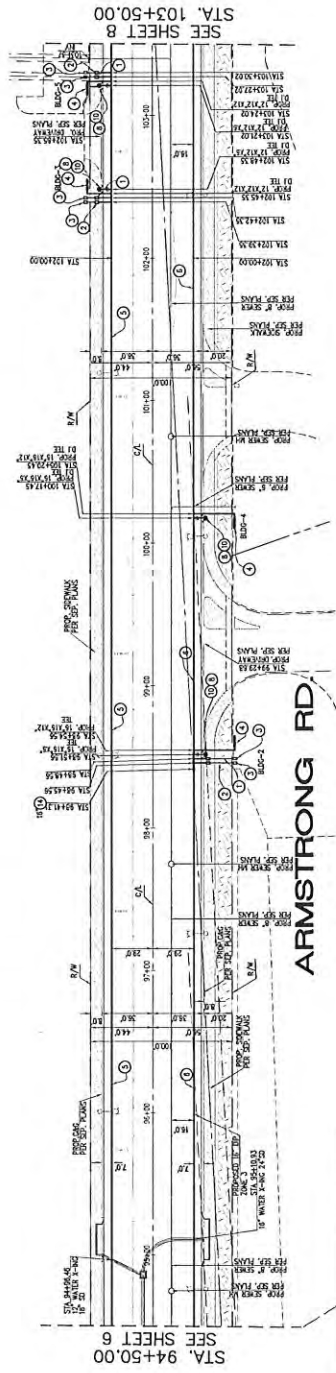
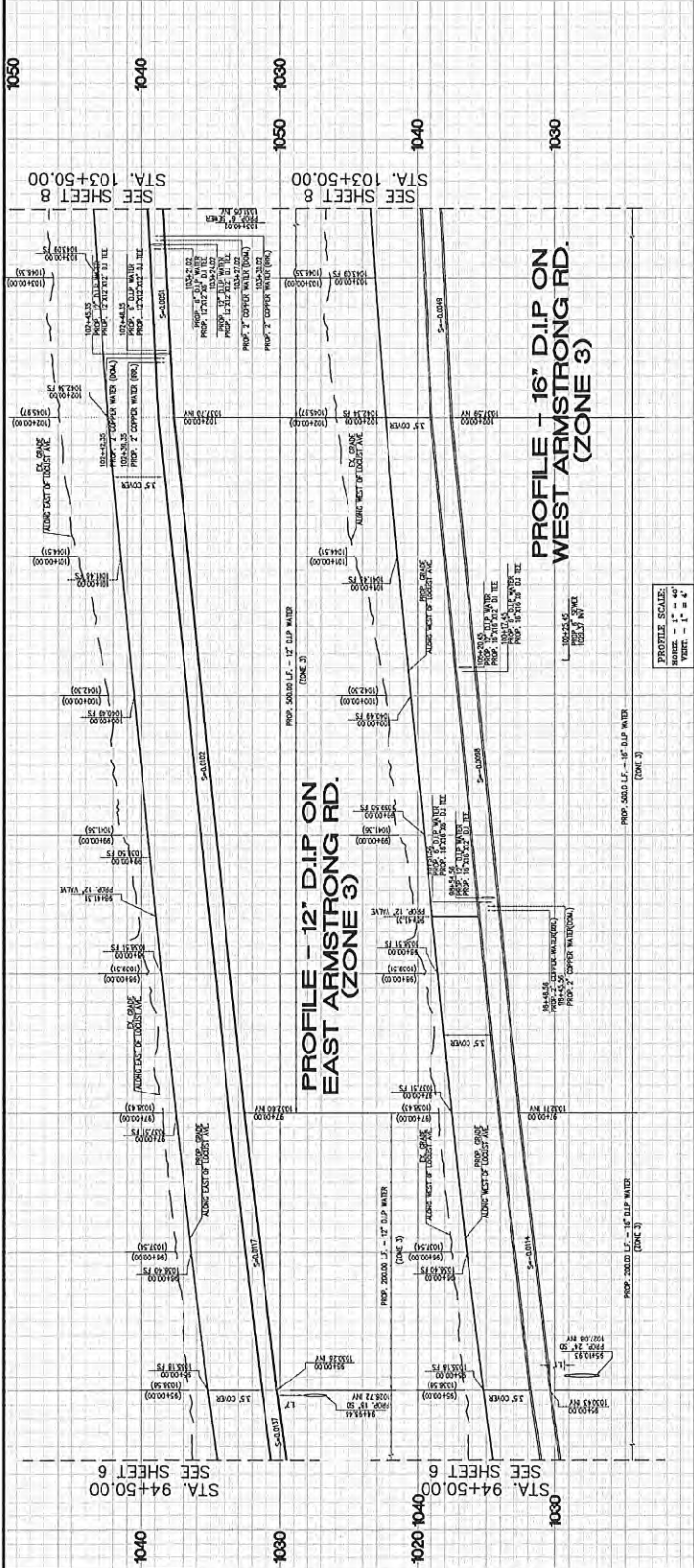
Zone - 2 / Zone - 3  
 D21002

THOMAS ENGINEERING, INC.  
 15155 W. VALLEY BLVD., SUITE 100  
 FONTANA, CA 92335  
 TEL: 951.281.1111  
 FAX: 951.281.1112  
 WWW.THEngineering.com

UNDEGROUND SERVICE ALERT  
 CALL TOLL FREE 1-800-221-7000  
 800-4-A-SHOWN

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND RECORDS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS FROM THE LOCAL GOVERNMENT.

- WATER CONSTRUCTION NOTES:**
- 1) INSTALL 2" COPPER BRASS AND 2" METAL HOUSING FOR M.V. STANDARD W-1.
  - 2) INSTALL 2" COPPER BRASS AND 2" METAL HOUSING FOR M.V. STANDARD W-2.
  - 3) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE FOR M.V. STANDARD W-3.
  - 4) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE FOR M.V. STANDARD W-3A.
  - 5) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE FOR DOUBLE CHECK VALVE ASSEMBLY FOR M.V. STANDARD W-4.
  - 6) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE FOR DOUBLE CHECK VALVE ASSEMBLY FOR M.V. STANDARD W-4A.
  - 7) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE FOR DOUBLE CHECK VALVE ASSEMBLY FOR M.V. STANDARD W-5.
  - 8) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE FOR DOUBLE CHECK VALVE ASSEMBLY FOR M.V. STANDARD W-5A.
  - 9) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE FOR DOUBLE CHECK VALVE ASSEMBLY FOR M.V. STANDARD W-6.
  - 10) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE FOR DOUBLE CHECK VALVE ASSEMBLY FOR M.V. STANDARD W-6A.
  - 11) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE FOR DOUBLE CHECK VALVE ASSEMBLY FOR M.V. STANDARD W-7.
  - 12) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE FOR DOUBLE CHECK VALVE ASSEMBLY FOR M.V. STANDARD W-7A.
  - 13) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE FOR DOUBLE CHECK VALVE ASSEMBLY FOR M.V. STANDARD W-8.
  - 14) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE FOR DOUBLE CHECK VALVE ASSEMBLY FOR M.V. STANDARD W-8A.
  - 15) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE FOR DOUBLE CHECK VALVE ASSEMBLY FOR M.V. STANDARD W-9.
  - 16) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE FOR DOUBLE CHECK VALVE ASSEMBLY FOR M.V. STANDARD W-9A.
  - 17) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE FOR DOUBLE CHECK VALVE ASSEMBLY FOR M.V. STANDARD W-10.
  - 18) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE FOR DOUBLE CHECK VALVE ASSEMBLY FOR M.V. STANDARD W-10A.
  - 19) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE FOR DOUBLE CHECK VALVE ASSEMBLY FOR M.V. STANDARD W-11.
  - 20) INSTALL 2" REDUCED PRESSURE BACKFLOW DEVICE FOR DOUBLE CHECK VALVE ASSEMBLY FOR M.V. STANDARD W-11A.



**WEST VALLEY WATER DISTRICT**

**WATERLINE IMPROVEMENT PLANS FOR**  
 WEST VALLEY WATER DISTRICT CENTER  
 10000 WEST VALLEY CENTER  
 FONTANA, CALIFORNIA

PROJECT: WEST VALLEY WATER DISTRICT CENTER WATERLINE IMPROVEMENT PLANS  
 SHEET: 7 OF 18  
 DATE: 7/18/18

DESIGNED BY: [Name] CHECKED BY: [Name] DATE: [Date]

APPROVED BY: [Name] DATE: [Date]

UNDEGROUND SERVICE ALERT (USA) logo with text: CALL TOLL FREE 1-800-227-7000

**BENCHMARK**  
 ANY CONSTRUCTION SHALL BE IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES AND THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND THE CALIFORNIA ELECTRICAL CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.

**CONTRACTOR'S OBLIGATION**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.

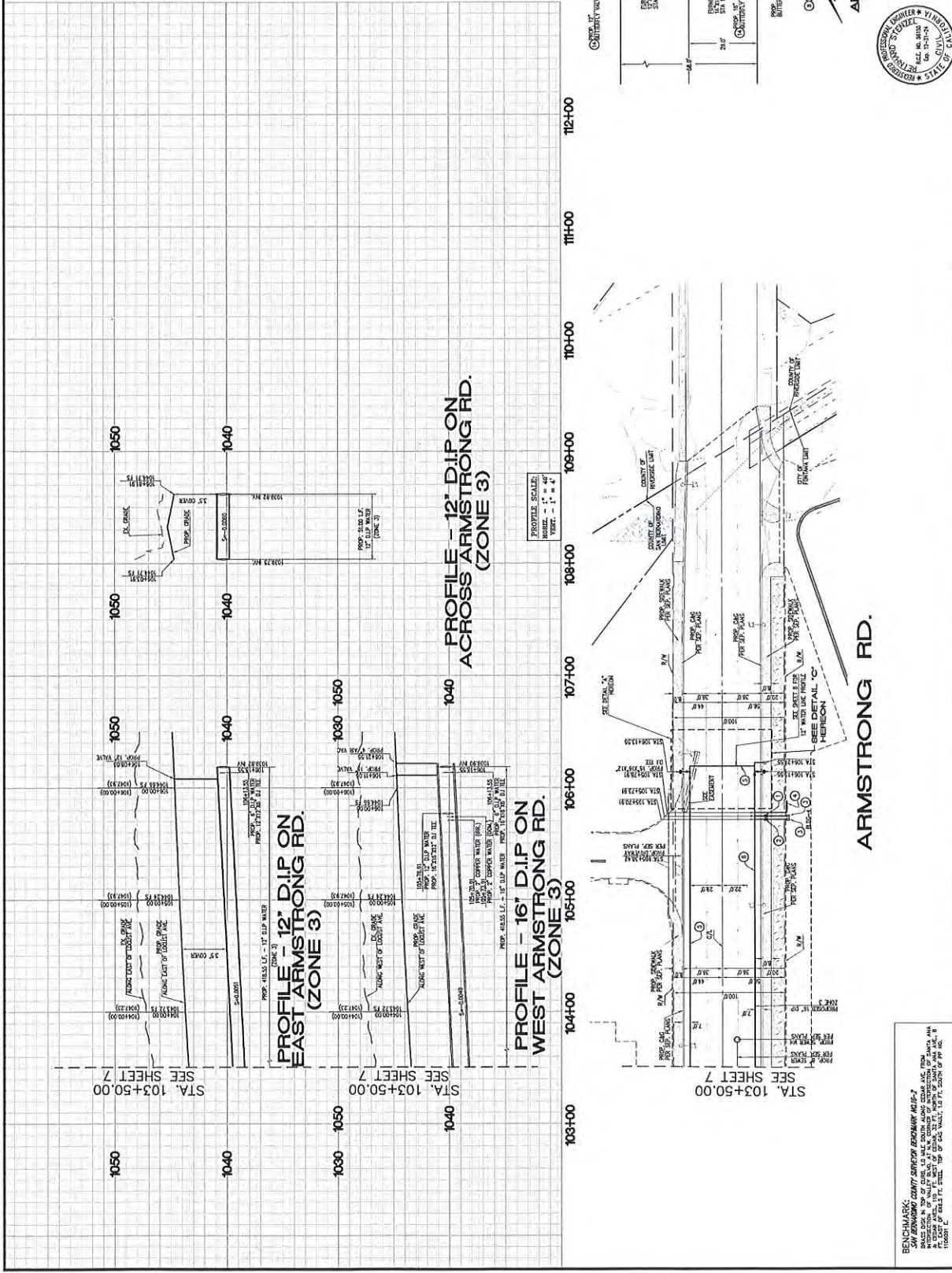
**REVISIONS**

No.	By	Date	Approved	APPROVED

Zone - 2 / ZONE-3  
 IP Number: D21002

Thienes Engineering, Inc.  
 10000 WEST VALLEY CENTER  
 FONTANA, CALIFORNIA 92335  
 TEL: 951-833-8888  
 FAX: 951-833-8889  
 WWW: WWW.THIESENENGINEERING.COM

- WATER CONSTRUCTION NOTES:**
- 1-NOMINAL 2" COPPER SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 2-NOMINAL 2" COPPER SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 3-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 4-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 5-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 6-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 7-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 8-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 9-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 10-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 11-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 12-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 13-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 14-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 15-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 16-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 17-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 18-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 19-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 20-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 21-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 22-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 23-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 24-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 25-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 26-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 27-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 28-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 29-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.
  - 30-NOMINAL 2" RIGID PVC SERVICE AND 2" WATER (SCHEDULE 40) PER N.W.A. STANDARD W-5.



**PROFILE - 12" DIP ON EAST ARMSTRONG RD. (ZONE 3)**

**PROFILE - 16" DIP ON WEST ARMSTRONG RD. (ZONE 3)**

**PROFILE - 12" DIP ON ARMSTRONG RD. (ZONE 3)**

PROFILES SCALES:  
 HORIZ. = 1" = 40'  
 VERT. = 1" = 4'

**WEST VALLEY WATER DISTRICT**

**WATERLINE IMPROVEMENT PLANS FOR WEST VALLEY LOGISTICS CENTER**  
 JUNIPERTOWN AVENUE  
 FONTANA, CALIFORNIA

**Thienens Engineering, Inc.**  
 9457 Foothill Blvd., Suite 200  
 Fontana, CA 92335  
 (951) 833-1100  
 www.thienens.com

PROJECT: WEST VALLEY LOGISTICS CENTER WATERLINE IMPROVEMENT  
 SHEET: 8 OF 18  
 DATE: 10/15/2024  
 PROJECT ENGINEER: AS SHIBANI  
 PROJECT NUMBER: DZ1002

Rev.	By	Date	Description

Underground Services Alert  
 Call TOLL FREE 1-800-222-5900

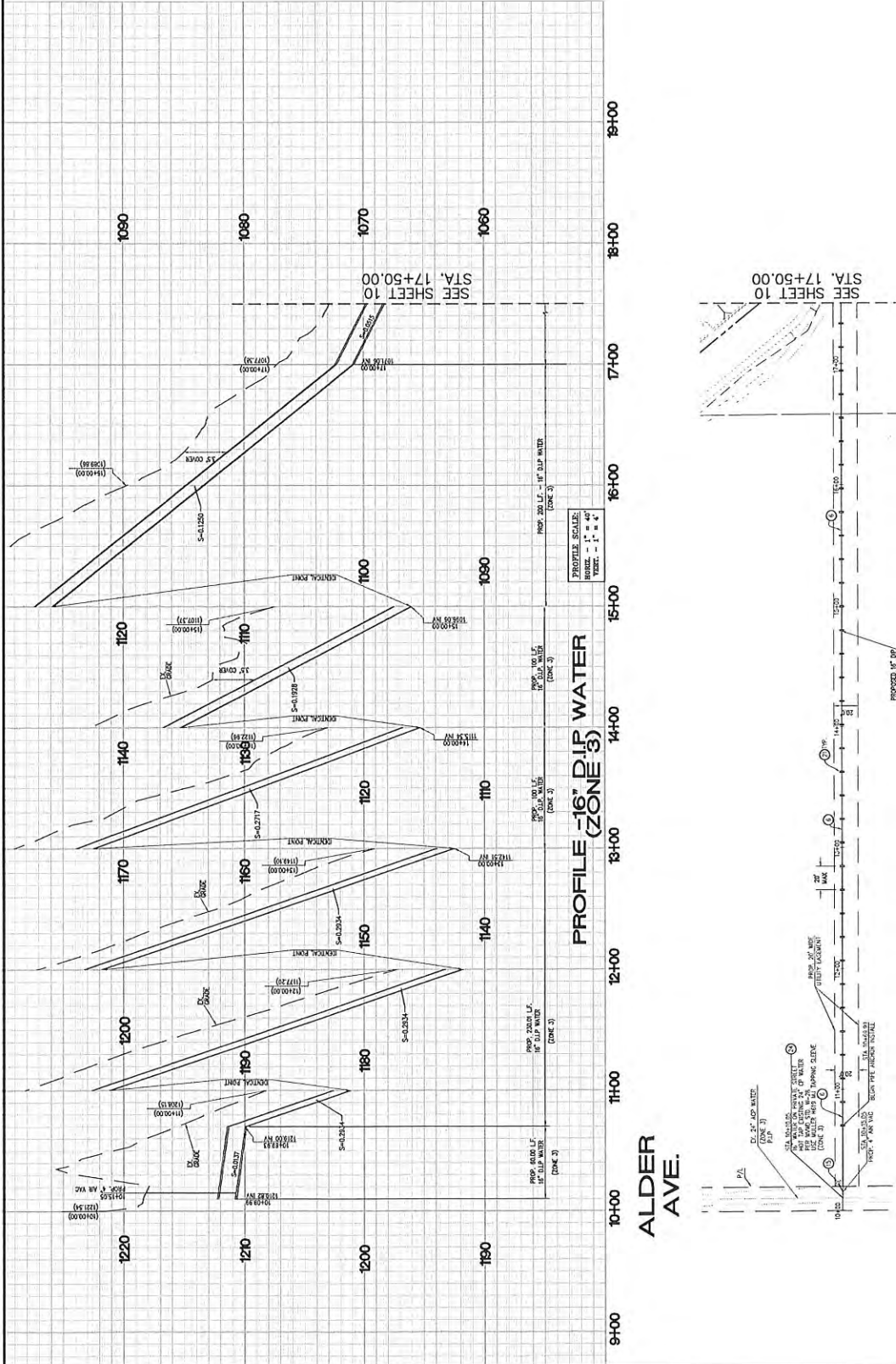
**BENCHMARK:** COUNTY ENERGY BENCHMARK IS 15.4  
 SAN JOAQUIN COUNTY ENERGY BENCHMARK IS 15.4  
 ANY BENCHMARK LOCATED WITHIN THE DISTRICT SHALL BE USED TO DETERMINE THE ELEVATION OF ALL STRUCTURES AND UTILITIES. THE BENCHMARK SHALL BE USED TO DETERMINE THE ELEVATION OF ALL STRUCTURES AND UTILITIES. THE BENCHMARK SHALL BE USED TO DETERMINE THE ELEVATION OF ALL STRUCTURES AND UTILITIES.

**ELEVATION = 1028.21 FT. (RISK 192) / (TYPICAL DIM.)**

CONTRACTOR SHALL VERIFY ALL ELEVATIONS IN ACCORDANCE WITH CURRENTLY APPLICABLE CONSTRUCTION PRACTICES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.



**WATER CONSTRUCTION NOTES:**  
 (1) 18" D.I.P. CLASS 200 WITH FULLY REINFORCED JOINTS PER DISTRICT  
 (2) 18" D.I.P. CLASS 200 WITH FULLY REINFORCED JOINTS PER DISTRICT  
 (3) 18" D.I.P. CLASS 200 WITH FULLY REINFORCED JOINTS PER DISTRICT  
 (4) 18" D.I.P. CLASS 200 WITH FULLY REINFORCED JOINTS PER DISTRICT  
 (5) 18" D.I.P. CLASS 200 WITH FULLY REINFORCED JOINTS PER DISTRICT  
 (6) 18" D.I.P. CLASS 200 WITH FULLY REINFORCED JOINTS PER DISTRICT  
 (7) 18" D.I.P. CLASS 200 WITH FULLY REINFORCED JOINTS PER DISTRICT  
 (8) 18" D.I.P. CLASS 200 WITH FULLY REINFORCED JOINTS PER DISTRICT  
 (9) 18" D.I.P. CLASS 200 WITH FULLY REINFORCED JOINTS PER DISTRICT  
 (10) 18" D.I.P. CLASS 200 WITH FULLY REINFORCED JOINTS PER DISTRICT



**ALDER AVE.**

**BENCHMARK**  
 BENCHMARK CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BENCHMARK DATA PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BENCHMARK DATA PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BENCHMARK DATA PROVIDED TO THE CONTRACTOR.

**UNDERGROUND SERVICE ALERT**  
 Call TOLL FREE 1-800-227-5900  
 www.csaonline.com

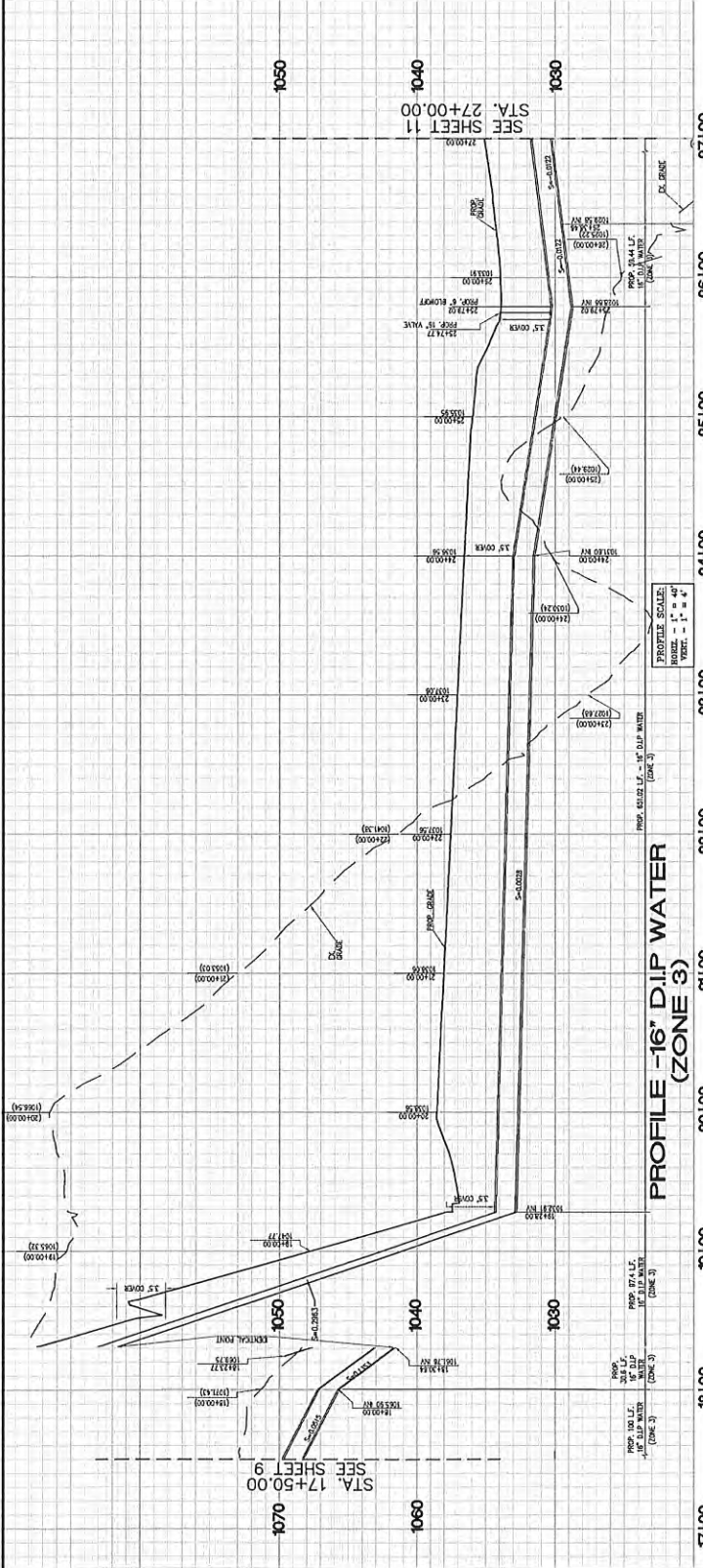
No.	By	Date	Approval



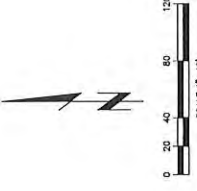
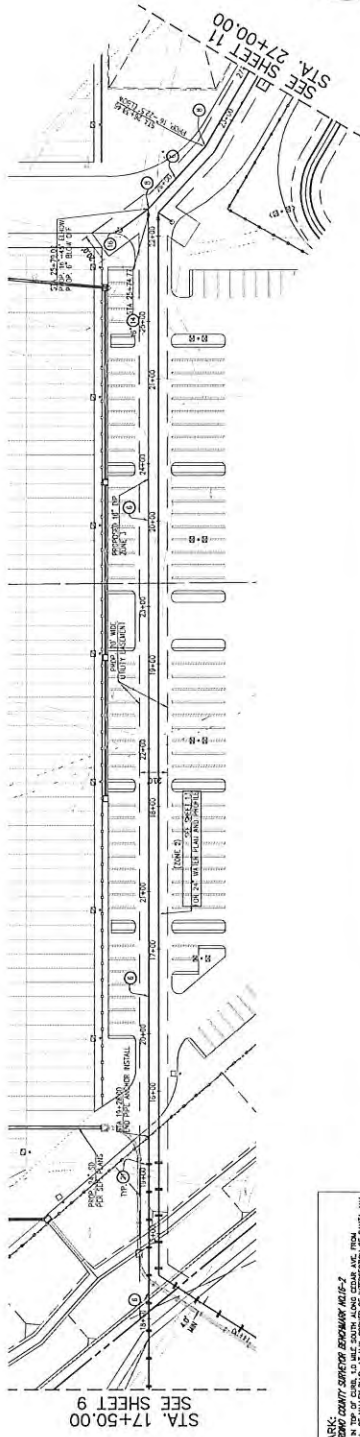

WEST VALLEY WATER DISTRICT  
 WATERLINE IMPROVEMENT PLANS FOR  
 WINDUPA AVE AND LOCUST AVE  
 FONTANA, CALIFORNIA

LET NUMBER 15/20/22  
 BY DATE 04/08/2022

- WATER CONSTRUCTION NOTES:**
- 1. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 2. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 3. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 4. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 5. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 6. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 7. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 8. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 9. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 10. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 11. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 12. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 13. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 14. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 15. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 16. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 17. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 18. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 19. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL
  - 20. SPECIAL CLIP CLAS FOR THE FULL REINFORCED BARS PER DETAIL



PROPOSED SCALES:  
 HORIZ. = 1" = 40'  
 VERT. = 1" = 4'



**THOMAS ENGINEERING, INC.**  
 1450 PLYMOUTH STREET, SUITE 200  
 PLACENTIA, CALIFORNIA 92669  
 TEL: 714.963.4400 FAX: 714.963.4401  
 WWW.THOMAS-ENG.COM

Project No. D21002  
 Zone - 2 / ZONE-3  
 Pressure Zone AS SHOWN  
 Date 11/14/18  
 Checked AS SHOWN  
 Drawn 2594

Underground Service Alert  
 CALL TOLL FREE 1-800-221-7600

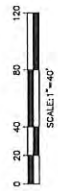
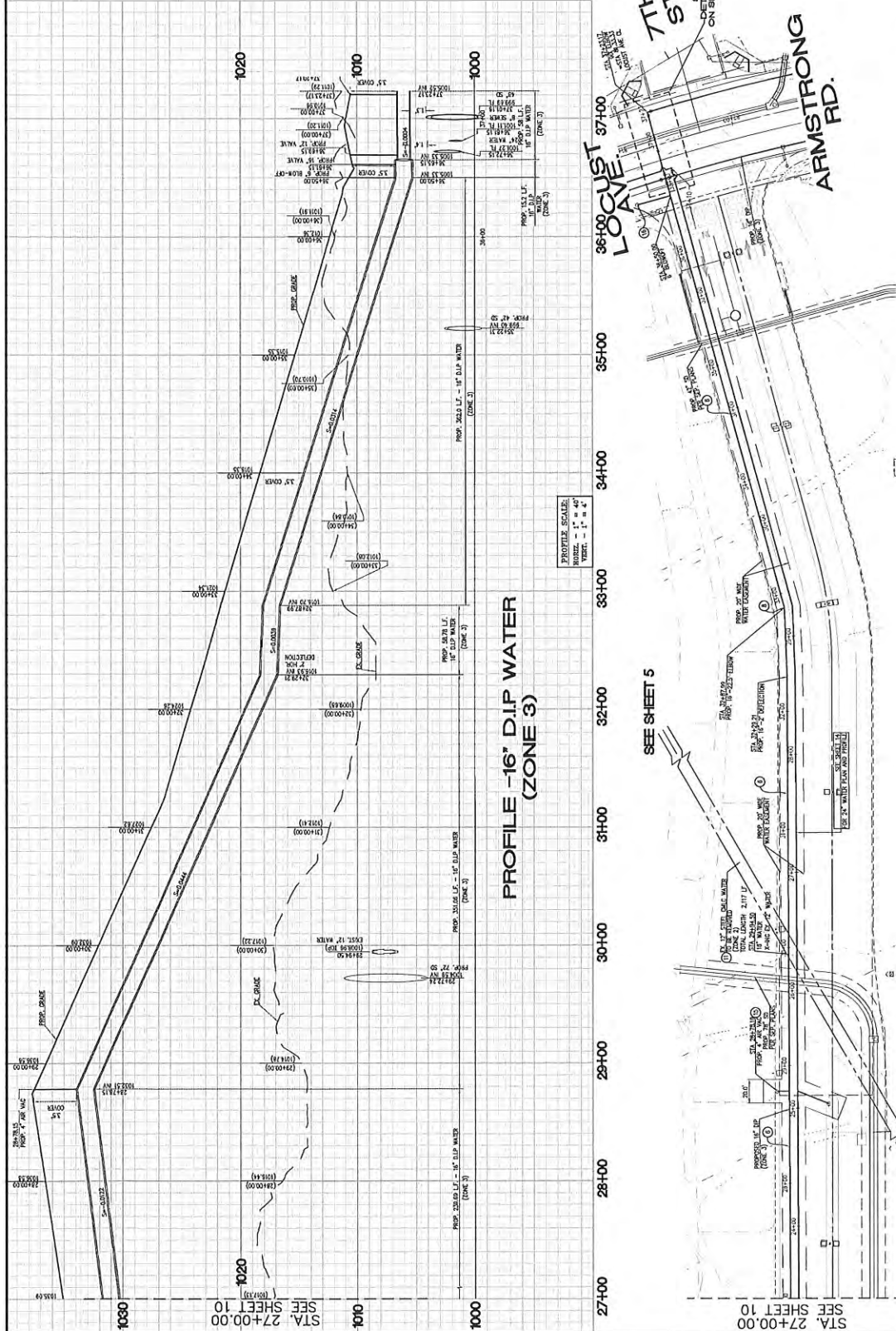
BENCHMARK: COUNTY SURVEY BENCHMARK #1516-7  
 BENCH MARK IS TOP OF CORNER 15 METERS ABOVE CURB AND SIDE WALK  
 BENCH MARK IS NOT TO BE USED FOR ANY OTHER PURPOSES  
 BENCH MARK IS TO BE USED FOR ALL CONSTRUCTION AND AS-BUILT RECORDS  
 BENCH MARK IS TO BE USED FOR ALL CONSTRUCTION AND AS-BUILT RECORDS  
 BENCH MARK IS TO BE USED FOR ALL CONSTRUCTION AND AS-BUILT RECORDS  
 BENCH MARK IS TO BE USED FOR ALL CONSTRUCTION AND AS-BUILT RECORDS

Revision	By	Date	Approved

WEST VALLEY WATER DISTRICT  
 WATERLINE IMPROVEMENT PLANS FOR  
 WILSONS LAKE WEAVER  
 JURUPA LAKE AND LOCUST AVE  
 FONTANA, CALIFORNIA

**WATER CONSTRUCTION NOTES:**

- 1. INSTALL 1/2" DIA. 200 WPI FULLY REINFORCED JOINTS FOR STREET
- 2. INSTALL 1/2" DIA. 200 WPI FULLY REINFORCED JOINTS FOR
- 3. INSTALL CONCRETE STREET BLOCK FOR WWD STANDARD W-7A, W-7B, W-7C, W-7D
- 4. PROVIDE CURBING WATER LINE
- 5. INSTALL BUTTERFLY VALVE (SEE PER PLAN) FOR WWD W-11.
- 6. INSTALL 4" AIR VALVE FOR WWD W-4B.
- 7. INSTALL 1/2" ELBOW FOR WWD W-7A AND W-7B.



**Thomas Engineering, Inc.**  
 2160 Foothill Blvd., Suite 200  
 San Dimas, CA 91774  
 (909) 391-1111  
 www.thomaseg.com

PROJECT: WEST VALLEY WATER DISTRICT  
 SHEET: WATERLINE IMPROVEMENT PLANS FOR WEST VALLEY LOGISTICS CENTER  
 JUNCTION OF JUPITER AVENUE AND FONTANA, CALIFORNIA  
 SHEET NO. 11 OF 18  
 DATE: 11/18/18

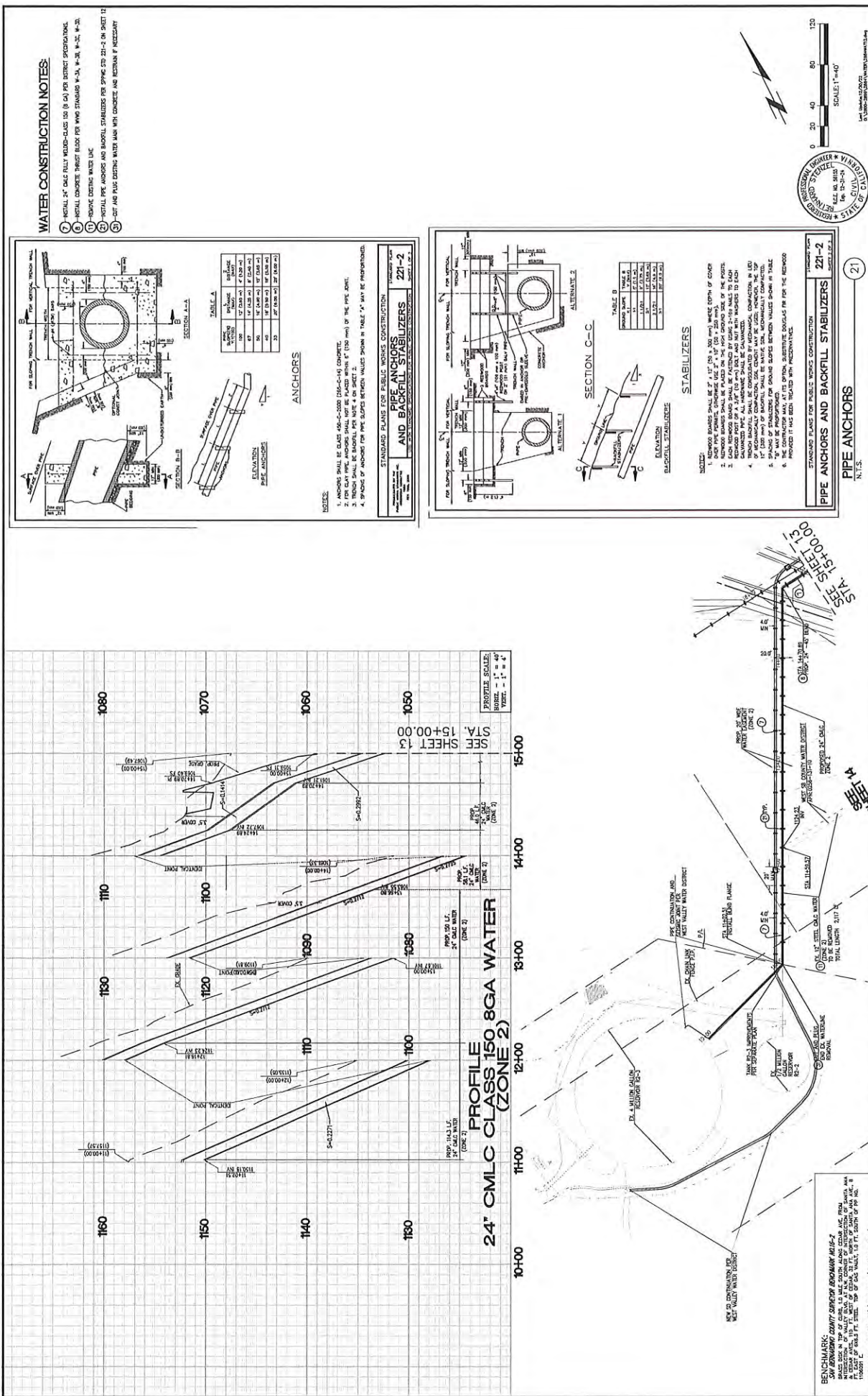
DESIGNED BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]  
 DATE: [Date]

PROJECT NO.: D21002  
 ZONE: ZONE -2 / ZONE-3  
 AS SHOWN

UNDERGROUND SERVICES ALERT  
 Call TOLL FREE 1-800-227-5900  
 800-227-5900

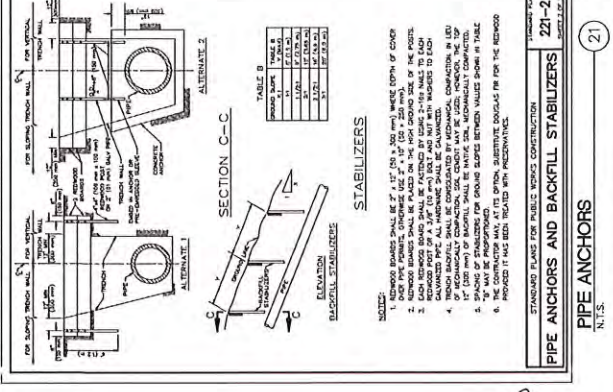
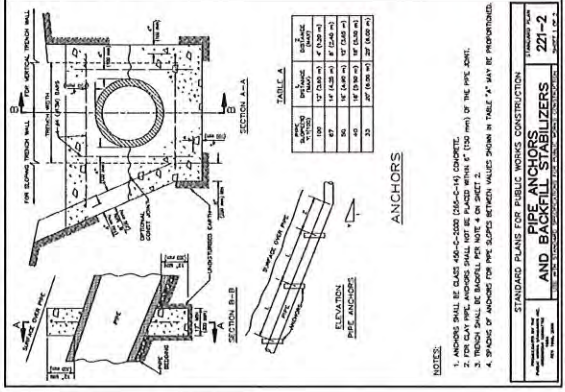
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND UTILITIES PRIOR TO CONSTRUCTION.

BENCHMARK: SAN DIMAS COUNTY SURVEY BENCHMARK 44515-4  
 11000 FT. E. OF THE CORNER OF THE INTERSECTION OF JUPITER AVENUE AND FONTANA, CALIFORNIA. THE BENCHMARK IS A 1/2\"/>



**WATER CONSTRUCTION NOTES:**

1. ALL 24" CMLC CLASS 150 8GA WATER SHALL BE INSTALLED PER DISTRICT SPECIFICATIONS.
2. ALL 24" CMLC CLASS 150 8GA WATER SHALL BE INSTALLED PER DISTRICT SPECIFICATIONS.
3. ALL 24" CMLC CLASS 150 8GA WATER SHALL BE INSTALLED PER DISTRICT SPECIFICATIONS.
4. ALL 24" CMLC CLASS 150 8GA WATER SHALL BE INSTALLED PER DISTRICT SPECIFICATIONS.
5. ALL 24" CMLC CLASS 150 8GA WATER SHALL BE INSTALLED PER DISTRICT SPECIFICATIONS.
6. ALL 24" CMLC CLASS 150 8GA WATER SHALL BE INSTALLED PER DISTRICT SPECIFICATIONS.
7. ALL 24" CMLC CLASS 150 8GA WATER SHALL BE INSTALLED PER DISTRICT SPECIFICATIONS.



**WEST VALLEY WATER DISTRICT**  
**WATERLINE IMPROVEMENT PLANS FOR WEST VALLEY LOGISTICS CENTER**  
 JUNIPER DRIVE  
 FONTANA, CALIFORNIA

**PIPE ANCHORS AND BACKFILL STABILIZERS 221-2**

**STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION**

**CONTRACTOR'S SIGNATURE:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**APPROVED:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

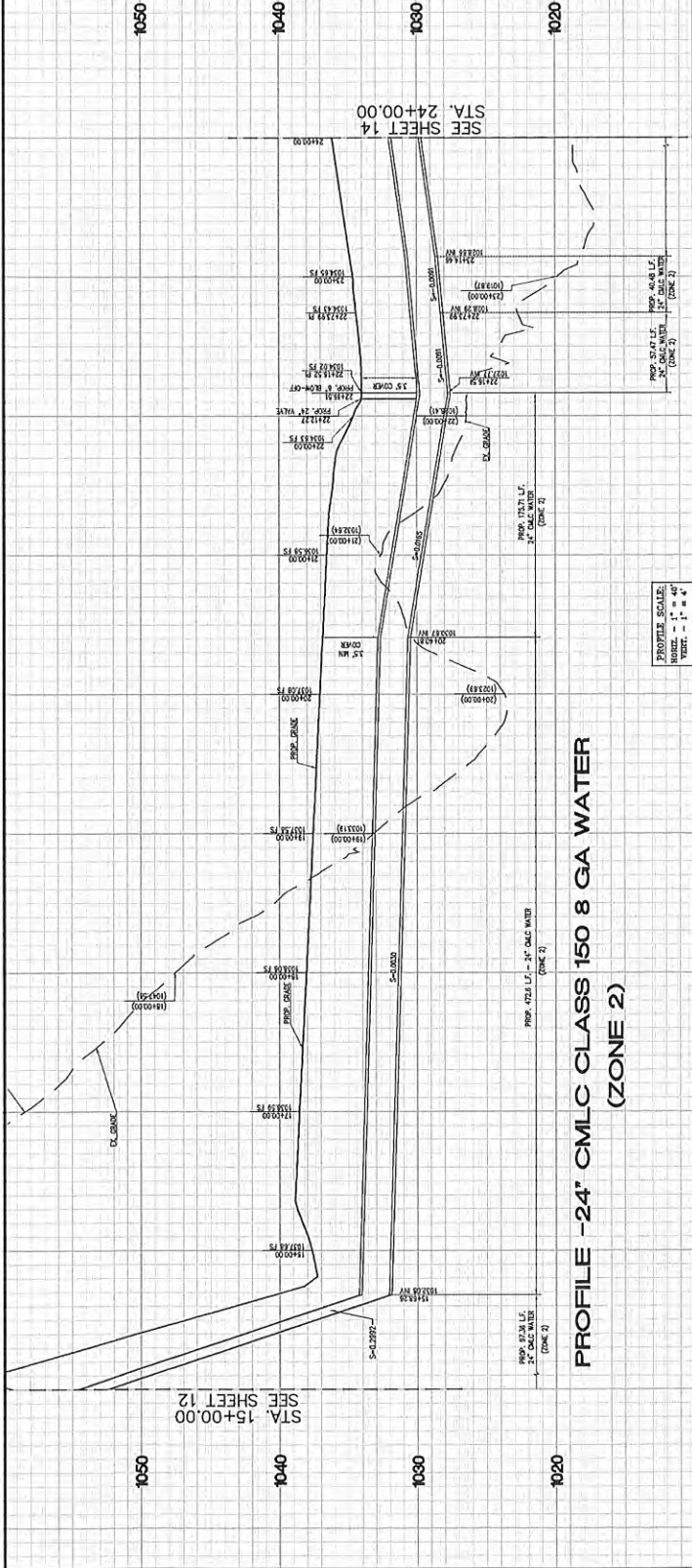
**PROJECT NO.:** \_\_\_\_\_  
**DISTRICT:** \_\_\_\_\_  
**ZONE:** ZONE-2 / ZONE-3  
**AS SHOWN:** \_\_\_\_\_

**Scale:** 1" = 40'

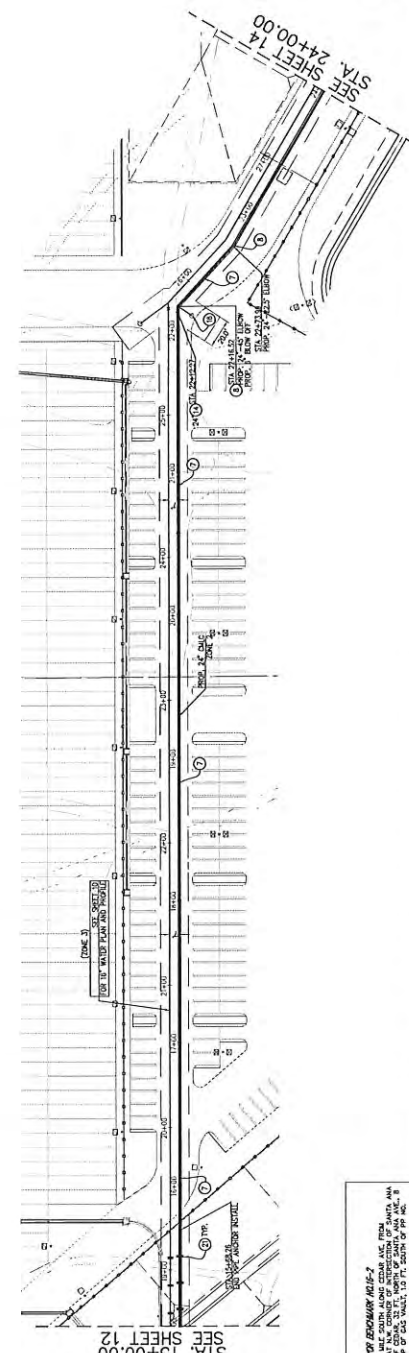
**Legend:**

- 1. EXISTING 24" CMLC CLASS 150 8GA WATER
- 2. NEW 24" CMLC CLASS 150 8GA WATER
- 3. NEW 24" CMLC CLASS 150 8GA WATER WITH 18" DIA. ANCHORS
- 4. NEW 24" CMLC CLASS 150 8GA WATER WITH 18" DIA. ANCHORS AND BACKFILL STABILIZERS
- 5. NEW 24" CMLC CLASS 150 8GA WATER WITH 18" DIA. ANCHORS AND BACKFILL STABILIZERS AND PIPE ANCHORS
- 6. NEW 24" CMLC CLASS 150 8GA WATER WITH 18" DIA. ANCHORS AND BACKFILL STABILIZERS AND PIPE ANCHORS AND STABILIZERS
- 7. NEW 24" CMLC CLASS 150 8GA WATER WITH 18" DIA. ANCHORS AND BACKFILL STABILIZERS AND PIPE ANCHORS AND STABILIZERS AND PIPE ANCHORS AND STABILIZERS AND PIPE ANCHORS AND STABILIZERS

- WATER CONSTRUCTION NOTES:**
- ① - INSTALL 24" GALV. STEEL WELDED-CLASS 150 (1) GA PER DIRECT SPECIFICATIONS
  - ② - INSTALL CONCRETE SHEET PILING FOR WALL STRUCTURES W-24, W-33, W-36, W-39
  - ③ - INSTALL 8" RIBBED PIPE WITH 2'-0" DIA. AND W-36
  - ④ - INSTALL PIPE ANCHORS AND BUREL CONNECTIONS FOR SPILING STD 251-1, 251-2, 251-3, 251-4, 251-5, 251-6, 251-7, 251-8, 251-9, 251-10, 251-11, 251-12



**PROFILE -24" CMLC CLASS 150 8 GA WATER (ZONE 2)**



**BENCHMARK:**  
 SAN BERNARDINO COUNTY SURVEY BENCHMARK 1015-1  
 INTERSECTION OF W. VALLEY LOGIC CENTER AND S. JEFFERSON ST. STA. 1015+00.00  
 ELEVATION = 1028.574 FT. (NGVD 83) / (FATHOM 2011)

CONSTRUCTION CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA.



Underground Services Alert  
 ONE TOLL FREE  
 1-800-227-2000

No.	By	Date	Approved	Revised

PROJECT: WEST VALLEY WATER DISTRICT  
 WATERLINE IMPROVEMENT PLANS FOR  
 WEST VALLEY LOGIC CENTER  
 JUNCTION OF LOGIC CENTER  
 FONTANA, CALIFORNIA

PREPARED BY: THERIAUX ENGINEERING, INC.  
 PROJECT NO.: D21002  
 SHEET NO.: 13 OF 18

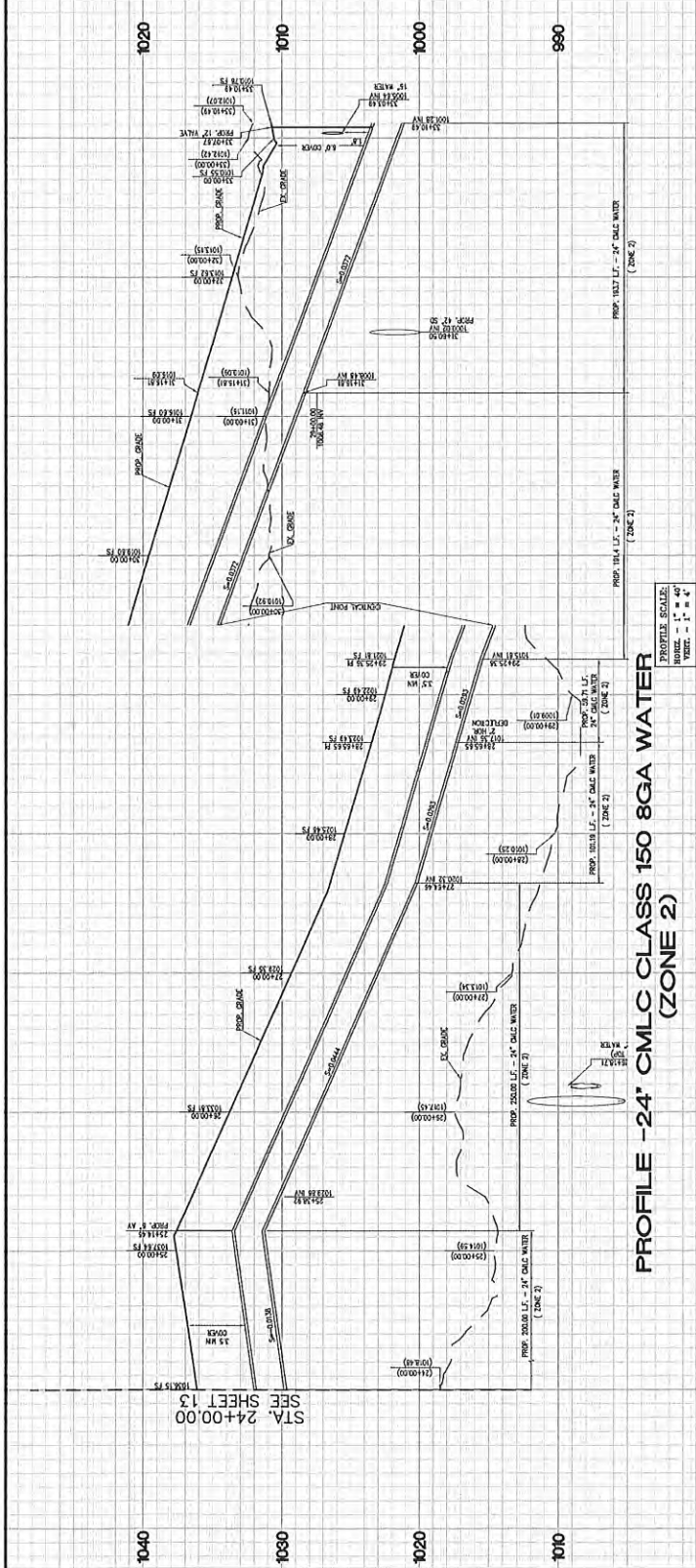
DATE: 10/13/2022  
 SCALE: 1" = 40'

WEST VALLEY WATER DISTRICT

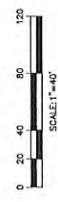
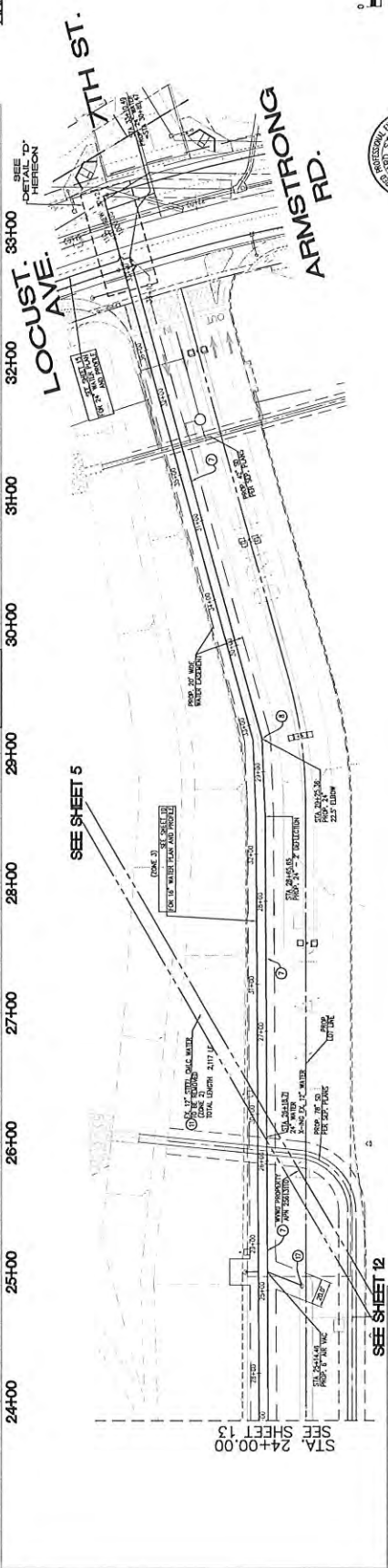
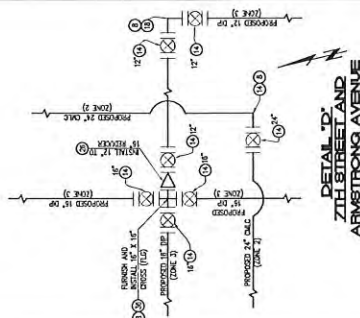
SCALE: 1" = 40'

**WATER CONSTRUCTION NOTES:**

- 1) INSTALL 2" GALV. FULLY WELDED CLASS 100 (B) GAS PIPE DIRECT CONNECTIONS.
- 2) INSTALL CHANGES THREAT BLOCK PER WWD STANDARD W-3A, W-3B, W-3C, W-3D.
- 3) INSTALL BATTERY WALK (SIZE PER PLAN) FOR WWD W-11.
- 4) INSTALL 6" AIR WAC PER WWD W-40.
- 5) INSTALL 12" 20' O.D. BURN.
- 6) INSTALL 1" COPPER BRASS AND 3/4" WAC (CONNECTED PER WWD STANDARD W-4).
- 7) INSTALL 24" 80' O.D. GALV. EMB.



**PROFILE - 24" CMLC CLASS 150 8GA WATER (ZONE 2)**



**Thomas Engineering, Inc.**  
 1515 S. GARDEN AVENUE, SUITE 200  
 ANAHEIM, CALIFORNIA 92805  
 TEL: 714.938.8888 FAX: 714.938.8889  
 WWW.THOMAS-ENG.COM

Rev.	By	Check	Appr'd	Date	Reason

Project No.	DZ1002
Zone	ZONE - 2 / ZONE - 3
Pressure Zone	AS SHOWN
Sheet No.	14 of 18
Scale	AS SHOWN

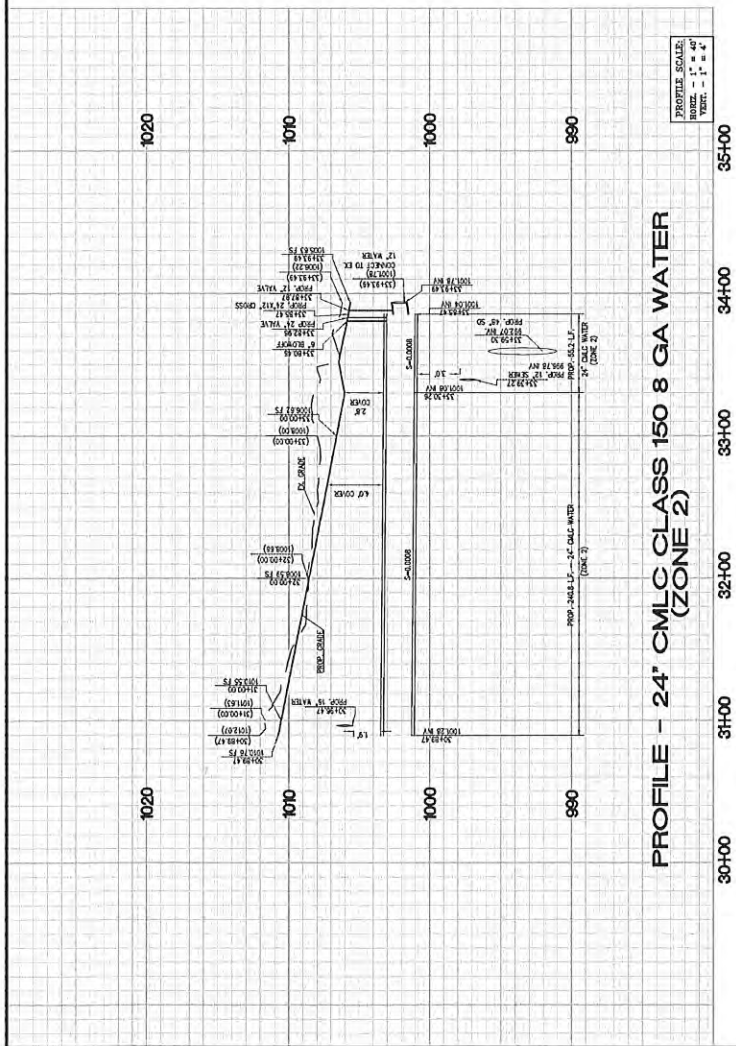
**Underground Service Alert**  
 Call TOLL FREE 1-800-227-5000

**BENCHMARK:** HARRY SHRECK PROPERTY #16.7  
 BENCH MARK IS LOCATED AT CORNER OF LOCUST AVE. FROM  
 A POINT OF BEGINNING OF CONSTRUCTION, 15' SOUTH, 15'  
 1160000' L. TOTAL TO TOP OF GALV. PIPE, 15' FT. SOUTH OF THE  
 BENCHMARK = 1025.271 FT. (MAY 1929 / UNKNOWN DATE)

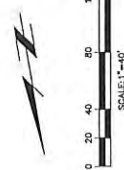
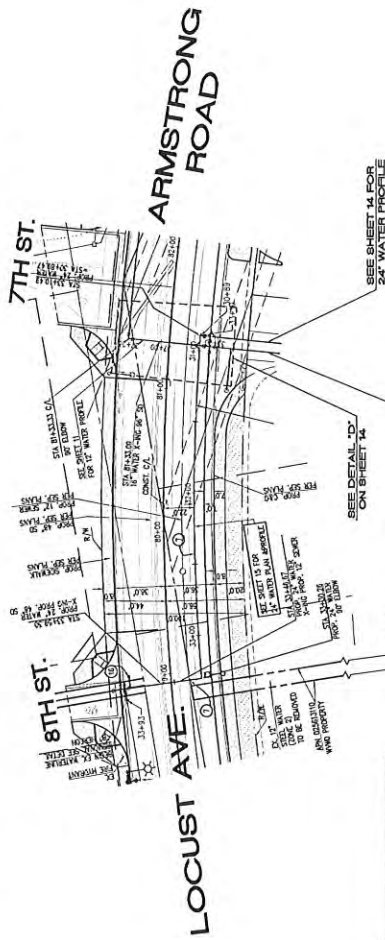
CONTRACTOR SHALL VERIFY THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION  
 PRACTICES, CONSTRUCTION OPERATIONS SHALL BE STOPPED IMMEDIATELY IF ANY UNUSUAL  
 OBSTRUCTIONS ARE ENCOUNTERED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL  
 NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY  
 INFORMATION FROM ALL AFFECTED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
 OBTAINING ALL NECESSARY INFORMATION FROM ALL AFFECTED UTILITIES. THE CONTRACTOR SHALL  
 BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM ALL AFFECTED UTILITIES.  
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 AFFECTED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY  
 INFORMATION FROM ALL AFFECTED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
 OBTAINING ALL NECESSARY INFORMATION FROM ALL AFFECTED UTILITIES.

**WATER CONSTRUCTION NOTES:**

- ① - INSTALL 24" DUAL FULLY WELDED-CLASS 150 (8 GA) PER DISTRICT SPECIFICATIONS
- ② - INSTALL 8" BULKHEAD PER WWS 14-7A AND 14-7B



**PROFILE - 24" CMLC CLASS 150 8 GA WATER (ZONE 2)**



**T. O. Thieme Engineering, Inc.**  
 205 PARKWAY AND CENTER  
 SUITE 100  
 FOUNTANA, CALIFORNIA 92425  
 TEL: 951-781-1111  
 FAX: 951-781-1112  
 WWW.THIEMEENGINEERING.COM

**WEST VALLEY WATER DISTRICT**  
**WATERLINE IMPROVEMENT PLANS FOR**  
**WEST VALLEY LOGISTICS CENTER**  
**JUNIPER AVENUE**  
**FOUNTANA, CALIFORNIA**

PROJECT: WEST VALLEY LOGISTICS CENTER  
 SHEET: 24F  
 DATE: 10/15/18  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 INSP. NUMBER: D21002  
 ZONE: -2 / ZONE-3

No.	By	Date	Revised	APPROVED

DESIGNED BY: [Name]  
 CHECKED BY: [Name]  
 INSP. NO.: 2884  
 AS SHOWN

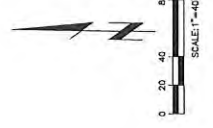
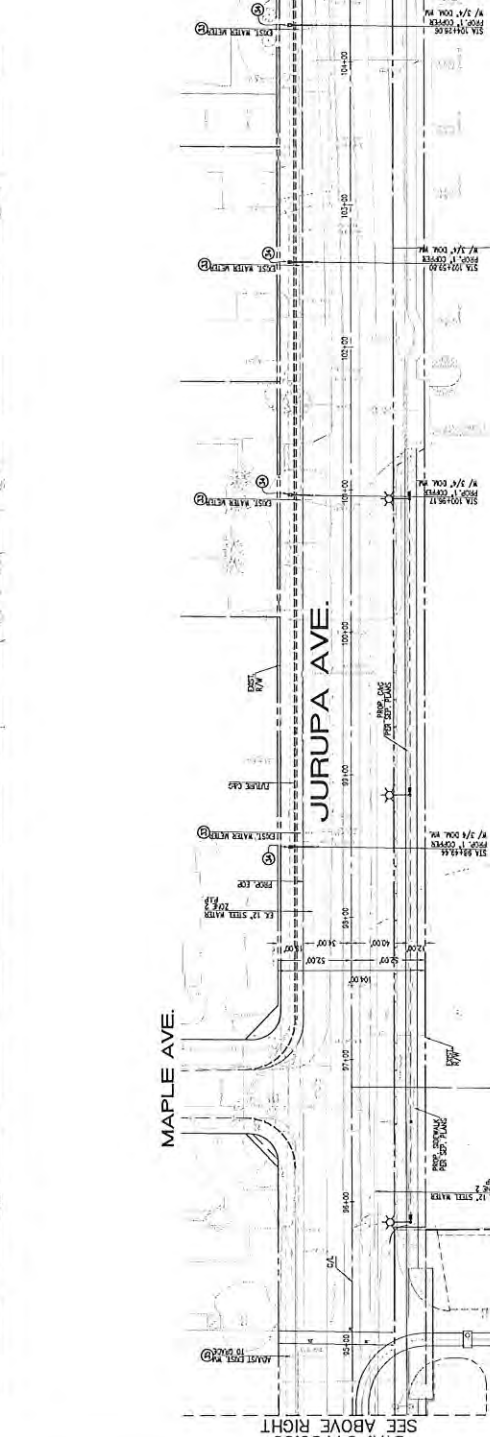
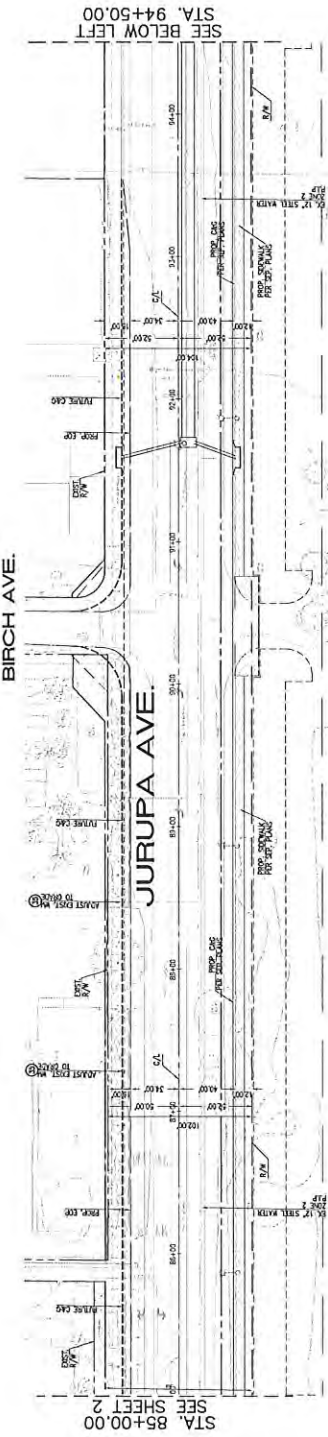
Underground Service Alert  
 Call TOLL FREE  
 1-800-227-2000

**BENCHMARK:**  
 SAN ANTONIO COUNTY BORDER BENCHMARK 14516.2  
 A BENCHMARK OF KNOWN LOCATION AND ELEVATION SHALL BE USED TO VERIFY THE ACCURACY OF ALL DATA. THE BENCHMARK SHALL BE USED TO VERIFY THE ELEVATION OF ALL POINTS. THE BENCHMARK SHALL BE USED TO VERIFY THE ELEVATION OF ALL POINTS. THE BENCHMARK SHALL BE USED TO VERIFY THE ELEVATION OF ALL POINTS.

**ELEVATION = 102.01 FT. (AND 102.10 / 102.00)**

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND UTILITIES.

**WATER CONSTRUCTION NOTES:**  
 1. 10" DIA. C. WATER MAIN AND JUNCTION SERVICE LATERAL PER FIGS. 4-23  
 2. 10" DIA. T. CEMENT SERVICE AND J/T ARE TO BE CONSTRUCTED PER LOCAL STANDARD 4-14  
 3. 10" DIA. T. CEMENT SERVICE AND J/T ARE TO BE CONSTRUCTED PER LOCAL STANDARD 4-14  
 4. 10" DIA. T. CEMENT SERVICE AND J/T ARE TO BE CONSTRUCTED PER LOCAL STANDARD 4-14



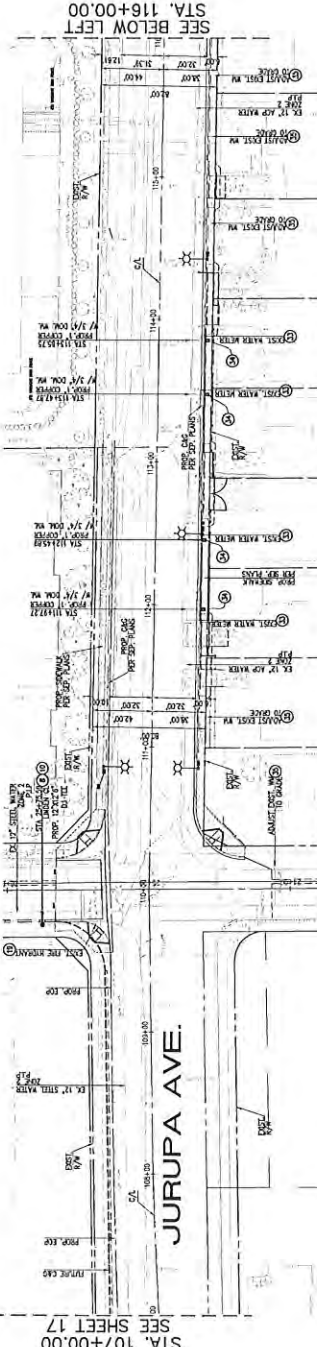
<p><b>WEST VALLEY WATER DISTRICT</b>                  WATERLINE IMPROVEMENT PLANS FOR                  WEST VALLEY LOGISTICS CENTER                  4500 WEST VALLEY BLVD                  FONTANA, CALIFORNIA</p>	
<p>PROJECT: WEST VALLEY LOGISTICS CENTER                  SHEET: 16.18                  DATE: 12/15/15</p>	<p>DESIGNER: THOMAS ENGINEERING, INC.                  PROJECT NUMBER: DZ1002                  ZONE: ZONE -2 / ZONE-3                  AS SHOWN</p>
<p>APPROVED: _____                  DATE: _____</p>	<p>DESIGNED: _____                  DATE: _____</p>
<p>REVISION: _____</p>	<p>DATE: _____</p>

**BENCHMARK:**  
 ALL DIMENSIONS SHOWN ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS OF WALLS, CURBS, AND OTHER STRUCTURES ARE TO FACE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS OF PIPES AND OTHER STRUCTURES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS OF MANHOLES AND OTHER STRUCTURES ARE TO TOP UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS OF TRENCHES ARE TO BOTTOM UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS OF GRADES ARE TO FINISH UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS OF ELEVATIONS ARE TO MEAN SEA LEVEL UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS OF DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS OF ANGLES ARE TO BE SHOWN IN DEGREES AND MINUTES.  
 ALL DIMENSIONS OF CURVES ARE TO BE SHOWN IN FEET AND INCHES.  
 ALL DIMENSIONS OF SLOPES ARE TO BE SHOWN AS PERCENTS.  
 ALL DIMENSIONS OF RADIUSES ARE TO BE SHOWN IN FEET.  
 ALL DIMENSIONS OF CHORDS ARE TO BE SHOWN IN FEET.  
 ALL DIMENSIONS OF CHANGES ARE TO BE SHOWN IN FEET.  
 ALL DIMENSIONS OF OFFSETS ARE TO BE SHOWN IN FEET.  
 ALL DIMENSIONS OF SETBACKS ARE TO BE SHOWN IN FEET.  
 ALL DIMENSIONS OF CLEARANCES ARE TO BE SHOWN IN FEET.  
 ALL DIMENSIONS OF HEIGHTS ARE TO BE SHOWN IN FEET.  
 ALL DIMENSIONS OF DEPTHS ARE TO BE SHOWN IN FEET.  
 ALL DIMENSIONS OF WIDTHS ARE TO BE SHOWN IN FEET.  
 ALL DIMENSIONS OF LENGTHS ARE TO BE SHOWN IN FEET.  
 ALL DIMENSIONS OF AREAS ARE TO BE SHOWN IN SQUARE FEET.  
 ALL DIMENSIONS OF VOLUMES ARE TO BE SHOWN IN CUBIC FEET.  
 ALL DIMENSIONS OF WEIGHTS ARE TO BE SHOWN IN POUNDS.  
 ALL DIMENSIONS OF TEMPERATURES ARE TO BE SHOWN IN DEGREES FAHRENHEIT.  
 ALL DIMENSIONS OF PRESSURES ARE TO BE SHOWN IN POUNDS PER SQUARE INCH.  
 ALL DIMENSIONS OF FLOWS ARE TO BE SHOWN IN GALLONS PER MINUTE.  
 ALL DIMENSIONS OF SPEEDS ARE TO BE SHOWN IN FEET PER SECOND.  
 ALL DIMENSIONS OF ACCELERATIONS ARE TO BE SHOWN IN FEET PER SECOND SQUARED.  
 ALL DIMENSIONS OF ANGULAR VELOCITIES ARE TO BE SHOWN IN DEGREES PER SECOND.  
 ALL DIMENSIONS OF TORQUES ARE TO BE SHOWN IN FOOT POUNDS.  
 ALL DIMENSIONS OF MOMENTS ARE TO BE SHOWN IN FOOT POUNDS.  
 ALL DIMENSIONS OF ENERGIES ARE TO BE SHOWN IN FOOT POUNDS.  
 ALL DIMENSIONS OF POWERS ARE TO BE SHOWN IN FOOT POUNDS PER SECOND.  
 ALL DIMENSIONS OF EFFICIENCIES ARE TO BE SHOWN IN PERCENTS.  
 ALL DIMENSIONS OF COEFFICIENTS ARE TO BE SHOWN AS DECIMALS.  
 ALL DIMENSIONS OF CONSTANTS ARE TO BE SHOWN AS DECIMALS.  
 ALL DIMENSIONS OF VARIABLES ARE TO BE SHOWN AS LETTERS.  
 ALL DIMENSIONS OF FUNCTIONS ARE TO BE SHOWN AS LETTERS.  
 ALL DIMENSIONS OF OPERATORS ARE TO BE SHOWN AS LETTERS.  
 ALL DIMENSIONS OF UNITS ARE TO BE SHOWN IN FULL.  
 ALL DIMENSIONS OF SYMBOLS ARE TO BE SHOWN IN FULL.  
 ALL DIMENSIONS OF ABBREVIATIONS ARE TO BE SHOWN IN FULL.  
 ALL DIMENSIONS OF REFERENCES ARE TO BE SHOWN IN FULL.  
 ALL DIMENSIONS OF CITATIONS ARE TO BE SHOWN IN FULL.  
 ALL DIMENSIONS OF FOOTNOTES ARE TO BE SHOWN IN FULL.  
 ALL DIMENSIONS OF APPENDICES ARE TO BE SHOWN IN FULL.  
 ALL DIMENSIONS OF INDEXES ARE TO BE SHOWN IN FULL.  
 ALL DIMENSIONS OF TABLES OF CONTENTS ARE TO BE SHOWN IN FULL.  
 ALL DIMENSIONS OF LISTINGS ARE TO BE SHOWN IN FULL.  
 ALL DIMENSIONS OF BIBLIOGRAPHIES ARE TO BE SHOWN IN FULL.  
 ALL DIMENSIONS OF REFERENCES ARE TO BE SHOWN IN FULL.  
 ALL DIMENSIONS OF CITATIONS ARE TO BE SHOWN IN FULL.  
 ALL DIMENSIONS OF FOOTNOTES ARE TO BE SHOWN IN FULL.  
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 ALL DIMENSIONS OF INDEXES ARE TO BE SHOWN IN FULL.  
 ALL DIMENSIONS OF TABLES OF CONTENTS ARE TO BE SHOWN IN FULL.  
 ALL DIMENSIONS OF LISTINGS ARE TO BE SHOWN IN FULL.  
 ALL DIMENSIONS OF BIBLIOGRAPHIES ARE TO BE SHOWN IN FULL.



**WATER CONSTRUCTION NOTES:**

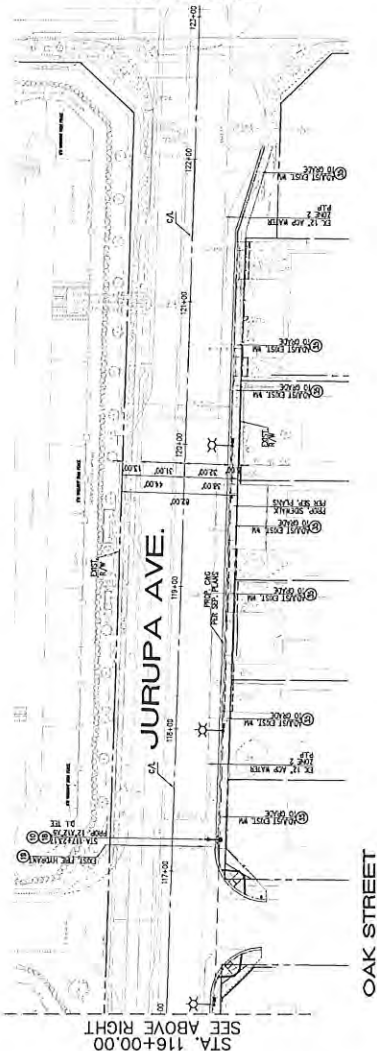
- 1) METAL CONCRETE THIRST BLOCK PER MW STANDARD W-3A, W-3B, W-3C, W-3D
- 2) METAL FIRE HYDRANT PER MW STANDARD W-2
- 3) REDUCE EX. FIRE HYDRANT AND ABANDON LATERAL FOR W-3
- 4) REDUCE EX. WATER METERS AND ABANDON SERVICE LATERAL FOR W-3
- 5) METAL 1" COPPER SERVICE AND 3/4" VEEBEE CONNECTING PER MW STANDARD W-4
- 6) MOUNT EXISTING WATER METERS AND WALK TO DRIVE



LINDEN AVE.

LINDEN AVE.

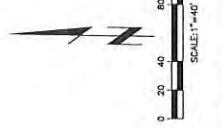
STA. 107+00.00  
SEE SHEET 17



JURUPA AVE.

OAK STREET

STA. 116+00.00  
SEE ABOVE RIGHT



**WEST VALLEY WATER DISTRICT**  
**WATERLINE IMPROVEMENT PLANS FOR**  
**WEST VALLEY LOGISTICS CENTER**  
 JUNCTION OF CEDAR AVE  
 FONTANA, CALIFORNIA

Client:  247  
 Project:  2881  
 Zone:  AS SHOWN  
 Date: \_\_\_\_\_

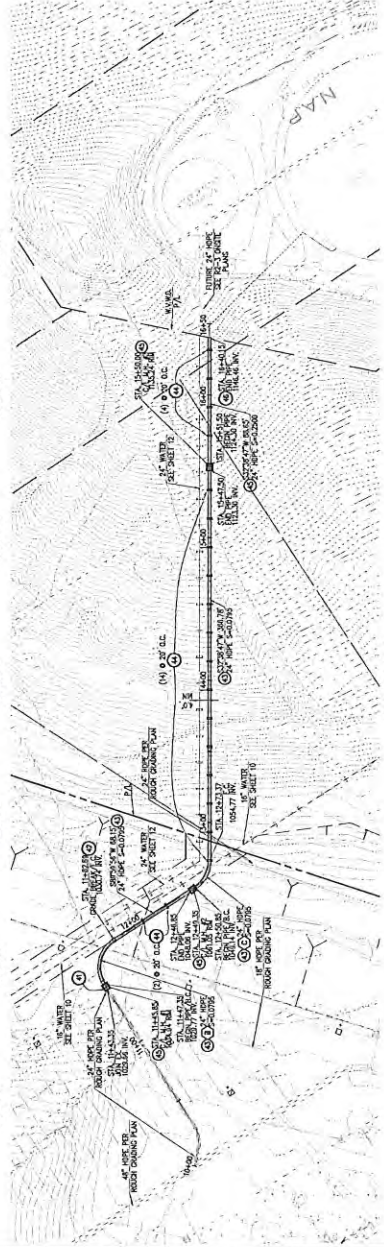
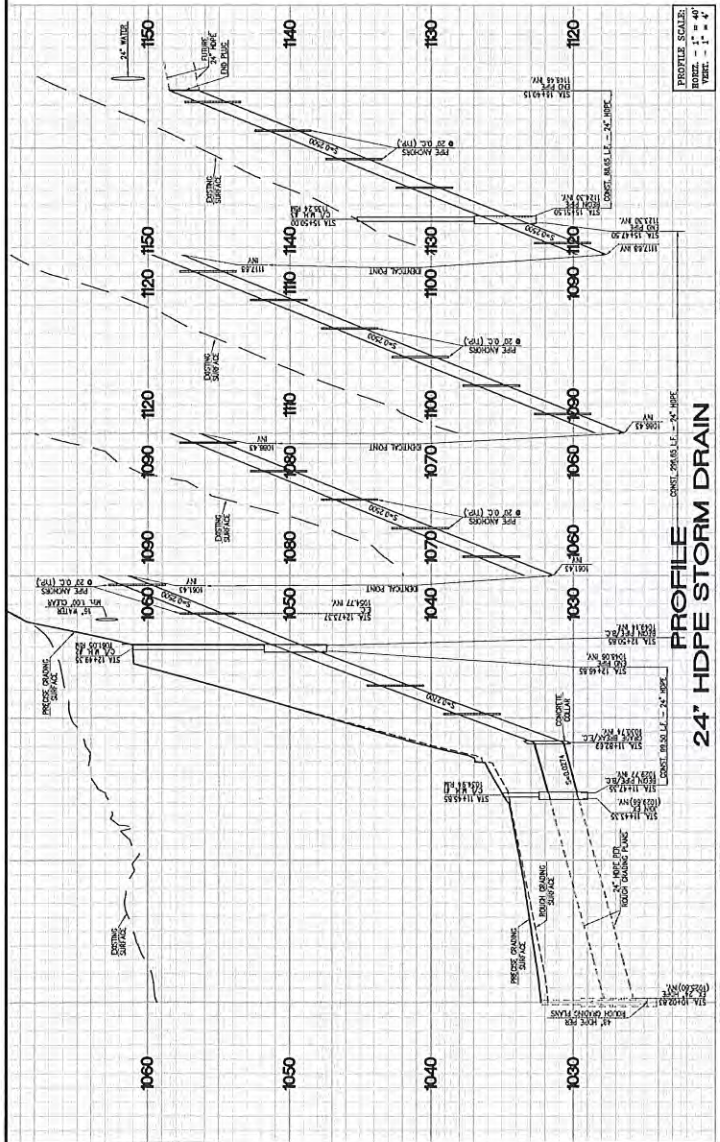
Approval: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Approved: \_\_\_\_\_

Zone - 2 / Zone - 3  
 D21002

**BENCHMARK:**  
 ALL CONSTRUCTION SHALL BE REFERENCED TO THE BENCHMARK POINT SHOWN ON THESE PLANS AND NOT TO ANY OTHER POINT. THE BENCHMARK IS A 1/2" DIA. METAL ROD SET INTO CONCRETE AT THE CORNER OF THE BLOCK AT THE INTERSECTION OF CEDAR AVE AND OAK STREET, 15.17' SOUTH OF THE INTERSECTION.

**CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE BENCHMARK POINT AND FOR VERIFYING THAT THE BENCHMARK POINT IS NOT BUILT ON AND IS NOT AVOIDED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE BENCHMARK POINT AND FOR VERIFYING THAT THE BENCHMARK POINT IS NOT BUILT ON AND IS NOT AVOIDED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE BENCHMARK POINT AND FOR VERIFYING THAT THE BENCHMARK POINT IS NOT BUILT ON AND IS NOT AVOIDED BY THE CONSTRUCTION.**

Underground Service Alert  
 Call TOLL FREE  
 1-800-227-2800



PROFILE  
24" HDPE STORM DRAIN

PLAN  
24" HDPE STORM DRAIN

**END PLUGS**  
4" - 60" DIAMETER

PART #	PIPE SIZE
0623AA	8" IP
0623AA	10" IP
1023AA	12" IP
1023AA	15" IP
1023AA	18" IP
1023AA	24" IP
1023AA	30" IP
1023AA	36" IP
1023AA	42" IP
1023AA	48" IP
1023AA	60" IP

NOTE: ALL FITTINGS DIMENSIONS ARE FOR REFERENCE ONLY

PLAN VIEW  
FRONT VIEW

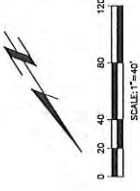
**HDPE END CAP DETAIL** (45)  
N.T.S.

- STORM DRAIN CONSTRUCTION NOTES:**
1. REMOVE EXISTING DRAIN PILE.
  2. CONSTRUCT CONCRETE COLLAR PER SP. PAC. STD. PLAN 200-4.
  3. CONSTRUCT 24" HDPE 14'-0" WITH WIDE-TOOTH ANGLE. MODEL FOR MANUFACTURERS SPECIFICATIONS.
  4. CONSTRUCT PIPE ANCHORS PER SP. PAC. STD. PLAN 200-2.
  5. CONSTRUCT CONCRETE MANHOLE PER SP. PAC. STD. PLAN 200-2.
  6. INSTALL HDPE END PLUG SEE DETAIL ON SHEET 18.

STORM DRAIN DRAINAGE DATA

INDEX	DATE	REVISION	THICKNESS	DEPTH
1	8/23/07	22.5'	22.5'	23.5'
2	5/7/07	22.5'	4.1'	22.5'

CONTRACTOR TO USE 2002 DRAINAGE PRELIMINARY CHECKING AND APPROPRIATE INCHES FEET TO APPROXIMATE GROUND DATA.



**BENCHMARK:**  
SAN JOAQUIN COUNTY SURVEY BENCHMARK 1025-2  
WATERMETER 1025-2  
ELEVATION = 1025.21 FT. (MVD 1025 / TRINITY 024)

CONTRACTOR SHALL VERIFY THAT IN ACCORDANCE WITH GENERAL CONTRACTOR'S OBLIGATION TO VERIFY THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED BY THE CLIENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED BY THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED BY THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED BY THE CLIENT.

**WEST VALLEY WATER DISTRICT**

**WATERLINE IMPROVEMENT PLANS FOR**  
WEST VALLEY LOGISTICS CENTER  
JUNIPER AVE  
FONTANA, CALIFORNIA

PROJECT: WATERLINE IMPROVEMENT PLANS FOR WEST VALLEY LOGISTICS CENTER JUNIPER AVE FONTANA, CALIFORNIA

SHEET: 19 OF 18

DATE: 08/23/07

DESIGNED BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

SCALE: 1" = 40'

ZONE - 2 / ZONE-3

D21002

# Exhibit C

(to be provided at later date)

# Exhibit D



**ESTABLISHED AS A PUBLIC AGENCY IN 1952**

WEST VALLEY WATER DISTRICT'S MISSION IS TO PROVIDE A RELIABLE,  
SAFE-DRINKING WATER SUPPLY TO MEET OUR CUSTOMERS' PRESENT  
AND FUTURE NEEDS AT A REASONABLE COST AND TO PROMOTE  
WATER-USE EFFICIENCY AND CONSERVATION.

## **2023 HOLIDAY LIST**

MONDAY, JANUARY 2	NEW YEAR'S DAY
MONDAY, JANUARY 16	MARTIN LUTHER KING, JR.
MONDAY, FEBRUARY 20	PRESIDENT'S DAY
MONDAY, MAY 29	MEMORIAL DAY
TUESDAY, JULY 4	INDEPENDENCE DAY
MONDAY, SEPTEMBER 4	LABOR DAY
FRIDAY, NOVEMBER 10	VETERANS DAY (OBSERVED)
THURSDAY, NOVEMBER 23	THANKSGIVING
FRIDAY, NOVEMBER 24	DAY AFTER THANKSGIVING
MONDAY, DECEMBER 25	CHRISTMAS EVE
TUESDAY, DECEMBER 26	CHRISTMAS
MONDAY, JANUARY 1	NEW YEAR'S EVE (2024)

# EXHIBIT B

**WEST VALLEY WATER DISTRICT  
TEMPORARY CONSTRUCTION EASEMENT AND AGREEMENT**

THIS INDENTURE, made by and between **WEST VALLEY WATER DISTRICT**, a public agency organized and existing under the laws of the State of California, as Grantor, hereinafter called the "District or Owner", and, **IDIL WEST VALLEY LOGISTICS CENTER, LP**, its contractors and their authorized agents, hereinafter called the "Grantee".

**WITNESSETH:**

1. The District, for full payment of the consideration hereinafter specified and of the terms, covenants, and conditions herein contained in this Temporary Construction Easement and Agreement ("Agreement"), does hereby grant to Grantee a temporary construction easement for a property located west of the intersection of 8<sup>th</sup> St and Locust Ave (the "Property"), more accurately described as APN 0256-131-10, consisting of approximately 20,416 square feet of ground space, as identified in Exhibit A, attached hereto and made a part hereof, for transportation of Grantee's equipment, machinery, and material; grading and excavation; vehicle access; and for site work associated with the West Valley Logistics Center, hereinafter ("Project").
2. Term. This easement shall be of a temporary nature and will terminate upon the completion of the ownership transfer of the Property from the District to the Grantee. Completion of ownership transfer shall include execution of real estate agreement, closing of escrow finalization of title and recordation with the County Assessor's Office. Grantee shall notify Grantor of its intent to commence its use of the Temporary Easement Area at least ten (10) days in advance of mobilization. Should the ownership transfer not take place, this easement will expire on 12/31/2024.
3. The Grantee shall render to the District, a refundable deposit ("Deposit") of fifty thousand dollars 00/100 (\$50,000.00) for incidentals related to damage and repair of District facilities and appurtenance during the Project. The Deposit shall be due to the District upon the execution of this Temporary Construction Easement and Agreement by the Grantee. The Deposit, if not utilized, will be returned to the Grantee after payment of the District's Billing Letter is received and the Grantee's performance bond has been accepted by the District.
4. The Grantee shall render to the District, a non-refundable payment ("Payment") of one hundred thousand dollars 00/100 (\$100,000.00) for use of the easement over the Property as outlined in this Agreement. The Payment shall be applied to the future sale of the Property and subject to a purchase agreement. Should the purchase of the Property not take place within twelve (12) months of the execution date of this Agreement, the Payment will be forfeited to the District as compensation for use of the easement.
5. If the Grantee uses the Premises for other purposes than the Project, this District shall deliver written notice to Grantee of such violation, and this Agreement shall terminate unless Grantee cures such violation within five (5) business days following receipt of such written notice. Within ten (10) days of receiving written notice of this violation (unless such violation is cured by Grantee) the Grantee will remove all equipment and materials from the Premises

and restore as near as possible the Premises to the condition in which it was prior to the commencement of said work to the satisfaction of District. In the event Grantee fails to do so within this time frame, District shall remove the equipment and materials and restore the Premises at Grantee's expense.

6. Grantee is responsible for maintaining all site security. The District is not liable in the event of any theft, vandalism, injury or damage which may take place on the Property or as a result of this temporary easement.
7. Grantee shall comply with all applicable laws, ordinances and regulations, including but not limited to all applicable regulatory, environmental and safety requirements at Grantee's sole cost and expense. Grantee shall not use, deposit or permit the use or deposit of any hazardous material or toxic waste or other harmful substances on the Property or on any other real property of District adjacent to the Property.
8. The District owns and operates a 12" Steel CMLC Water Main ("Pipe") which traverses beneath the Property from the R2-3 Reservoir to Locust Ave. Grantee is responsible for protecting the Pipe in place and providing sufficient cover over the top of Pipe as to not expose it to the elements ("daylight"), or cause damage. Should the Grantee damage the Pipe, either directly or indirectly, except to the extent caused by the District, the District Parties or its Permittees, the Grantee shall immediately notify the District and cease all activity on the Property until the Pipe is repaired. The cost associated with labor, materials and equipment used to repair the Pipe will be charged directly to the Grantee or billed against the Deposit.

In the event the District elects to have the Grantee repair the damage, the Grantee will be required to contract with one of the District's preapproved contractors and pay all required inspection fees and administrative costs with the District prior to commencing the repairs. The Grantee shall adhere to the most recent District's "Standards for Domestic Water Facilities" and "Water Service Rules and Regulations" and any amendments.

Upon failure of Grantee to perform required repairs, said work will be performed by District at Grantee's expense, which Grantee agrees to pay District within ten (10) days of receiving notice.

9. To the best of its ability, Grantee shall use commercially reasonable efforts to not materially interfere with the operations and activities of District (or other property users) on District's property. Grantee shall use commercially reasonable efforts to use such routes and follow such procedures on District's property to result in the least inconvenience to District.
10. Grantee hereby commits to make commercially reasonable efforts to use existing drive aisles, roads, trails and paths to minimize any potential impact to District's Pipe.
11. Grantee shall be responsible for any damage to the Property or to personal or real property of third parties to the extent caused by any exercise of the rights herein granted, including but not limited to soil erosion, subsidence or damage resulting therefrom, except to the extent caused by the District, the District Parties or its Permittees. Grantee shall promptly repair and restore to its original condition any of District's property that may be altered,



damaged or destroyed in connection with the exercise of Grantee's rights under this Agreement or use of the Property to the satisfaction of District, except to the extent caused by the District, District Parties, or its Permittees.

12. Indemnification: Grantee expressly agrees to indemnify, defend and hold harmless District, its directors, officers, and employees (collectively, the "District Parties") from and against any and all loss, liability, expense, claims, costs, suits, and damages to third parties, including attorneys' fees, caused by Grantee's operation or performance under this agreement, including all costs, claims and damages (including property and personal injury) arising out of any hazardous substances, hazardous materials or hazardous wastes (including petroleum) within the easement area or on the adjacent District's property, released by Grantee, its officers, employees, or contractors, as a result of Grantee's construction, reconstruction, maintenance, use, or removal of its structure, except to the extent arising out of the negligence or willful misconduct by the District Parties or its Permittees. As used herein, the term "Permittees" means the Districts employees, contractors, licensees, customers, and invitees.

Where applicable by law, the duty to indemnify, including the cost to defend is limited in accordance with California Civil Code § 2782.8.

13. Insurance Requirements: Grantee shall not commence any work in the Property until Grantee obtains at Grantee's own cost and expense all insurance required under this Section. Such insurance must have the approval of the District as to company issuing the policies, limits, form and amount. Grantee shall not permit any Subcontractor to commence Work on the Project until the Subcontractor has also complied with these insurance requirements. Nothing contained in these insurance requirements is to be construed as limiting the extent of the Grantee's responsibility for payment of damages resulting from Grantee's operations.

Grantee shall procure worker's compensation insurance coverage, including occupational disease coverage, for all persons whom Grantee employs or may employ in performing the Work under this Agreement, in an amount required by law together with employer's liability with limits of at least One Million Dollars (\$1,000,000) per occurrence with a waiver of subrogation endorsement by the insurance company with respect to the District. Such insurance shall always be maintained in strict accordance with the requirements of the current California Worker's Compensation Insurance laws. In case any employees are to be engaged in hazardous work in the Property and are not protected under the Worker's Compensation Insurance laws, the Grantee and all Subcontractors under Grantee who employ such persons, shall provide adequate insurance for the protection of such employees.

Grantee shall procure commercial general liability insurance and vehicle liability insurance coverage as hereinafter specified. Such insurance shall insure the Grantee and all Subcontractors for contractual liability, blanket commercial, product and completed operation liability coverage, personal injury, including sickness and death, and destruction of or damage to property, including loss of use, arising out of or in connection with any operations on the Property, whether such operations be by the Grantee or by any Subcontractor under Grantee, or by anyone directly or indirectly employed by Grantee or by any Subcontractor.

The commercial general liability insurance shall be written with a limit of liability of not less than Two Million Dollars (\$2,000,000) combined single limit bodily injury, including sickness and death, injury to or destruction of property of others, arising directly or indirectly out of or in connection with the performance of the work on the Property including explosion, collapse and underground exposure per occurrence.

The vehicle liability insurance shall be written with a limit of liability of not less than Two Million Dollars (\$2,000,000) combined single limit bodily injury, including sickness and death or injury to or destruction of property of others, arising directly or indirectly out of or in connection with the performance of the Work on the Property, including explosion, collapse and underground exposure, per occurrence. The vehicle liability insurance shall include non-owned and hired vehicle liability.

The foregoing policies for such insurance shall: (a) include contractual coverage sufficiently broad to cover the Grantee's indemnification agreement and (b) be on an "occurrence" not a "claims made" basis. The existence of the required insurance shall not be deemed to satisfy or limit Grantee's indemnity obligations. Grantee acknowledges that the insurance coverage and policy limits set forth herein constitute the minimum coverage and policy limits required.

Grantee shall procure "All Risk" Builder's Risk Insurance covering no less than the total construction costs for the Work to be performed. Coverage shall be on an "all risks" basis. Except for the deductible amount hereinafter allowed or as otherwise specifically authorized by the District, the amount of such insurance shall not be less than the construction cost to perform the work. The policy for such insurance shall cover at a minimum losses due to fire; explosion; hail; lightning; water, flood coverage, or other direct or indirect water damage of whatever type or nature, or spray from any of the foregoing, all whether or not driven by the wind; vandalism, malicious mischief, wind, collapse, riot, aircraft, and smoke, until the Work is accepted by the District. The policy must specify that coverage is to include all materials and equipment to be incorporated in the Project while at the construction site and while in transit.

A deductible amount of Fifty Thousand Dollars (\$50,000) on all perils will be allowed.

Grantee shall provide that the policies set forth in this Section shall be primary and shall include as additional named insureds the District and District Parties. The policies of insurance set forth in this Section shall contain a provision that any other insurance carried or administered by the District shall be non-contributory and shall contain a waiver of subrogation and endorsement in favor of the District.

Prior to commencement of any work, the Grantee shall obtain and furnish to the District a Certificate of Insurance as to each type of insurance required by this Section.

All insurance required pursuant to the provisions of this Section shall provide that coverage shall not be revised, cancelled or reduced without at least thirty (30) days written notice of such revisions, cancellation or reduction shall have been given to District. In the event any policy or policies of insurance are revised, cancelled or reduced, Grantee shall, prior to the

revision, cancellation or reduction date, submit evidence of new insurance to the District, complying with this Section. Any policies required hereunder may be a part of a blanket policy of insurance, so long as such blanket policy contains all the provisions required herein and does not in any way replace the coverage, impair the rights of the District hereunder or negate the requirements of this easement.

All insurance required to be maintained in this Section must be issued by companies licensed by or admitted to conduct insurance business in the State of California by the California Department of Insurance and must have a rating of A or better and Class VII or better by the latest edition of A.M. Best’s Key Rating Guide.

If Grantee or any Subcontractor, for any reason, fails to obtain and maintain the insurance required by this Section, District may stop work until such insurance is received.

- 14. Grantee hereby acknowledges that, as the contracting party, they are directly and solely liable for any failure to satisfy the terms and obligations of this Agreement.
- 15. It is understood that when the further use of the Property is no longer required for the construction project described herein, this Agreement shall become null and void and shall terminate, and in any event shall cease and terminate no later than 12/31/2024. Termination under Sections 4 and 12 shall not relieve Grantee of any of the obligations under this Agreement.

The performance of this Agreement in furtherance of the completion of the Project constitutes the entire consideration for this temporary construction easement.

**IN WITNESS WHEREOF**, the District has executed this indenture this \_\_\_\_ day of \_\_\_\_\_, 2023.

**WEST VALLEY WATER DISTRICT**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Van Jew, Acting General Manager

**REVIEWED AND APPROVED**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Vincent C. Ewing, Interim General Counsel

**IDIL West Valley Logistics Center, LP**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Brandon Dickens, Vice President of Capital Deployment  
Authorized Agent

# EXHIBIT A

**EXHIBIT "A"**

## LEGAL DESCRIPTION

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

THAT PORTION OF PARCEL 3 AS DESCRIBED IN DOCUMENT RECORDED MARCH 13, 1974 IN BOOK 8386, PAGE 797 OF OFFICIAL RECORDS, LYING WITHIN THE THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 WEST, SAN BERANRDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING A STRIP OF LAND 10.00 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF PARCEL 1 OF SAID DOCUMENT RECORDED IN BOOK 8386, PAGE 797, OF OFFICIAL RECORDS;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL 1, NORTH 0°27'33" WEST 120.00 FEET;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1, NORTH 45°46'18" WEST 99.27 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 32°38'47" EAST 115.97 FEET;

THENCE SOUTH 89°53'05" EAST 1938.46 FEET TO THE **POINT OF TERMINUS** OF SAID CENTERLINE.

**EXCEPTING** THEREFROM THAT PORTION LYING WITHIN LOCUST AVENUE.

THE SIDELINES OF SAID STRIP OF LAND SHALL BE PROLONGED OR SHORTENED SOUTHWESTERLY TO TERMINATE IN THE NORTHEASTERLY LINE OF SAID PARCEL 1 AND SHALL BE PROLONGED OR SHORTENED EASTERLY TO TERMINATE IN THE WESTERLY RIGHT-OF-WAY LINE OF LOCUST AVENUE.

**CONTAINING** 20,214 SQUARE FEET OR 0.464 ACRES, MORE OR LESS.

**EXHIBIT "B"** ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.

Last Update: 9/26/22

O:\2884\EXHIBITS\WSBCWD FEE PROPERTY\2884\_WATER LINE.dwg

**Thienes Engineering, Inc.**  
 CIVIL ENGINEERING • LAND SURVEYING  
 14349 FIRESTONE BOULEVARD  
 LA MIRADA, CALIFORNIA 90638  
 PH.(714)521-4811 FAX(714)521-4173

**SURVEYOR:**

PREPARED UNDER THE DIRECTION OF:

*Naveen K. Gali* 09/26/22  
 NAVEEN K. GALI DATE  
 P.L.S. NO. 9123  
 REG. EXP. SEPT. 30, 2024

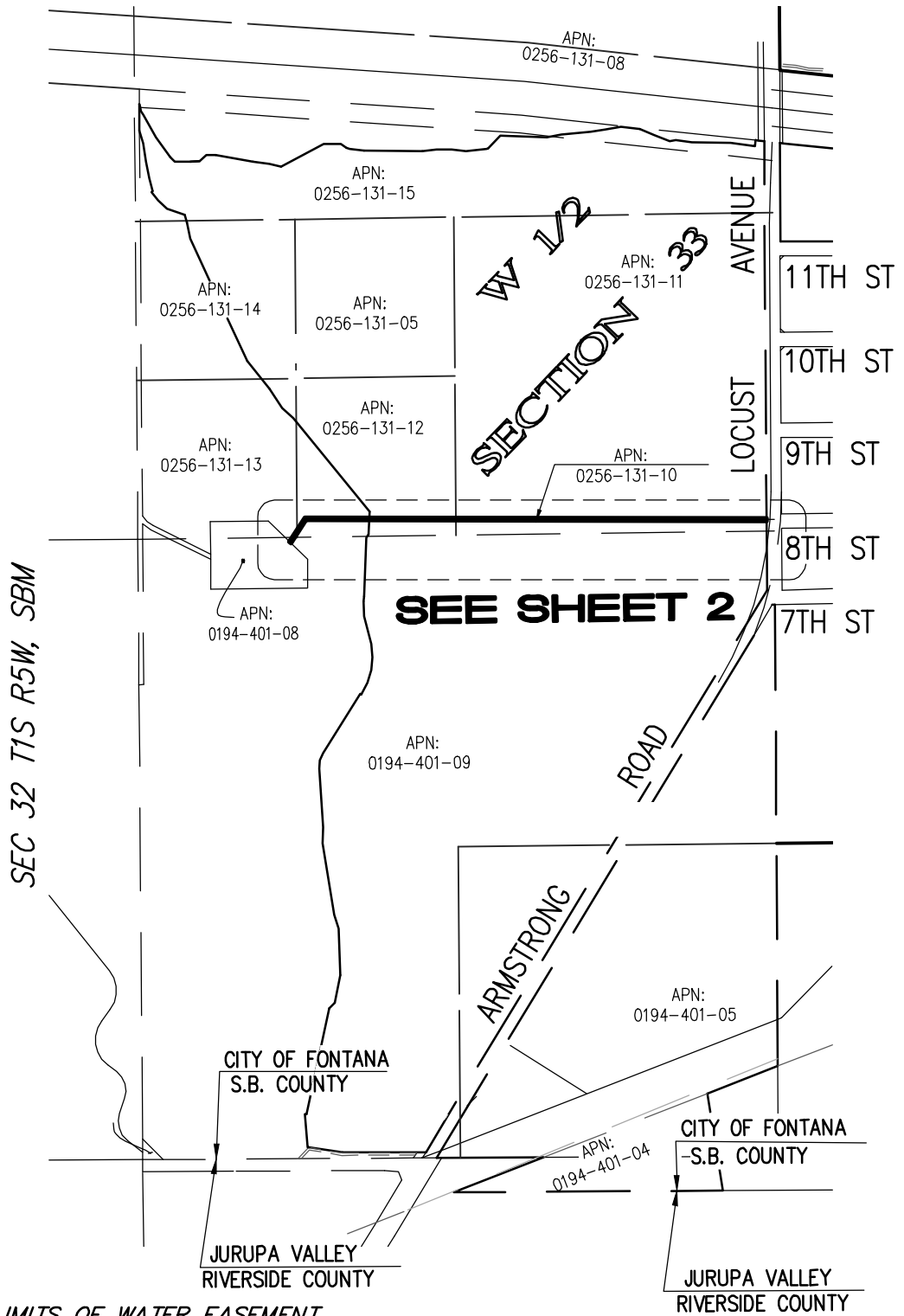


# EXHIBIT "B"

PLAT  
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



INDEX SHEET  
N.T.S.



**SEE SHEET 2**

**LEGEND:**

 INDICATES LIMITS OF WATER EASEMENT OWNED IN FEE BY WEST SAN BERNARDINO WATER DISTRICT

**SURVEYOR:**

PREPARED UNDER THE DIRECTION OF:

*Naveen K. Gali* 09/26/22  
 NAVREEN K. GALI DATE  
 P.L.S. NO. 9123  
 REG. EXP. SEPT. 30, 2024



Last Update: 9/26/22  
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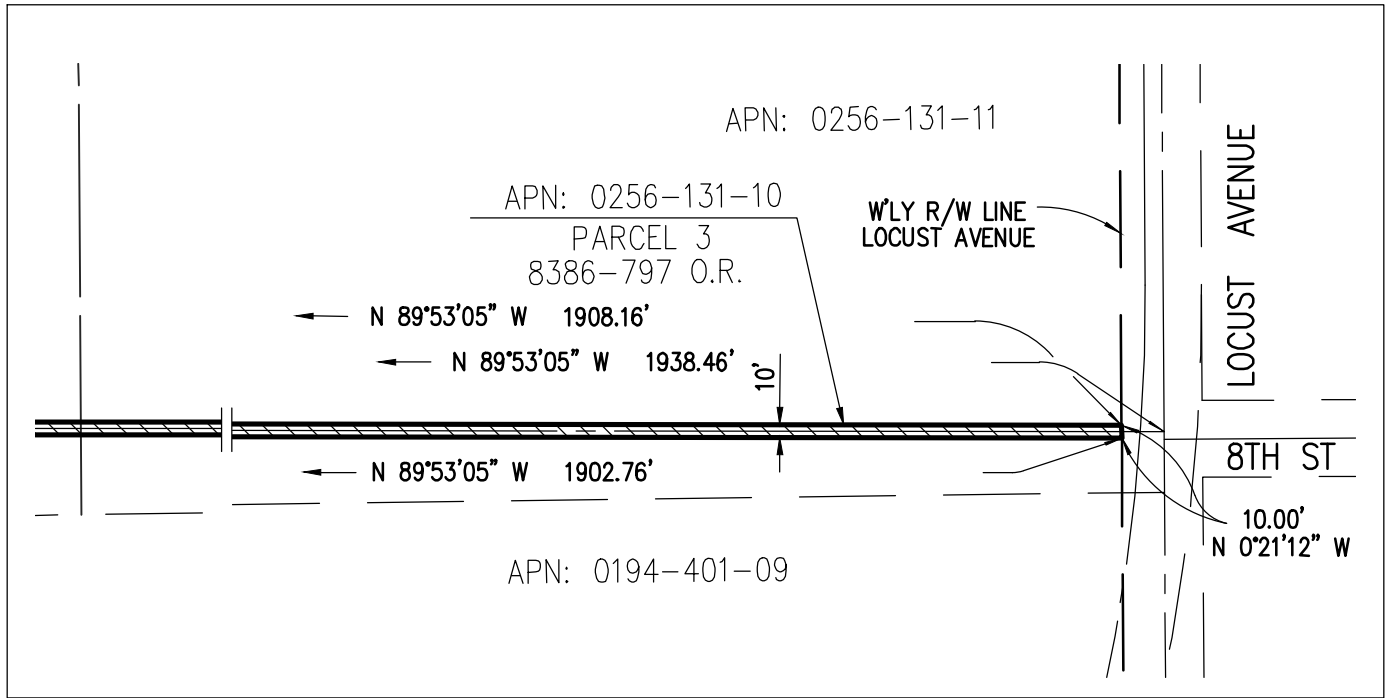
**Thienes Engineering, Inc.**  
 CIVIL ENGINEERING • LAND SURVEYING  
 14349 FIRESTONE BOULEVARD  
 LA MIRADA, CALIFORNIA 90638  
 PH.(714)521-4811 FAX(714)521-4173

# EXHIBIT "B"

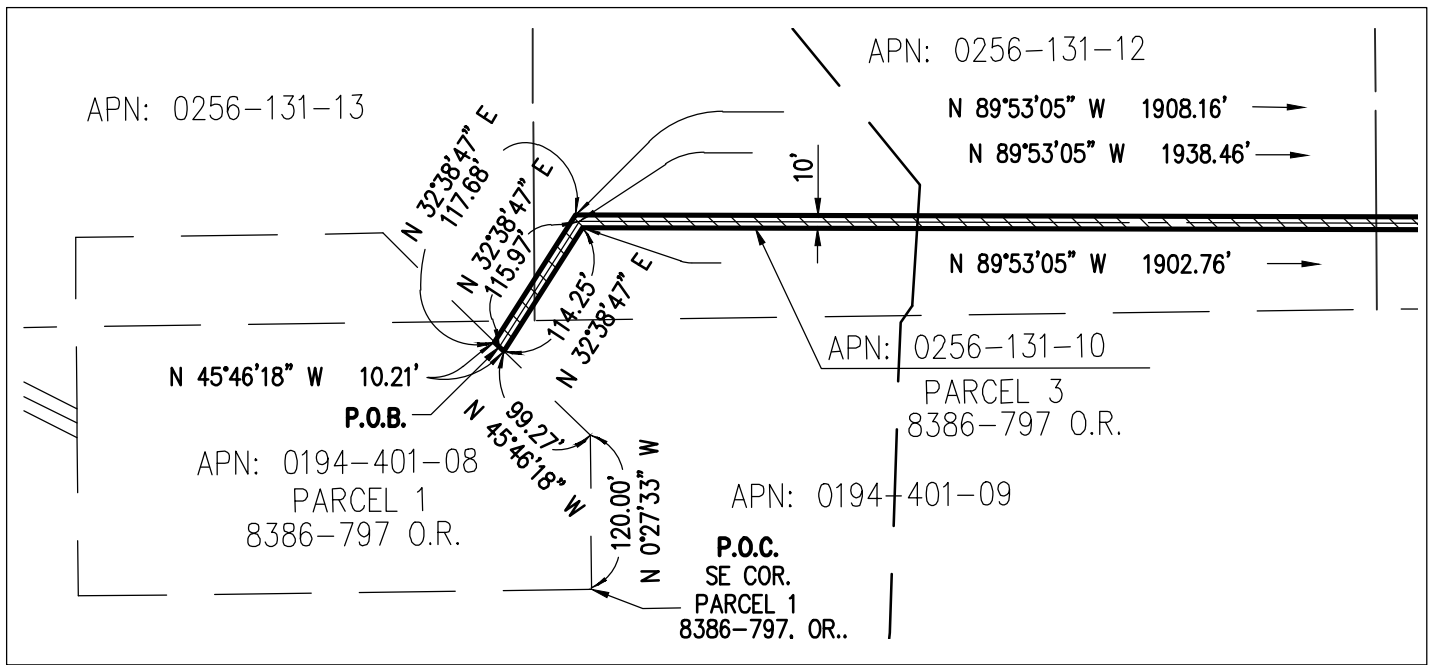
PLAT  
IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA



SEE BOTTOM RIGHT



SEE TOP LEFT



### LEGEND:



INDICATES LIMITS OF WATER EASEMENT OWNED IN FEE BY WEST SAN BERNARDINO WATER DISTRICT

CONTAINS: 20,214 SQ. FT. OR 0.464 ACRES ±

P.O.B. - POINT OF BEGINNING

P.O.C. - POINT OF COMMENCEMENT

Last Update: 9/26/22  
O:\2884\EXHIBITS\WSBCWD FEE PROPERTY\2884\_WATER LINE.dwg

**Thienes Engineering, Inc.**  
CIVIL ENGINEERING • LAND SURVEYING  
14349 FIRESTONE BOULEVARD  
LA MIRADA, CALIFORNIA 90638  
PH.(714)521-4811 FAX(714)521-4173

# EXHIBIT C





**SANTOLUCITO DORÉ**  
GROUP, INC.  
REAL ESTATE SERVICES

6.7.c

## WEST VALLEY WATER DISTRICT APN:0256-131-10-0000

PARLAY 2.0: Welcome, Christine Your subscription is active.



**PREPARED FOR:**

**IDI Logistics**  
840 Apollo Street, Suite 343  
El Segundo, CA 90245

**PREPARED BY:**

**Santolucito Doré Group, Inc.**  
31600 Railroad Canyon Road  
Suite 100-L  
Canyon Lake, CA 92587



November 14, 2022

IDI Logistics  
Attention: Brandon Dickens  
Vice President of Capital Deployment  
840 Apollo Street, Suite 343  
El Segundo, CA 90245

Re: West Valley Water District  
Located on the West Side of Locust Avenue at the Western Terminus of 8th Street  
Fontana, San Bernardino County, CA  
APN: 0256-131-10-0000

File Name: SDG-2022-068

Dear Mr. Dickens:

Pursuant to your request, we performed an appraisal of the above referenced property as more particularly described in the appraisal report to follow. More specifically, the subject property consists of one legal parcel of land totaling 20,416 square feet of land that that contains a water transmission main which extends from the water tank immediately to the west and connects to the water system in Bloomington and Rialto. The subject is considered a segment of an active utility corridor. It is zoned for industrial uses within the West Valley Logistics Specific Plan and can be further identified as Assessor's Parcel Number (APN) 0256-131-10-0000.

Since the property is a segment of an active utility corridor, we have valued the property via Across the Fence (ATF) Methodology. The land adjacent and to the north and south of the subject property is zoned Industrial Park (I-P). As such, we have considered industrial land adjacent to the subject property in our ATF valuation analysis.

The client and intender user for this assignment is IDI Logistics. The intended use of the appraisal is for property acquisition purposes related to the West Valley Logistics Project; specifically, the full fee acquisition of the land which contains a water pipeline. The purpose is to establish the fair market value of the property and estimate compensation for the proposed acquisition.

This appraisal report has been prepared in accordance with our interpretation of the State of California's guidelines and requirements and the *Uniform Standards of Professional Appraisal Practice (USPAP)* and the California Code of Civil Procedure relating to the appraisal of real property.

Your attention is directed to the Hypothetical Conditions, Extraordinary Assumptions, and General Conditions and Assumptions sections of this report (beginning on page 7). Acceptance of this report constitutes an agreement with these conditions and assumptions.



IDI Logistics  
November 14, 2022  
Page 2

Please reference page 13 of this report for important information regarding the scope of research and analysis for this appraisal - including property identification, inspection, highest and best use analysis and valuation methodology.

We certify that we have no present or contemplated future interest in the property beyond this estimate of value. The appraisers have performed prior services regarding the subject within the previous three years of the appraisal date.

Based on the appraisal described in the accompanying report, subject to the Hypothetical Conditions, Extraordinary Assumptions and General Conditions and Assumptions, we have made the following value conclusion(s):

VALUE CONCLUSIONS	
<b>FAIR MARKET VALUE</b>	<b>Total Compensation Rounded</b>
<b>AS OF October 13, 2022</b>	<b>\$2,042,000</b>

Of note, the value conclusion(s) in this report consider the impact the global Coronavirus (COVID-19) pandemic has had in the local market, if any. Additional discussion is provided in the Neighborhood and Market Summary section later in this report.

Thank you for the opportunity of submitting this appraisal. If we can be of further service, please do not hesitate to call.

Respectfully submitted,  
**Santolucito Doré Group Inc.**

Christine S. Santolucito, R/W-AC  
President  
California-AG043715  
Expiration: February 14, 2024  
christie@sdgroupinc.com

Lance W. Doré, MAI, FRICS  
Vice President  
California-AG002464  
Expiration: October 1, 2024  
lance@sdgroupinc.com

Matthew Sunderland, MPA  
Senior Appraiser  
California-AG039963  
Expiration: April 4, 2024  
matthew@sdgroupinc.com

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## SUMMARY OF SALIENT FACTS & CONCLUSIONS

### GENERAL

<b>SUBJECT PROPERTY:</b>	±20,416 Square Feet of Vacant Land Located on the West Side of Locust Avenue at the Western Terminus of 8th Street, Fontana, San Bernardino County, CA
<b>OWNER:</b>	West San Bernardino Co Water District, per Public Records  The name was later changed to the West Valley Water District (WVWD), but the original name is still reflected in Public Records databases.
<b>LEGAL DESCRIPTION:</b>	Reference in Addenda
<b>ASSESSOR PARCEL NUMBER:</b>	0256-131-10-0000
<b>EFFECTIVE DATE / REPORT DATE:</b>	October 13, 2022 / November 14, 2022
<b>CLIENT:</b>	IDI Logistics
<b>INTENDED USER(S):</b>	IDI Logistics
<b>INTENDED USE:</b>	The intended use of the appraisal is for property acquisition purposes related to the West Valley Logistics Project; specifically, the full fee acquisition of the land which contains a water pipeline. The purpose is to establish the fair market value of the property and estimate compensation for the proposed acquisition.
<b>SALES HISTORY:</b>	According to public records the subject property has not sold or transferred within the past five years.
<b>CURRENT LISTING / CONTRACT(S):</b>	To the best of our knowledge, the subject is not currently listed for sale. We are not aware of any purchase contracts or offers for the subject property.

### PROPERTY

<b>LAND AREA:</b>	±0.47 acres or 20,416 square feet, per Public Records
<b>ACCESS:</b>	The subject is accessed from Locust Avenue at the western terminus of 8 <sup>th</sup> Steet.



**TOPOGRAPHY:** The subject is a vacant, undeveloped site that has a rolling to sloped natural terrain from east to west.

**AVAILABLE UTILITIES:** Electricity: Southern California Edison  
Sewer: City of Fontana  
Water: West San Bernardino Water District  
Gas: Southern California Gas Company

Public utilities are assumed to be typical and adequate for the market area. Note: the subject does not have any improvements or utilities connected.

**IMPROVEMENTS / PERSONAL PROPERTY:** The subject property is vacant land with no improvements.

**ZONING:** West Valley Logistics Center Specific Plan – IL-Light Industrial through the City of Fontana; ATF property to the north and south has the same zone designation.

**HIGHEST & BEST USE:** **As Vacant:** In conclusion, the highest and best use of the subject “as vacant” is to remain as is while it contains the existing water main as part of a corridor.

**FLOOD ZONE:** Zone X. Map number 060274-06071C8666H dated 08/28/2008.

VALUE CONCLUSIONS	
<b>FAIR MARKET VALUE</b>	<b>Total Compensation Rounded</b>
<b>AS OF October 13, 2022</b>	<b>\$2,042,000</b>



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## HYPOTHETICAL CONDITIONS AND EXTRAORDINARY ASSUMPTIONS

Acceptance of and/or use of this report constitutes acceptance of the indicated Hypothetical Conditions and Extraordinary Assumptions; these can only be modified in a written document(s) executed by both parties.

### HYPOTHETICAL CONDITIONS

A hypothetical condition is defined as “That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.”<sup>1</sup>

The following hypothetical conditions apply to this specific appraisal assignment. Use of these hypothetical conditions may have affected the assignment results.

- Per Section 1263.330 of the California Code of Civil Procedure, the valuation of the subject larger parcel does not include any increase or decrease in the value attributable to the proposed project.

### EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is defined as “An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser’s opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.”<sup>2</sup>

The following extraordinary assumptions apply to this specific appraisal assignment. Use of these extraordinary assumptions may have affected the assignment results.

- The larger parcel boundary was not staked. The appraisers determined the property boundaries based on a review of Google Earth aerial imagery, the legal description(s) and plat map(s), and our physical inspection of the property. We have assumed our estimates are reasonable for analysis purposes. If it is later found that our estimates are incorrect, based on additional surveys or changes in the engineering maps, we reserve the right to reconsider our estimates.
- The larger parcel is valued via the ATF method, often used in the appraisal of corridors. This method utilizes a modified sales comparison approach to compare the sale comparables to the typical ATF property. As such, size, shape, and topography of the

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<sup>1</sup> *The Appraisal of Real Estate* 14<sup>th</sup> Edition, Page 332, (Chicago: Appraisal Institute, 2013).

<sup>2</sup> *Ibid.*



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larger parcel are disregarded, and these items of comparability are analyzed based on the characteristics of the typical ATF parcel.

- A preliminary title report was requested, but not provided. We have made the assumption that the contents of a preliminary title report will have no effect on the value of the subject property.
- Though the subject is a portion of an existing utility corridor, we have assumed the proposed acquisition of the subject segment will not impact the use or function of the corridor. The Client has indicated that the subsurface water pipeline will be relocated parallel to the existing pipeline as part of the project.



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## GENERAL CONDITIONS AND ASSUMPTIONS

The appraisal has been completed subject to the following General Conditions and Assumptions:

- This appraisal was completed per the requirements of the *Uniform Standards of Professional Appraisal Practice (USPAP)* and those additional requirements expected of a member of the Appraisal Institute. The development process used was a complete analysis that is documented in this appraisal report.
- By use of this appraisal report, each party that uses this report agrees to be bound by all of the Hypothetical Conditions and Extraordinary Assumptions stated herein. The opinions are only as of the date stated in the appraisal report. Changes since that date in external and market factors, or in the subject property itself, can significantly affect the conclusions presented in the appraisal report.
- This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed as this report is intended to be used in whole and not in part.
- All files, work papers and documents developed in connection with this assignment are the property of Santolucito Doré Group Inc. No part of this appraisal, its value estimates, or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media without Santolucito Doré Group Inc.'s prior written consent. If the appraisal report is referred to or included in any offering material or prospectus, the report shall be deemed referred to or included for informational purposes only and Santolucito Doré Group Inc., its employees, and the appraiser(s) have no liability to such recipients. Santolucito Doré Group Inc. disclaims any and all liability to any party other than the party that retained Santolucito Doré Group Inc. to prepare the appraisal report.
- The information contained in this appraisal report, or upon which the report is based, has been gathered from sources the appraiser(s) assumes to be reliable and accurate. The owner of the subject property may have provided some of such information. Neither the appraiser(s), nor Santolucito Doré Group Inc., shall be responsible for the accuracy or completeness of such information, including the correctness of estimates, opinions, dimensions, sketches, exhibits, and factual matters. Any authorized user of the appraisal report is obligated to bring to the attention of Santolucito Doré Group Inc. any inaccuracies or errors that it believes are contained in the report. Any plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted. Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.
- No part of the appraisal report shall be used in conjunction with any other analyses. Reference to the Appraisal Institute or to the MAI designation is prohibited. Except as may be otherwise stated in the letter of engagement, the appraisal report may not be used by any person(s) other than the party(ies) to whom it is addressed or for purposes other than that for which it was prepared. Any authorized user(s) of this appraisal report who provides



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a copy to, or permits reliance thereon by, any person or entity not authorized by Santolucito Doré Group Inc. in writing to use or rely thereon, hereby agrees to indemnify and hold Santolucito Doré Group Inc., its affiliates and their respective shareholders, directors, officers and employees, harmless from and against all damages, expenses, claims and costs, including attorneys' fees, incurred in investigating and defending any claim arising from or in any way connected to the use of, or reliance upon, the appraisal report by any such unauthorized person(s) or entity(ies).

- If the appraisal report is submitted to a lender or investor with the prior approval of Santolucito Doré Group Inc., such party should consider this report as only one factor, together with its independent investment considerations and underwriting criteria, in its overall investment decision. Such lender or investor is specifically cautioned to understand all Hypothetical Conditions and Extraordinary Assumptions incorporated in this appraisal report.
- The appraiser(s) may not divulge the material (evaluation) contents of the report, analytical findings, or conclusions, or give a copy of the report to anyone other than the client, legal authorities via subpoena, or the Appraisal Institute.
- The appraisal report is based on the assumption of: (a) responsible ownership and competent management of the subject property; (b) no hidden or unapparent conditions of the subject property, subsoil or structures that render the property more or less valuable (no responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them); (c) full compliance with all applicable federal, state and local zoning and environmental regulations and laws, unless noncompliance is stated, defined and considered in the Report; and (d) all required licenses, certificates of occupancy and other governmental consents have been or can be obtained and renewed for any use on which the value opinion contained in the appraisal report is based.
- The physical condition of the improvements, if any, considered by the appraiser(s) is based on visual inspection by the appraiser(s). Santolucito Doré Group Inc. assumes no responsibility for the soundness of structural components or for the condition of mechanical equipment, plumbing or electrical components.
- The presence of hazardous substances may affect the value of the subject property. No hidden or unapparent conditions of the subject property, if any, to the subsoil or structure, including without limitation, asbestos, formaldehyde foam insulation, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which would make the property more or less valuable, were discovered by or made known to the appraiser(s), except those specifically mentioned in the report. The appraiser(s) is not qualified to test for such substances and no responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, the appraiser(s) assumed there was no existence of hazardous materials or conditions, in any form, on or near the subject property.
- No opinion is intended to be expressed and no responsibility is assumed for the legal description or for any matters that are legal in nature or require legal expertise or specialized knowledge beyond that of a real estate appraiser. Title to the subject property was presumed to be good and merchantable and the property was appraised assuming

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there were no adverse easements, encroachments, liens, encumbrances, special assessments, or other restrictions.

- The appraised value was based on the assumption that there were no tax liens affecting the subject property. Property does not appear to be assessed because it is considered a public entity. Unless otherwise noted, the subject property was found to be current in the payment of real estate taxes as of the date of value according to the applicable county Treasurer-Tax Collector. It was assumed that any special assessments affecting the subject property are typical and appropriate for the area and do not have an impact on the value conclusion in this report and that any outstanding bonds have been paid.
- Unless stated herein, the subject property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.
- Santolucito Doré Group Inc. was not provided with a Biological Survey detailing possible biological species. Without a recent biological survey of the property, it could not be determined which species are actually on or frequent the subject land. The vegetation cover on the subject land is typical for the area and may provide habitat for many indigenous animal species found throughout the area.
- No opinion is expressed with regard to potential seismic impact and it was assumed that the subject's potential risks are similar to those shared by most properties throughout the region. Santolucito Doré Group Inc. makes no warranty as to the seismic stability of the subject land. The assumption was made that future development of the property, if any, would occur in accordance with all appropriate regulations and ordinances regarding grading, fill, and applicable building codes.
- Any ground lease information referred to in the appraisal report may be based on lease summaries provided by the owner or third parties. The appraiser(s) assumes no responsibility for the authenticity or completeness of lease information provided by others. Santolucito Doré Group Inc. recommends that legal advice be obtained regarding the interpretation of lease provisions and the contractual rights of parties. Any forecasts are not predictions of the future. Rather, they are the appraiser's best opinions of current market thinking on future income and expenses. The appraiser(s) and Santolucito Doré Group Inc. make no warranty or representation that these forecasts will materialize. The real estate market is constantly fluctuating and changing. It is not the appraiser's task to predict or in any way warrant the conditions of a future real estate market; the appraiser(s) can only reflect what the investment community, as of the date of the appraisal report, envisages for the future in terms of rental rates, expenses, and supply and demand.
- Except as may be otherwise stated in the letter of engagement, the appraiser(s) shall not be required to give testimony in any court or administrative proceeding relating to the subject property or the appraisal. If the appraiser(s) is subpoenaed pursuant to a court order, the client agrees to pay the Santolucito Doré Group Inc.'s regular per diem rate plus expenses.
- In the event of a claim against Santolucito Doré Group Inc., its affiliates, their respective officers or employees, or the appraiser(s) in connection with or in any way relating to this

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appraisal report or this engagement, the maximum damages recoverable shall be the amount of the monies actually collected by Santolucito Doré Group Inc. or its affiliates for this appraisal report and under no circumstances shall any claim for consequential damages be made.

- Any estimate of insurable value, if included within the agreed upon scope of work and presented within this report, is based upon figures derived from a national cost estimating service and is developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from our estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, it is strongly recommended that the client obtain estimates from professionals experienced in establishing insurance coverage for replacing any structure. This analysis should not be relied upon to determine insurance coverage. Furthermore, the appraiser(s) makes no warranties regarding the accuracy of this estimate.
- Necessary licenses, permits, consents, legislative or administrative authority from any local, state, or federal government, or private entity, are assumed to be in place or reasonably obtainable.

## SCOPE OF WORK

According to the *Uniform Standards of Professional Appraisal Practice*, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). Therefore, the appraiser must identify and consider:

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations; and
- typical appraisal work by peers for similar assignments.

In preparing this report, we investigated numerous land sales and listings from the area and confirmed all data with buyers, sellers, brokers, property developers, and/or public officials, when possible. We collected, confirmed, and reported data that were applicable in the valuation process. Data collection involved the use of various sources including CoStar, LoopNet, the Multiple Listing Service, RealQuest, Dataquick, Inc. (data collection services), San Bernardino County deed records, and in-house materials. The data collected and confirmed have been reported to an extent sufficient for the particular appraisal problem involved.

The client and intender user for this assignment is IDI Logistics. The intended use of the appraisal is for property acquisition purposes; specifically, the full fee acquisition of the land which contains a water pipeline. The purpose is to establish the fair market value of the property and estimate compensation for the proposed acquisition.

### SCOPE OF WORK

<b>REPORT TYPE:</b>	This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary of the appraisal process, subject and market data, and valuation analyses.
<b>PROPERTY IDENTIFICATION:</b>	The subject has been identified by the legal description and the assessors' parcel number.
<b>PROPERTY RIGHTS APPRAISED:</b>	Fee simple
<b>INSPECTION:</b>	SD Group sent a notice of decision to appraise letter inviting the property to attend the appraisal inspection. However, the property owner was already aware of the project and is working with the Client on the relocation of their facilities.



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	<p>Access to the subject property was provided by the Client. An inspection of the subject property was made on October 13, 2022, with photographs taken the same date.</p>
<b>MARKET AREA AND ANALYSIS OF MARKET CONDITIONS:</b>	<p>An analysis of market conditions has been made. The appraiser maintains and has access to comprehensive databases for this market area and has reviewed the market for sales and listings relevant to this analysis.</p>
<b>HIGHEST AND BEST USE ANALYSIS:</b>	<p>A highest and best use analysis for the subject has been made. Physically possible, legally permissible and financially feasible uses were considered, and the maximally productive use was concluded.</p>
<b>VALUATION ANALYSES:</b>	<p>The subject site currently has a West Valley Logistics Center Specific Plan – IL-Light Industrial zone designation. However, we have valued the subject via Across the Fence (ATF) Methodology, which is typical in the valuation of land with limited developability. The zone designation of the ATF property is the same as the subject.</p>
<b>Cost Approach:</b>	<p>A cost approach was not developed in valuing the larger parcel as the site is vacant land.</p>
<b>Sales Comparison Approach:</b>	<p>A sales comparison approach was applied in determining the market value for the subject’s underlying land value (via the ATF method). There is adequate data to develop a value estimate and this approach reflects market behavior for this property type.</p>
<b>Income Approach:</b>	<p>The income approach was not developed because the subject is vacant land and not income producing.</p>
<b>HYPOTHETICAL CONDITIONS:</b>	<p>The following hypothetical conditions apply to this specific appraisal assignment. Use of these hypothetical conditions may have affected the assignment results.</p> <p>Per Section 1263.330 of the California Code of Civil Procedure, the valuation of the subject larger parcel does not include any increase or decrease in the value attributable to the proposed project.</p>
<b>EXTRAORDINARY ASSUMPTIONS:</b>	<p>The following extraordinary assumptions apply to this specific appraisal assignment. Use of these extraordinary assumptions may have affected the assignment results.</p> <p>The larger parcel boundary was not staked. The appraisers determined the property boundaries based on a review of Google Earth aerial imagery, the legal description(s) and plat map(s), and our physical inspection of the property. We have assumed our estimates are reasonable for analysis</p>



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purposes. If it is later found that our estimates are incorrect, based on additional surveys or changes in the engineering maps, we reserve the right to reconsider our estimates.

The larger parcel is valued via the ATF method, often used in the appraisal of corridors. This method utilizes a modified sales comparison approach to compare the sale comparables to the typical ATF property. As such, size, shape, and topography of the larger parcel are disregarded, and these items of comparability are analyzed based on the characteristics of the typical ATF parcel.

A preliminary title report was requested, but not provided. We have made the assumption that the contents of a preliminary title report will have no effect on the value of the subject property.

Though the subject is a portion of an existing utility corridor, we have assumed the proposed acquisition of the subject segment will not impact the use or function of the corridor. The Client has indicated that the subsurface water pipeline will be relocated parallel to the existing pipeline as part of the project.

**DOCUMENTATION:**

Santolucito Doré Group Inc. was provided with the document(s) listed below. Unless noted, the document(s) did not indicate any unusual or detrimental conditions that have an impact on value. These documents were assumed to be accurate and were relied upon in the valuation of the subject property.

- West Valley Logistics Center Site Plan prepared by Yong Nam of HPA Architecture (C-29451), dated January 31, 2022

No responsibility is assumed for any missing pertinent data contained within these documents and the reconciled value does not reflect knowledge of their content. A preliminary title report was requested, but not provided. We have made the assumption that the contents of a preliminary title report will have no effect on the value of the subject property.

## DEFINITIONS

### FAIR MARKET VALUE, SEVERANCE DAMAGES, AND PROJECT BENEFITS<sup>3</sup>

As defined in the California Code of Civil Procedure:

- 1263.320 (a) The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.
- (b) The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable.
- 1263.330 The fair market value of the property taken shall not include any increase or decrease in the value of the property that is attributable to any of the following:
- (a) The project for which the property is taken.
- (b) The eminent domain proceeding in which the property is taken.
- (c) Any preliminary actions of the plaintiff relating to the taking of the property.
- 1263.410 (a) Where the property acquired is part of a larger parcel, in addition to the compensation awarded pursuant to Article 4 (commencing with Section 1263.310) for the part taken, compensation shall be awarded for the injury, if any, to the remainder.
- (b) Compensation for injury to the remainder is the amount of the damage to the remainder reduced by the amount of the benefit to the remainder. If the amount of the benefit to the remainder equals or exceeds the amount of the damage to the remainder, no compensation shall be awarded under this article. If the amount of the benefit to the remainder exceeds the amount of damage to the remainder, such excess shall be deducted from the compensation provided in Section 1263.510, if any, but shall not be deducted from the compensation required to be awarded for the property taken or from the other compensation required by this chapter.
- 1263.420 Damage to the remainder is the damage, if any, caused to the remainder either or both of the following:
- (a) The severance of the remainder from the part taken.
- (b) The construction and use of the project for which the property is taken in the manner proposed by the plaintiff whether or not the damage is caused by a portion of the project located on the part taken.

<sup>3</sup> Part 3, Title 7, Chapter 9, Article 4, of the California Code of Civil Procedure





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1263.430 Benefit to the remainder is the benefit, if any, caused by the construction and use of the project for which the property is taken in the manner proposed by the plaintiff whether or not the benefit is caused by a portion of the project located on the part taken.

## **PROPERTY RIGHTS APPRAISED**

The property rights appraised are fee simple estate.

Fee Simple Estate is defined as follows: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."<sup>4</sup>

## **ACROSS THE FENCE**

The subject property has been valued using the across the fence method.

Across the Fence Method is defined as follows "A land valuation method often used in the appraisal of corridors. The across-the-fence method is used to develop a value opinion based on comparison to abutting land."<sup>5</sup>

Across the Fence Value is defined as follows "In the valuation of real estate corridors, the value concluded based on a comparison with adjacent lands before the consideration of any other adjustment factors."<sup>6</sup>

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<sup>4</sup> *The Dictionary of Real Estate Appraisal*, 7<sup>th</sup> Edition, Page 73, (Appraisal Institute, Chicago: 2022).

<sup>5</sup> *The Dictionary of Real Estate Appraisal*, 7<sup>th</sup> Edition, Page 3, (Appraisal Institute, Chicago: 2022).

<sup>6</sup> *The Dictionary of Real Estate Appraisal*, 7<sup>th</sup> Edition, Page 3, (Appraisal Institute, Chicago: 2022).



## REGIONAL DESCRIPTION – SAN BERNARDINO COUNTY



San Bernardino County is located in the southeastern portion of California and is bordered by Inyo County (north), Riverside County (south), Orange, Los Angeles and Kern Counties (west), and Arizona (east). With a land area of approximately 20,105 square miles and 24 incorporated cities, it is the largest county in the nation in terms of physical size and fifth largest in the state in population. The county is part of the “Inland Empire,” a region that encompasses 27,000 square miles and also includes Riverside County.

### TRANSPORTATION

San Bernardino County has some of the busiest transportation corridors in the nation including Interstate 10 (providing access to Los Angeles and Riverside Counties), Interstate 40 (providing access to Barstow and beyond), Interstate 15 (providing access to Riverside and San Diego Counties), Interstate 215 (allows alternative freeway access to I-15), and Interstate 30 (providing access to State Routes 18 and 330). Additional primary highways include Highways 95 and 395. Traffic is expected to increase significantly in the long-term as a result of population and employment growth throughout the region.

Passenger and cargo air service is provided by Ontario International Airport and San Bernardino International Airport. There are also 10 private and municipal aviation facilities serving the county. Commercial rail transportation is provided by Southern Pacific, Union Pacific, and Santa Fe; passenger rail is provided by Amtrak (long-distance) and Metrolink (commuter). Omnitrans operates 27 bus routes in the urbanized portions of the county and jointly operates routes to Los Angeles; additional transit agencies offer bus service to other areas. The closest deep-water ports are in Los Angeles and San Diego.

### SERVICES

San Bernardino County offers a complete array of services to residents. Southern California Gas Company and Southern California Edison provide gas and electric, respectively. Water and sewer services are offered by various providers. The county’s primary law enforcement agency is the San Bernardino County Sheriff’s Department, which serves the county’s unincorporated areas and 14 contract cities; non-contract cities have their own municipal police departments. San Bernardino County Consolidated Fire District provides "all-risk" fire, rescue and emergency medical services to unincorporated areas that are not served by independent fire protection districts, as well as those cities that contract with the department. There are 33 school districts in the county and a community college campus in the city of San Bernardino. There are also several public and private universities, including California State University-San Bernardino, University of Redlands, and Loma Linda University.

## RECREATION | TOURISM

San Bernardino has a wide variety of recreational and touristic attractions, including mountains, deserts, resorts, cultural and sporting events. The county is known for its abundant outdoor activities, including the San Bernardino Wilderness Area with 11,000+ foot mountains providing opportunities for snow skiing, and the San Bernardino and Cleveland National Forests, which have 1,000,000+ acres of land with campsites, hiking trails, and mountain lakes for fishing, boating, and water skiing. The Cleveland National Forest includes a section of the Pacific Crest Trail, Mount Palomar Observatory, and Agua Tibia Wilderness. North of the San Bernardino Mountain range is the Mojave Desert and Death Valley. Joshua Tree National Monument, Santa Rosa Mountains National Scenic Area, and Anza Borrego Desert are also nearby. Specific recreational venues include Calico Ghost Town, Zzyzx (a desert center), and Goldstone Deep Space Communications Complex. Coastal-oriented activities are easily accessible in Los Angeles, Orange, and San Diego Counties.

SAN BERNARDINO COUNTY CITY POPULATION ESTIMATES			
City	Jan-21	Jan-22	% change
Adelanto	36,569	36,357	-0.6
Apple Valley	76,160	75,628	-0.7
Barstow	25,405	25,202	-0.8
Big Bear Lake	5,054	5,041	-0.3
Chino	89,824	91,998	2.4
Chino Hills	78,437	77,964	-0.6
Colton	53,853	53,617	-0.4
Fontana	209,889	212,809	1.4
Grand Terrace	13,131	13,042	-0.7
Hesperia	100,225	100,324	0.1
Highland	56,915	56,546	-0.6
Loma Linda	25,310	25,349	0.2
Montclair	38,052	37,846	-0.5
Needles	4,915	4,876	-0.8
Ontario	176,689	179,516	1.6
Rancho Cucamonga	174,484	174,476	0.0
Redlands	72,933	72,585	-0.5
Rialto	104,050	103,954	-0.1
San Bernardino	222,024	220,840	-0.5
Twentynine Palms	27,486	27,685	0.7
Upland	78,891	79,139	0.3
Victorville	134,700	136,561	1.4
Yucaipa	54,830	54,494	-0.6
Yucca Valley	21,846	21,813	-0.2
Balance of County	300,671	300,003	-0.2
<b>San Bernardino</b>	<b>2,182,343</b>	<b>2,187,665</b>	<b>0.2</b>

Source: California Development Department

## POPULATION | DEMOGRAPHICS

As of January 2022, the county's total estimated population was 2,182,343, which is a 0.2% increase from the previous year. Population is projected to increase by 1.1% annually between 2019 and 2060.

Population increases in the region are primarily a result of out-migration from the nearby overcrowded and more expensive counties of Los Angeles, Orange and San Diego. Many locals commute to these primary employment centers in exchange for a superior quality of life. Although this trend slowed during the recent recession, it is expected to continue as long as local home prices remain significantly lower than the coastal Southern California communities.



REGIONAL AND STATE HISTORICAL AND FORECAST POPULATION (2010-2060)						
Location	2010	2020	2030	2040	2050	2060
<b>San Bernardino County</b>	<b>2,043,484</b>	<b>2,230,602</b>	<b>2,478,888</b>	<b>2,730,966</b>	<b>2,976,804</b>	<b>3,232,412</b>
Riverside County	2,196,083	2,500,975	2,857,496	3,159,599	3,400,372	3,596,588
California	37,335,085	40,639,392	43,939,250	46,804,202	49,077,801	50,975,904

Source: California Department of Finance

According to the latest census data, the county had 640,090 households with an average of 3.3 persons per household and a median age of 33.6 years.

LARGEST EMPLOYERS IN SAN BERNARDINO COUNTY		
Employer	# Employees	% Employment
County of San Bernardino	>10,000	1.31%
Amazon	>10,000	1.31%
Loma Linda University Medical Center	>10,000	1.31%
Kaiser Permanente	>10,000	1.31%
State of California	>10,000	1.31%
Wal-Mart	5,000 - 9,999	0.66% - 1.31%
United Parcel Service	5,000 - 9,999	0.66% - 1.31%
Stater Brothers	5,000 - 9,999	0.66% - 1.31%
Federal Express	2,500 - 4,999	0.66% - 1.31%
San Manuel Tribe & Casino	2,500 - 4,999	0.66% - 1.31%

Source: 2020 San Bernardino County Comprehensive Financial Report

## REGIONAL ECONOMY

Trends in employment are a key indicator of economic health and strongly correlate with real estate demand. As mentioned earlier, San Bernardino and Riverside Counties comprise the “Inland Empire,” which has a diversified employment base drawing on employment centers in Los Angeles, Orange, and San Diego

Counties. One of the fastest growing metro areas in the state and nation between 1997 and 2006, it was labeled “the epicenter” of the last recession. In late-2011, however, the region began experiencing more job growth than most other metropolitan areas in the state and is now transitioning to an expansionary cycle.

## TOTAL EMPLOYMENT | UNEMPLOYMENT RATE

According to the California Employment Development Department, San Bernardino County had a labor force of 1,020,000 in August 2022. An estimated 977,500 were employed indicating a 4.2% unemployment rate. This compares to the statewide jobless rate of 4.1% and the national rate of 3.7%.

SAN BERNARDINO EMPLOYMENT		
Industry	# Employed	% of Total Wage & Salary Employment
Employed Labor Force	847,144	100.0%
Education/Healthcare/Social Services	189,104	22.3%
Retail Trade	111,714	13.2%
Manufacturing	80,843	9.5%
Professional/Scientific/Management	78,922	9.3%
Arts/Entertainment/Recreation/Food Service	75,404	8.9%
Transportation/Warehousing/Utilities	71,734	8.5%
Construction	60,592	7.2%
Public Administration	46,195	5.5%
Finance/Insurance/Real Estate	40,892	4.8%
Wholesale Trade	29,935	3.5%
Information	11,334	1.3%
Agricultural/Forestry/Hunting/Mining	6,136	0.7%

Source: U.S. Census / American Community Survey)

## PERSONAL | MEDIAN HOUSEHOLD INCOME

Personal income is a significant factor in determining the real estate demand in a market. According to the latest census data, San Bernardino County had a median household income was \$65,761, compared to \$78,672 in California. Given the economic downturn in late 2008, with the Inland Empire being particularly hard hit, lower income figures are expected.

Census data indicate that a total of 15.2% of the county population lives below the poverty level, which is higher than the state (12.6%). A total of 60.1% of the population owned their own homes, significantly higher than the state (55.3%) due to a relatively strong employment base coupled with affordable home prices.

## REAL ESTATE DEVELOPMENT

San Bernardino County has a wide range of real estate development and property types typical of a large metropolitan area, as well as an abundance of vacant and affordable land. After being hit hard by the recession, which caused a severe slowdown in new construction, sales, and leasing, the entire Inland Empire began to tentatively improve in 2012. This trend has continued, and the current consensus is that the region is transitioning into an expansionary phase.

## RESIDENTIAL

Similar to the entire Southern California region, home prices in San Bernardino County peaked in 2007, and began to decline in 2008. Significant price reductions in both resale and new home product began to occur in 2008, as a result of the fall-out over the subprime lending and national financial crisis, with prices hitting bottom in 2009. This trend continued throughout most of 2011, with some improvement occurring as a direct result of government incentives. According to CoreLogic, the median price of an existing single-family home in San Bernardino County increased to \$500,000 in August 2022, a 7.5% increase over the same month a year earlier.

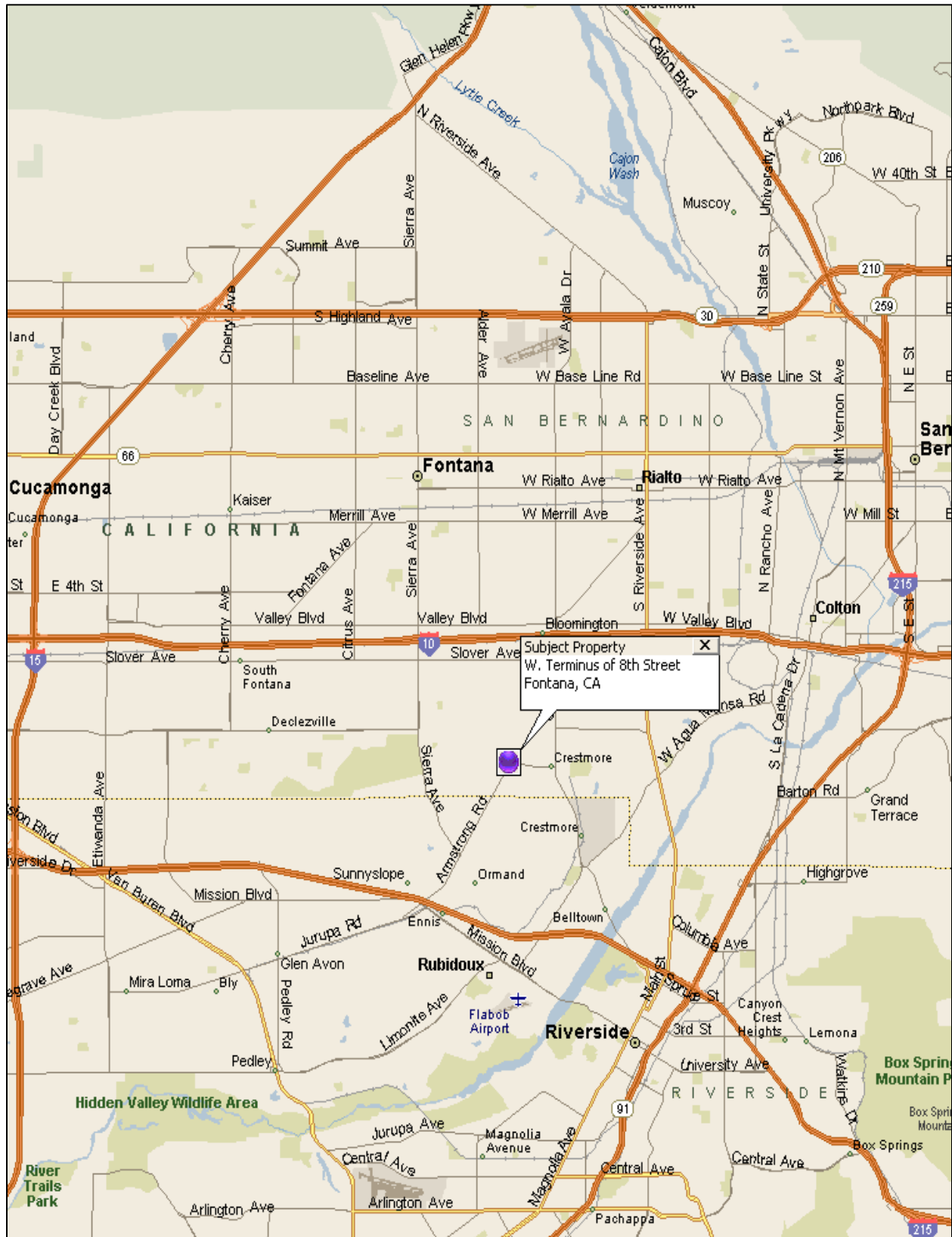
SOUTHERN CALIFORNIA HOME PRICING TRENDS				
CA County	Sales	Median Price		
	Aug-22	Aug-22	Aug-21	% Change
Los Angeles County	5,581	820,000	785,000	4.5%
Orange County	2,547	985,000	900,000	9.4%
Riverside County	3,310	582,000	525,000	10.9%
<b>San Bernardino County</b>	<b>1,851</b>	<b>500,000</b>	<b>465,000</b>	<b>7.5%</b>
San Diego County	3,115	799,000	725,000	10.2%
Ventura County	870	782,250	740,500	5.6%
SoCal	17,274	\$790,625	\$732,750	8.0%

Source: CoreLogic

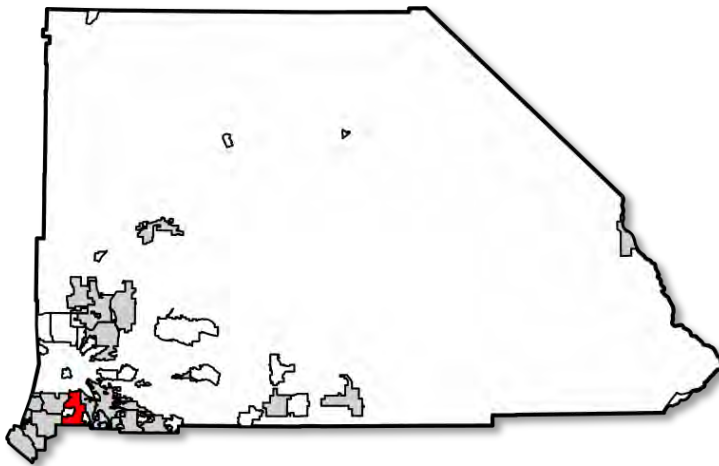
## CONCLUSION

San Bernardino County has an established reputation and a stable economy, which is fueled by the region's relative affordability and well-developed distribution network. Inland Empire's relatively inexpensive land, proximity to the twin ports in L.A., and proximity to a massive consumer base throughout Southern California has made it the premier location for logistics firms to expand.

# REGIONAL MAP



## CITY DESCRIPTION – FONTANA



### LOCATION | TRANSPORTATION

Fontana is in San Bernardino County, approximately 50 miles east of Los Angeles. Due to its geographic location, the city is identified as “...the crossroads of the Inland Empire”. Fontana shares borders with Rialto and San Bernardino and sits on the edge of the San Gabriel and Jurupa Mountain ranges, at an approx. 1,000 - 2,000-foot elevation. In one part of the city the elevation climbs to approximately 2,500 feet.

I-10 (CA) San Bernardino Freeway, I-15 (CA) Ontario Freeway, California Foothill Boulevard (Historic U.S. Route 66), US 99 (CA) Valley Boulevard (Historic U.S. Route 99) and California 210 Foothill Freeway provide access to Fontana.

The Metrolink rail service to the greater Los Angeles area has a station here and runs through the

center of town. The city of Fontana is ten minutes away from Ontario International Airport. The city is also served by Omnitrans bus service.

SURROUNDING CITY POPULATION ESTIMATES			
City	1-Jan-21	1-Jan-22	% change
Fontana	209,889	212,809	1.3
Highland	56,915	56,546	-0.7
Ontario	176,689	179,516	1.6
Rancho Cucamonga	174,484	174,476	0.0
Redlands	72,933	72,585	-0.5
San Bernardino County	2,182,343	2,187,665	0.2
Source: California Development Department			

### POPULATION | DEMOGRAPHICS

As of January 2022, the city had an estimated population of 212,809, which is an increase (1.3%) from the prior year’s estimate.

According to the 2019 American Community Survey (US Census), Fontana had 54,558 households with

3.2 persons per household and a median age of 32.2 years.





## SERVICES | RECREATION

The city has adequate services, facilities, and utilities. Services provided include police protection; contract for fire services; the construction and maintenance of highways, streets, and other infrastructure; wastewater and sanitation services; and recreational activities and cultural events. While most residents of the city attend schools within the Fontana Unified School District, some areas of the city are served by neighboring school districts. The Northwest area of the city is partly served by the Etiwanda School District (K thru 8 only) and the Chaffey Joint Union High School District (High Schools only). The Southeast area of the city is partly served by the Colton Joint Unified School District and the Northeast area of the city is partly served by the Rialto Unified School District. There are two Options for Youth Charter Schools in Fontana. These schools are chartered through the Victor Valley Union High School District and offer an independent study program and small group classes to obtain a high school diploma.

Fontana is home to a renovated historic theater, a municipal park, and the Auto Club Speedway on the site of the Kaiser Steel Mill. Fontana also hosts the Fontana Days Half Marathon and 5K run. This race is the fastest half-marathon course in the world. One of the more prominent and well-known landmarks of the city is the Lewis Library and Technology Center, which opened in April 2008. At an estimated cost of over \$60,000,000, this facility was made possible through a mixture of private and public funds. It is the largest library in the San Bernardino County Library System.

10 LARGEST EMPLOYERS IN FONTANA		
Employer	No. of Employees	% Of Total
Kaiser Hospital & Medical Group	6,246	6.37%
Fontana Unified School District	5,898	6.01%
Amazon.com Services LLC	3,008	3.07%
City of Fontana (included pt employees)	995	1.01%
Estes West	352	0.36%
Water of Life Community Church	300	0.31%
Saia Motor Freight Line LLC	289	0.29%
Schlosser Forge Company	287	0.29%
Walmart Store #1756	286	0.29%
Costco Wholesale #627	275	0.28%

Source: 2020 Fontana City Comprehensive Annual Financial Report

## LOCAL ECONOMY | INCOME

Fontana's current economy is driven largely by industrial uses, particularly trucking-based industries. The city is home to several truck dealerships, and other industrial equipment sales centers, and, like its neighbors Ontario and Rancho Cucamonga,

many products distribution centers for such companies as Toyota, Target, Sears, Mercedes-Benz, Southern California Edison, Home Shopping Network, and Avery Dennison. The city is also home to numerous small manufacturers of building materials and other locally used products, and many small auto dealerships and salvage yards. Fontana's economy has also heavily encouraged, at least until such activities had been somewhat hampered by the Subprime mortgage crisis, the planning, developing and construction of new housing tracts. The city also has numerous local shopping centers, such as the Summit Heights Gateway/Falcon Ridge Town Center at the north end of the city, and Palm Court in the southern section. The city also features commercial strip zoning along several of its major avenues and boulevards, such as the "Miracle Mile" straddling

State Route 210 between Citrus and Sierra Avenues. The official Fontana Auto Center is part of that zone, with two major dealerships already in place.

## EMPLOYMENT | UNEMPLOYMENT

According to the State of California's Employment Development Department, Fontana had a total civilian labor force of 105,200, and an unemployment rate of 3.8% in August of 2022. The majority of civilian jobs were in the following industries: 1) Educational Services, Healthcare, Social Services; 2) Transportation, Warehousing, and Utilities; 3) Manufacturing; 4) Construction; 5) Professional, Scientific, and Management.

## PERSONAL INCOME

According to the 2019 American Community Survey, Fontana had a per capita income of \$24,015, which is significantly less than the state of California (\$36,955). A total of 13.0% of the population was living below the poverty level, as compared to 13.4% in the state.

## REAL ESTATE DEVELOPMENT

Fontana is adequately served by a mix of commercial, industrial, and residential real estate.

## RESIDENTIAL

Residential development in Fontana is typically of fair to average quality and condition and are characterized by one- to two-story improvements typically of stucco construction. Single- and multi-family developments are found throughout the city. CoreLogic reported a median home price in the city of \$615,000 in August 2022, up 12.8% from the previous year. There was a total of 122 sales during the month.

FONTANA & SURROUNDING CITIES HOME PRICING TRENDS				
City	# Sales	Median Price		
		Aug-22	Aug-21	% Change
Fontana	122	\$615,000	\$545,000	12.8%
Highland	43	\$525,000	\$439,000	19.6%
Ontario	115	\$628,750	\$596,000	5.5%
Rancho Cucamonga	117	\$710,000	\$630,000	12.7%
Redlands	64	\$580,000	\$550,000	5.5%
San Bernardino County	1,851	\$500,000	\$465,000	7.5%

*Source: CoreLogic*

## CONCLUSION

The same positive factors affecting the region, including diversified employment, established transportation corridors, affordability, and the year-round mild climate, are the primary reasons why the city is expected to continue to thrive in the long-term.



# CITY MAP



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## NEIGHBORHOOD AND MARKET AREA DESCRIPTION

The subject property is located west of Locust Avenue at the western terminus of 8<sup>th</sup> Street in the city of Fontana, San Bernardino County, California. Access to Fontana is by the I-10 Freeway to the north, the I-15 Freeway to the west and the CA-60 Freeway to the south.

The subject's immediate industrial neighborhood is generally bounded by Cedar Avenue to the east, the I-10 Freeway to the north, and Sierra Avenue to the west and south. Primary arterials for this area include Sierra Avenue, Jurupa Avenue, Santa Ana Avenue, Cedar Avenue, and Slover Avenue. There are also secondary streets which provide good access throughout the neighborhood.

Property types in the immediate area of the subject property are mostly industrial and residential in nature with commercial retail located nearby. The Union Pacific West Colton Rail Yard is located approximately 2.2 miles northeast of the subject property adjacent the I-10 Freeway. Major freeway junctions, including the I-15/CA/60, the I-10/I-15, the I-10/I-215, and the CA-60/I-215 intersections are all within 8 miles of the subject. The subject neighborhood and surrounding neighborhoods are in a growth stage of the economic life cycle with previous open space and rural residential properties being converted to industrial uses.

The subject is a narrow 20,416 square foot parcel that contains a water main that connects to the water distribution system to the west serving the communities of Bloomington and Rialto to the north and east. As previously discussed, the subject underlying land will be appraised via ATF methodology. The typical ATF parcel is industrial zoned land. An initial search for comparable industrial land sales was conducted within Los Angeles, Orange, Riverside, and San Bernardino Counties that sold within the past four years of the date of value. The wider radius search was necessary given the lack of large industrial sites in the general subject area and county. The search revealed several sales sufficient for use in valuing the subject property.

There is no published data on trends for industrial land sales. A review of sales activity and discussions with brokers and market participants indicate an upward trend in land values. Discussions with these market participants revealed strong demand for vacant industrial land. An investor reported that industrial real estate prices have appreciated significantly over the last two years, especially after the global COVID-19 pandemic, which accelerated the growth of e-commerce and the demand for warehousing space. We have considered the upward trend in our analysis of market conditions and an upward annual adjustment of 10% is applied to the land sales, up until March 31, 2022 when the federal reserve began a series of interest rate increases, to account for inflation in values subsequent to their dates of sale.



## PROPERTY DESCRIPTION

### LARGER PARCEL

There are three requirements a property must meet to be considered a “Larger Parcel”, unity of ownership, physical contiguity, and unity of use (common highest and best use).

In the subject’s case, there is one property owner (see Summary of Salient Facts and Conclusions section) multiple legal parcels with one common highest and best use. The subject property under appraisal is a segment of a corridor, which extends several parcels to the west and for miles to the east. However, for purposes of the appraisal report, we have considered Assessor’s Parcel Number 0256-131-10-0000 as the larger parcel, as this is the only parcel impacted by the project. Therefore, all three requirements are met.

### SITE

**LOCATION:** The subject property is located on the West Side of Locust Avenue at the Western Terminus of 8th Street, Fontana, San Bernardino County, CA

**LEGAL DESCRIPTION:** Reference in Addenda

**ASSESSOR PARCEL NUMBER(S):** 0256-131-10-0000

**CURRENT USE:** Vacant land that contains an underground water transmission main

**SIZE:** ±0.47 acres or 20,416 square feet, per Public Records

**SHAPE:** Very Narrow and Mostly Rectangular

**ZONING:** **Zone:** West Valley Logistics Center Specific Plan – IL-Light Industrial

Of note, the land is valued utilizing ATF methodology. The typical ATF parcel is also zoned West Valley Logistics Center Specific Plan – IL-Light Industrial, which will be utilized in this analysis.

**Description:** The subject is located within the West Valley Logistics Center Specific Plan and has a land use designation of IL-Light Industrial According to the specific plan: “The Light Industrial land use category will provide a suitable location for warehouse/ distribution



logistics uses in a business park setting by allowing for a wide range of suppliers and services. Additionally, it may attract both large primary users and smaller supporting uses. As the primary land use on the site, the Light Industrial land use category will allow buildings ranging in size from approximately 100,000 square feet to over 1,000,000 square feet, with a floor area ratio (FAR) not to exceed 0.55.”

The development standards for IL zone within the specific plan include a 40,000 square foot minimum lot size, a 75 foot setback from Locust Avenue, 40 foot setback from a specific plan boundary, and 20 feet from an industrial use, and primary building height of 75 feet.

**Current Use:** The subject property is currently vacant land with underlying water main infrastructure.

**Legally Conforming:** There are no building improvements.

**Zoning Comments:** None

**FRONTAGE / ACCESS:** The subject property’s frontage is as follows:  
• Locust Avenue: 10± feet

**ADJACENT USES:**  
**North:** Vacant Land  
**South:** Vacant Land  
**East:** Vacant Land / Water Storage Tanks  
**West:** Locust Avenue / 8<sup>th</sup> Street

**TOPOGRAPHY:** The subject has a rolling topography from east to west with the last portion of the eastern segment sloping uphill.

**SOIL CONDITIONS:** The soil conditions observed at the subject appear to be typical of the region and adequate to support development.

**HAZARDOUS SUBSTANCES:** We did not observe any evidence of toxic or hazardous substances during inspection of the site. The subject is not listed as a hazardous site per the *Hazardous Waste and Substances Sites List* compiled by the California Environmental Protection Agency. Santolucito Doré Group Inc. was not provided with a *Phase I Environmental Assessment Report* or any other reports addressing potentially hazardous materials on or near the subject property.

**UTILITIES:**  
**Electricity:** Not Connected - Southern California Edison  
**Sewer:** Not Connected – City of Fontana



<b>Water:</b>	Not Connected – West Valley Water District
<b>Natural Gas:</b>	Not Connected – Southern California Gas Company
<b>Underground Utilities:</b>	Underground utilities are nearby but not to the subject site.
<b>Adequacy:</b>	Utilities are not connected to the subject property. However, access to public utilities is assumed to be typical and adequate for the market area.
<b>FLOOD ZONE:</b>	The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA) and has a flood zone designation of X which has minimal flood hazards.
	<b>FEMA Map Number:</b> 060274-06071C8666H
	<b>FEMA Map Date:</b> August 28, 2008
	The typical ATF parcel is also located in zone X, an area of minimal flood hazard.
<b>WETLANDS / WATERSHED:</b>	The subject property did not appear to be within a wetland or watershed area. It is assumed that it is not an environmentally sensitive area.
<b>EARTHQUAKE HAZARD:</b>	The subject land is not located in an Alquist-Priolo Special Study area. It is noted that all of California is subject to potentially destructive earthquakes, the subject site is not unusually risky in this regard.
<b>ENVIRONMENTAL ISSUES:</b>	There are no known adverse environmental conditions on the subject site. Please reference Limiting Conditions and Assumptions.
<b>BIOLOGIC CONDITIONS:</b>	We did not review a Biological Survey detailing possible biological species on the subject land. Without this, it could not be determined which species are actually on or frequent the property.
<b>MINERAL RIGHTS</b>	This area has a low potential for mining related activity. There were no observed operations and in Southern California mineral extraction is largely cost prohibitive.
<b>GION-DIETZ DECISION – IMPLIED DEDICATION:</b>	Based on the decision in Gion v. The City of Santa Cruz and Dietz v. King, consolidated in (1970) 2 Cal.3d 29, "Gion-Dietz", it did not appear there is an implied dedication by the public on the subject property.
<b>SITE IMPROVEMENTS / PERSONAL PROPERTY:</b>	The subject property is currently vacant land with no site improvements, although the eastern property boundary has chain-link fencing.

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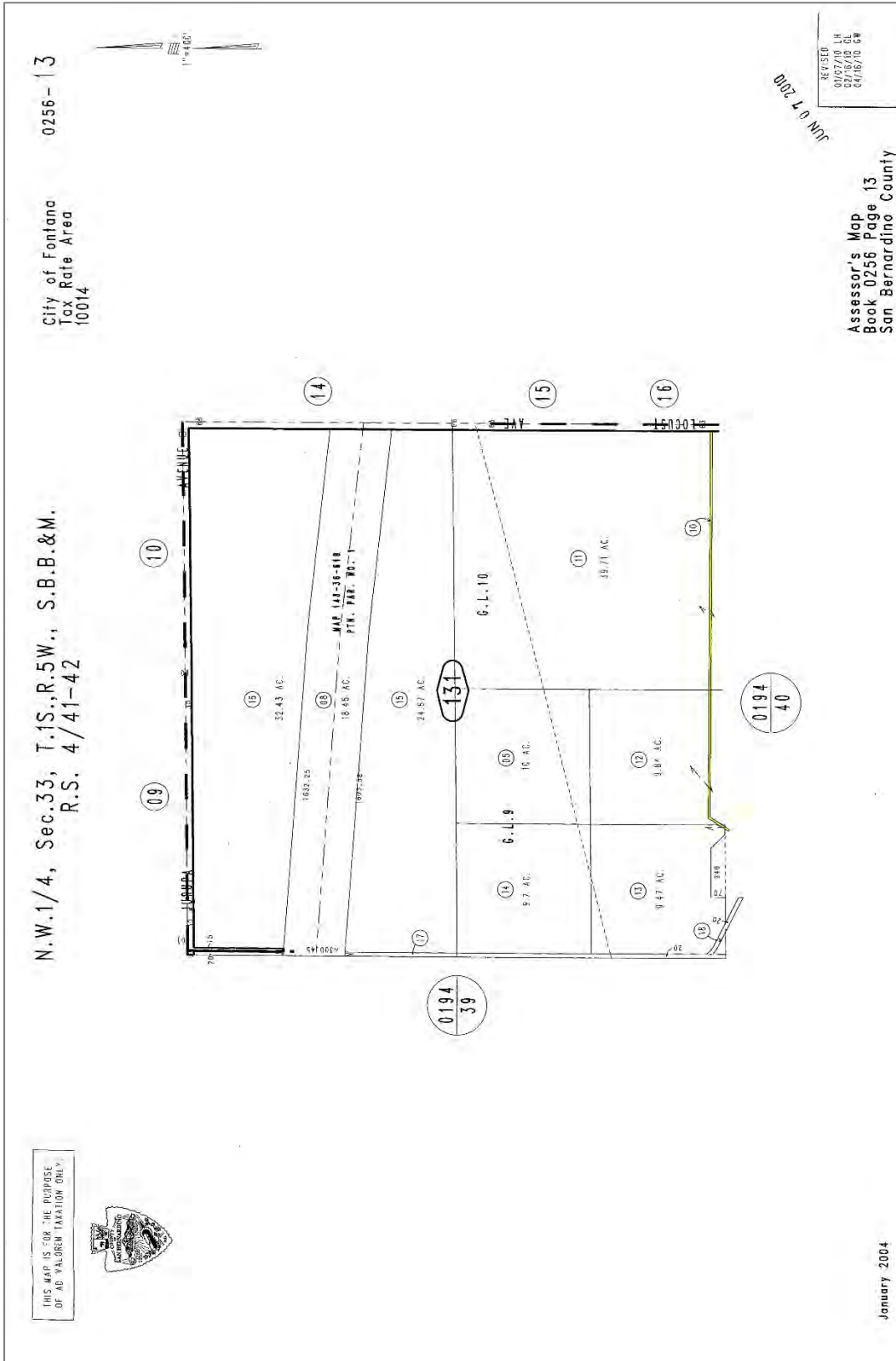
**PROPERTY TAX  
INFO:**

**Taxing Authority:** San Bernardino  
**Year:** 2022  
**Land Assessed Value:** \$0.  
**Improved Assessed Value:** \$0  
**Total Assessed Value:** \$0  
**Total Taxes:** \$0  
**Comments:** The subject owner is a public agency and not subject to property tax.





# ASSESSOR'S PARCEL MAP



# AERIAL PHOTOGRAPH



Subject Property



Neighborhood

**SUBJECT PHOTOGRAPHS**



Street View of Locust Avenue facing north, ATF Parcel and Subject to Left (photo taken by M. Sunderland 10/13/2022)



Street View of Locust Avenue facing south, ATF Parcel and Subject to Right (photo taken by M. Sunderland 10/13/2022)

**SUBJECT PHOTOGRAPHS (CONT.)**



Terminus of 8<sup>th</sup> Street and eastern subject parcel boundary facing west  
(photo taken by M. Sunderland 10/13/2022)



Western view of subject parcel from eastern boundary, ATF parcels to right and left  
(photo taken by M. Sunderland 10/13/2022)

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**SUBJECT PHOTOGRAPHS (CONT.)**

Western view of subject parcel from middle of subject, ATF parcels to right and left  
(photo taken by M. Sunderland 10/13/2022)



Eastern view of subject parcel from middle of subject, ATF parcels to right and left  
(photo taken by M. Sunderland 10/13/2022)

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**SUBJECT PHOTOGRAPHS (CONT.)**



Eastern view of subject parcel near western boundary, ATF parcels to right and left (photo taken by M. Sunderland 10/13/2022))



Southern view of southern ATF parcel from subject parcel (photo taken by M. Sunderland 10/13/2022)

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**SUBJECT PHOTOGRAPHS (CONT.)**



Northern view of northern ATF parcel from subject parcel  
(photo taken by M. Sunderland 10/13/2022)

## HIGHEST AND BEST USE

Highest and best use may be defined as:

*The reasonably probable use of property that results in the highest value.*<sup>7</sup> To be reasonably probable, a use must be:

1. **Legally Permissible:** *What uses are permitted by zoning and other legal restrictions?*
2. **Physically Possible:** *To what use is the site physically adaptable?*
3. **Financially Feasible:** *Which possible and permissible use will produce any net return to the owner of the site?*
4. **Maximally Productive.** *Among the feasible uses, which use will produce the highest net return, (i.e., the highest present worth)?*

### HIGHEST AND BEST USE AS VACANT

#### LEGALLY PERMISSIBLE / PHYSICALLY POSSIBLE

Since the property is a segment of an active utility corridor, we have valued the property via Across the Fence (ATF) Methodology. This approach considers the adjacent zoning/land uses as the basis for valuation of the subject.

As discussed in the Land Description section, the subject land is zoned West Valley Logistics Center Specific Plan – IL-Light Industrial but will be appraised via ATF methodology based on the typical ATF parcel, which has the same zoning as the subject. The underlying land value for the subject is based on the highest and best use of the typical ATF property, which is zoned for industrial uses.

#### FINANCIALLY FEASIBLE / MAXIMALLY PRODUCTIVE

As previously stated, the subject larger parcel was created by the owner for their water transmission main to transport water from storage tanks to the west serving the communities of Bloomington and Rialto to the north and east. This main line connects the water supply to an established community and it would be extremely difficult to reroute or change it to an area outside the immediate neighborhood. Its current use is important in maintaining public infrastructure and there is a trend to preserve this type of infrastructure, due to the difficulty in modifying it or relocating it. Given these factors, we have concluded that the maximally productive use of the subject is to maintain its current use.

In conclusion, the highest and best use of the subject “as vacant” is to remain as is while it contains the existing water main.

<sup>7</sup> *The Appraisal of Real Estate* 14<sup>th</sup> Edition, Page 332, (Chicago: Appraisal Institute, 2013).





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## **MOST PROBABLE BUYER**

Taking into account all of the physical and investment characteristics of the subject property, the likely buyer is a public entity.



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## VALUATION METHODOLOGY

Three basic approaches may be used to arrive at an estimate of market value. They are:

1. The Cost Approach
2. The Income Capitalization Approach
3. The Sales Comparison Approach

### **COST APPROACH**

The cost approach is a breakdown of property into land and building components. It assumes that an informed buyer would pay no more for a property than the cost of acquiring land and reproducing improvements of similar utility, less the amount of any depreciation. This approach is most applicable when improvements are relatively new and represent the highest and best use of the land, or in the case of special-use properties, for which there are few comparable sales.

### **INCOME CAPITALIZATION APPROACH**

The income capitalization approach reflects the present value of the future benefits of property ownership. It converts a property's net operating income into a lump-sum value via capitalization. The two methods of income capitalization are direct capitalization and yield capitalization (via a discounted cash flow analysis), with one or both applied, as applicable to the property being appraised. This approach is most applicable for income-producing properties.

### **SALES COMPARISON APPROACH**

The sales comparison approach is the comparison of similar properties, that recently sold or are currently listed for sale, to the subject property. It assumes that an informed buyer would pay no more for a property than the cost of acquiring a substitute property of similar utility and desirability. This approach is most applicable when there are sufficient recent and reliable transactions of similar properties. It is most often relied upon in the valuation of owner-user properties or vacant land.

### **ACROSS THE FENCE (ATF)**

In addition to the three basic approaches described above, the ATF method can be used in the appraisal of corridors, easements, and public facilities. This method is used to develop an opinion of value based on comparison to abutting land. An analysis of the typical abutting parcel is made to determine a value that can be applied to the property being appraised.

### **FINAL RECONCILIATION**

The appraisal process concludes with the final reconciliation of the values derived from the approaches applied for a single estimate of market value (when multiple approaches are utilized). Different properties require different means of analysis and may lend themselves to one approach over the others.



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## **METHODOLOGIES APPLIED**

The cost and income approaches were considered but not developed, because the subject is vacant land. Thus, developing a value via these approaches is not warranted for vacant land. The sales comparison approach was considered and was developed for the typical ATF parcel because there is adequate data to develop a value estimate and this approach best reflects market behavior for this property type.

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## SALE COMPARISON APPROACH

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with similar utility and desirability, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities.

The following steps describe the applied process of the Sales Comparison Approach:

- The market in which the subject property competes is investigated; comparable sales, contracts for sale, and current offerings are reviewed.
- The most pertinent data is further analyzed and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and, where appropriate, adjusted to equate with the typical ATF property.
- Each comparable sale is analyzed and, where appropriate, adjusted to equate with the subject property.
- The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

The subject parcel is a narrow strip of land that contains a water transmission main. For the purposes of our valuation, the larger parcel is valued by utilizing the ATF method.

Adjustments and/or comparisons of the sales are made relative to differences or similarities to the typical ATF parcel. A range of values results from this approach. We correlate the range into a final value by weighting the land comparables as to their overall similarity to the typical ATF parcel.

### DESCRIPTION OF THE ACROSS THE FENCE PROPERTY

The ATF parcels consist of approximate 50-80 acres of land and are zoned for industrial uses. The ATF parcels were selected as they abut the subject to the north and south, are proposed for development by the adjacent parcel owner with two industrial buildings (Buildings 1 and 2 on the provided site plan) that will have 76.37 and 52.33 acre site sizes, respectively, when complete, and will incorporate the subject parcel upon completion of the proposed project.



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## LAND COMPARABLES

We have researched numerous land sales and have selected a total of five land comparables for this analysis; all sales were closed transactions. These land comparables are documented on the following pages by a summary table, location map, and an analysis grid.

All land comparables have been researched through multiple sources (including, but not limited to, the county recorder's office, market data services, published reports, and personal contacts), were verified with a party to the transaction, whenever possible, and were physically inspected from the public right of way.

## LAND COMPARABLE SUMMARY TABLE

Comparable Land Sales									
Comp No.	Address	Date	Grantor	Financing Book/Page or Reference Doc	Price	Acres	Zoning	Comments	
	City	Tax ID	Grantee		Per Land SF	Land SF	Current Use		
1	10750 Live Oak Ave	12/6/2021	Robert & Lillian Cantero Trust	Conventional	\$62,000,000	14.79	SW/IP	This is the sale of a 14.79 acre paved pad for \$62,000,000. There were no permits, approvals, or entitlements on the land at the time of sale. The buyer plans on entitling the property for an industrial development with a class A distribution center, that will be approximately +/- 300,000 square feet when constructed.	
	Fontana	0236-141-05, 0236-141-06, 0236-141-20	Live Oak Land, LLC	2021-544881	\$96.24	644,252	Vacant Land		
2	E/O Hammer Ave, N/O Ontario Ranch Rd.	11/10/2021	Rich Haven Marketplace LLC	Conventional	\$250,018,000	54.40	Rich Haven Specific Plan (PSP05-004)	This sale was confirmed by the buyer and is the sale of 54.40 acres of land in Ontario, Calif., which will be developed into a 1,003,348-square-foot industrial warehouse, expected to deliver in 2023. The development will be known as LogistiCenterSM at Ontario Ranch, and the site is located at Hammer Avenue and Ontario Ranch Road. The Rich Haven Specific Plan allows a Mixed-use overlay.	
	Ontario	0218-211-27	Dpif3 Ca 36 Ontario Ranch LLC	2021-511595	\$105.51	2,369,664	Vacant Land		
3	SWC E. Foothill Blvd & Irwindale Blvd	3/16/2021	CALMAT CO	Cash	\$190,000,000	86.79	RII	This was the sale of a former mining pit that was brought to steer level with fill dirt. The broker reports that it would take 18 to 24 months to settle before being ready for any new development. The buyers knew this and the price reflects the short-term lack of developability.	
	Irwindale	8604-019-001, 003, & 010	LIT Reliance II LP	2021-0417671	\$50.25	3,780,773	Vacant Land		
4	SWC Remington & Archibald	12/4/2020	Orbis Real Estate Partners	Conventional	\$95,210,081	49.68	I-P	The price, acreage, and sale details were confirmed by the broker. This is the sale of 49.68 acres of industrial land for \$95,210,081 or \$44 per-square-foot. The land was purchased without entitlements, but the buyer went through the approvals and entitlement process during the escrow and due diligence period. The broker reported there have been significant increases in industrial land values in the IE and that this land sale would have sold for at least double one year later as entitled land. According to the seller's press release, the buyer will develop six class-A industrial warehouse buildings to total about 1.05 million square feet. The APN's have changed and the property now consists of Assessor Parcel Number's 144-010-081, 82. The grant deed was not available. Since purchase the property has been developed with industrial buildings.	
	Eastvale	144-010-015, 144-010-018, 144-010-020, 144-010-023, 144-010-024, 144-010-032	Dermody Properties, Inc.	N/AV	\$44.00	2,164,061	Vacant Land		
5	2001 E. Orangethorpe Ave	9/5/2019	Kimberly-Clark Worldwide, Inc	Cash	\$202,057,000	65.34	MP-200-ES	This is the sale of an existing industrial property to an industrial developer. The property sold while occupied and has since been redeveloped with a new industrial distribution building. The former industrial building was demolished in 2021.	
	Fullerton	073-120-31 & 073-120-33	GLC Fullerton LLC	2019-000335995	\$70.99	2,846,210	Industrial Building - Demolished 2021		



### COMPARABLE LOCATION MAP



### LAND COMPARABLE PHOTOGRAPHS



Land Comparable 1 (photo taken by N. Tucker 5/26/2022)



Land Comparable 2 (photo taken by N. Tucker 5/26/2022)



Land Comparable 3 (photo taken by M. Sunderland 10/17/2022)



**LAND COMPARABLE PHOTOGRAPHS (CONT.)**



Land Comparable 4 (photo taken by N. Tucker 5/26/2022)



Land Comparable 5 (photo taken by M. Sunderland 10/17/2022)

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## THE COMPARISON PROCESS

In the comparison process, we take into consideration the financial and physical differences between each land comparable and the subject. Categories of adjustment and/or comparison include: 1) property rights conveyed; 2) terms of sale; 3) conditions of sale; 4) buyer expenditures; 5) market conditions; and, 6) physical characteristics (including location, access and exposure, size/economies of scale, zoning, shape and topography, utilities, site improvements, and entitlements at time of sale). The land comparables were analyzed on a per square foot basis, which is the most applicable unit-of-comparison for vacant land within the subject market area. Each land comparables' size was obtained from public records, published sales information, and/or other reliable sources. Once the price per square foot value indicator was estimated, it was applied to subject larger parcel.

The comparison process is fairly subjective in nature primarily due to the many characteristics of value, variances in buyer/seller influences, imperfections in the market, etc. Adjustments and/or comparisons are an attempt to reflect value contributions of the various factors in the marketplace. Many of the comparisons of physical characteristics overlap and reflect overall desirability. The comparison grid following this section is an empirical format to simply lead the reader to a logical conclusion of the final estimated value. Please note, each item of comparability is not weighted equally. Items may outweigh each other resulting in an overall rating that may not "add up" based on the ratings of individual elements.

### PROPERTY RIGHTS

The property right appraised was the fee simple estate. All of the land comparables transferred (or were marketing) the fee simple interest, thus, no adjustments were warranted.

### FINANCING (TERMS OF SALE)

Financing (terms of sale) include below market rates, buy downs, atypical payback periods, or any financing situations that are not commonly accepted within the marketplace. In the subject market, land is typically purchased with all cash or the seller takes back a first trust deed with a large (20%-50%) down payment. In this case, all of the sales reflected were cash or market terms and financing and no adjustments were necessary.

### CONDITIONS OF SALE

Conditions of sale include any distressed influences, less than arm's length transactions, or other related influences that are not attributable to financing/terms of sale, market conditions, or physical differences. All of the sales utilized appear to be arm's length transactions, and no conditions of sale adjustments were warranted for four of the five sales. Land Comparable 3 was the purchase of a former surface mine that had been raised with the addition of off-site fill dirt. The sale broker reports that it will be 18 to 24 months before the site can be considered for future development based on the settling of the fill dirt at the end of the 18 to 24 months. Unlike the subject or other Land Comparables, the price paid for this comparable was based on the potential developability of the site two years from the purchase date if the soil has appropriately settled. We applied a 20% upward adjustment (commensurate with the annual time adjustment) to this



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comparable to reflect the risk to the potential development of this site and the delay in developability to this site.

### **BUYER EXPENDITURES**

A knowledgeable buyer considers expenditures that will have to be made upon purchase of a property because these costs affect the price they agree to pay. Such expenditures may include the cost to demolish and remove buildings, petition for a zoning change, remediate environmental contamination, extend escrow, or pay broker fees, among others. No atypical buyer expenditures were discovered during the verification process; thus, no adjustments were warranted.

### **MARKET CONDITIONS**

Market conditions (time of sale) adjustments take into consideration appreciation or depreciation that has occurred in the market. In this analysis, all of the land comparables occurred between September 2019 and December 2021.

There is no published data / market reports for industrial land sales. A review of market sales data and discussions with market participants all indicate upward trends for land values in the area prior to and after the COVID-19 outbreak at the end of March 2020. During the pandemic, land sales continued, and the market functioned, sales volume had declined but prices remained stable with an upward trend. Additionally, COVID-19 stay-at-home orders accelerated the growth of e-commerce and the demand for warehouse and distribution space. With the reopening of the economy and sustained low interest rates, demand for developable land has continued to increase. We ran a Trend Report through CoStar for all industrial land sales over the past five years ranging in size from 5 to 100 acres. The trend report revealed an increase in land sales prices of over 10% annually. We have considered the upward trends in land prices, along with the limited supply in our analysis of market conditions, and an upward annual adjustment of 10% is applied to the sales to account for inflation in values subsequent to their dates of sale. We note that this time adjustment is effective through March 31, 2022 when the Federal Reserve commenced its series of interest rate increases as these increases have resulted in a slowing of market activity in this sector.

### **PHYSICAL CHARACTERISTICS**

After adjusting for the above non-physical characteristics, we compared the physical differences of the land comparables to the subject. There is myriad of physical features that can be reviewed by investors when purchasing vacant land. However, the features discussed below represent those that generally have the greatest effect on value or are most often a consideration. Note that location, size, access and exposure, and entitlements generally have a stronger impact on value than the remaining categories. Qualitative comments were made regarding any differences noted.

#### **LOCATION**

When looking at location, we take into consideration a property's orientation to the surrounding area including proximity to local services and perceived desirability/market demand. The subject parcel is centrally located within a predominantly industrial zoning



district, close to places of employment, with major retail / commercial corridors and support facilities in surrounding areas, and freeway access approximately 2.0 miles north and 2.5 miles to the south. Four of the five sales are considered similar being located within industrial districts, warranting no adjustments for this item. Land Comparable 5, located in Orange County is considered to be a slightly superior location to the subject.

#### ACCESS AND EXPOSURE

Access reflects the proximity to transportation facilities and ease of site access, while exposure reflects visibility from main thoroughfares. The subject property is located on Locust Avenue, considered to be somewhat rural at the subject's location, but primary arterial. There are also nearby secondary streets that connect the subject to surrounding industrial parks. It is approximately two miles south of I-10 freeway and approximately two and one half miles north of the CA-60. The typical ATF parcel is a site on a busy industrial arterial roadway, with adequate street frontage and visibility.

Land Comparables 1, 2, and 4 are located within the Inland Empire, Land Comparable 3 is located in Los Angeles County, and Land Comparable 5 is located in Orange County. Land Comparable 1 is located on a corner lot, with two secondary streets. It is considered similar to the typical ATF parcel in terms of access and exposure. Land Comparable 2 has a corner lot location on the intersection of two primary arterials. Its access and exposure are also considered similar to the typical parcel. Land Comparable 3 is a corner parcel adjacent to the CA-210 Freeway. Its access and exposure are slightly superior to the typical ATF parcel. Land Comparable 4 has a corner lot location on the intersection of two primary arterials. Its access and exposure are also considered similar. Land Comparable 5 occupies an entire industrial block with the exception of some minor parcels southeast of the comparable. It is considered slightly superior to the subject for access and exposure.

#### SIZE/ECONOMIES OF SCALE

Size/economies of scale reflects the fact that a larger parcel will typically sell for a lower price per acre, while a smaller parcel with similar location and utility will typically sell for a higher price per acre. However, for industrial acreage in the Inland Empire, the opposite is currently taking place. Over the past several years, due to the increase in e-commerce, there has been a high demand for sites approximately 20 acres or larger in order to accommodate large 500,000-plus square foot distribution facilities, some in the 1 million square foot range. Developers are paying premiums for larger parcels, which will allow for possible future expansion, larger project sizes, and larger outside storage areas, among other items of consideration.

The comparables range in size from 14.79 to 86.79 acres, bracketing the  $\pm 50$  to 80 acre typical ATF parcel size for the ATF method. Four of the five Land Comparables are considered similar in size and would attract similar buyers and investors. Land Comparable 1 was measurably smaller than the typical ATF parcel size and considered slightly inferior to the subject.



## ZONING

Zoning reflects a property's allowed uses and usable area for development. The typical ATF parcels zoning allows for a wide variety of industrial uses. Land Comparables 1, 3, 4, and 5 are similar as they are zoned industrial or allow for similar industrial uses. Land Comparable 2 was in a specific plan with a mixed-use overlay, therefore making it slightly superior.

## SHAPE AND TOPOGRAPHY

The shape and topography of land generally determines potential uses (i.e., the more level the land, the greater the utility). The subject has a rolling terrain with an upslope on its western end. The typical ATF parcel adjacent to the property is generally rectangular, usable land, that is mostly level at street grade, which has been utilized as the basis for valuation for this adjustment.

All of the Land Comparables are considered generally rectangular, and level at street grade. Of note, Land Comparable 4 is a large slightly irregular shaped parcel that is level at street grade. The site now improved with buildings, but was vacant land at the time of sale. It is considered similar to the subject as its irregular shape did not impact its development potential.

## UTILITIES

This includes hook-up to utilities (phone, electric, gas, sewer and water), as well as both the costs to extend the lines to the site as well as the tap fees. The subject is assumed to have all available utilities within the adjacent roadway. All of the comparables utilized appear to have utilities available within the adjacent roadways, and, therefore, no adjustments are indicated.

## SITE IMPROVEMENTS

Significant site improvements can be a major contributor to the value of vacant land. All of the land comparables were vacant land, with the exception of Land Comparables 3 and 5. Land Comparable 3 is a former mining site that has since been filled to street level with new fill dirt. The sale broker reports that the site cannot be developed for the next 18 to 24 months while the fill dirt settles. It is considered inferior to the subject. (We note that a condition of sale adjustment was also applied to this comparable based on the time delay necessary prior to potential development of the site. This adjustment addresses the condition of the soil that may or may not be ready for development in the future). Land Comparable 5 was improved with an industrial building as of the sale date. It has since been demolished (in 2021) with the costs of doing so borne by the buyer. This Land Comparable was considered inferior to the subject.



#### ENTITLEMENTS AT THE TIME OF SALE<sup>8</sup>

In the context of ownership, use, or development of real property, the right to receive governmental approvals for annexations, zoning, utility extensions, construction permits, and occupancy / use permits. Entitlements may be transferable, subject to covenants or government protocols, may constitute vested rights, and may represent an enhancement to a property's value.

The adjacent parcels "as is" have received approvals for a tentative tract map and design review for six proposed industrial buildings. While the final approvals have not been received, significant work has been completed to develop the ATF site with new buildings. As such, we have considered the typical ATF parcel to be partially entitled. Three of the five comparables sold with no entitlements and are considered slightly inferior. Land Comparable 5 sold as improved with an industrial building but was purchased for land value only and the building was demolished. Land Comparable 5 is considered slightly inferior to the subject.

### **SALES COMPARISON APPROACH CONCLUSION**

A total of five land comparables were used in the land valuation. The land comparable data were sufficient in quality and quantity to estimate the subject's market value with many physical and non-physical characteristics analyzed in the valuation process.

The land comparables had an unadjusted price per square foot range from \$44.00 to \$105.51. Land sizes range from 14.79 to 86.79 acres, bracketing the typical ATF parcel size of 50-80 acres. Sale dates range from September 2019 to as recently as December 2021. There were no adjustments for property rights, financing, or conditions of sale. Land Comparable 3 received a condition of sale adjustment as it could not be developed for 18 to 24 months after sale. An annual market trend adjustment of 10% was applied to each comparable though March 31, 2022. The adjustments were made based on comparison to the typical ATF parcel, which is then applied to the subject parcel.

After qualitative adjustments the Land Comparables were in a \$49.81 to \$109.58 per square foot range. Land Comparable 3, at \$66.58 per square foot, was considered overall inferior to the subject and the subject value should be reconciled above this comparable. Land Comparables 1, 4 and 5, at \$99.27, \$49.81 and \$89.24 per square foot, respectively, are considered slightly inferior to the subject. Therefore, it was reasonable to reconcile the subject's value above this range. Land Comparable 2, at \$109.59 per square foot, is considered slightly superior and to the subject. Therefore, it is reasonable to reconcile the subject's value below this indicator.

Further, industrial brokers in the market area have reported there have been significant increases in industrial land values in the IE over the past couple years for large acreage sites. The broker for Land Comparable 4 stated that this land sale would have sold for at least double one year later as entitled land. Taking this information into account would reflect an adjusted sales price of

<sup>8</sup> The Dictionary of Real Estate Appraisal, Fifth Edition.



\$95.44 per square foot (\$44.00 / SF x 2 = \$88.00 / SF in December 2021 + 2.50% for a 3 month time adjustment = \$90.20 / SF). This adjusted sales price reflects the significant increase in industrial land prices together with the value of the entitlements and supports the concluded land value for the subject.

The qualitative land analysis results are arrayed in the table below with the time adjusted price per square foot indicators from the closed sales, followed by the indicated fair market value, and adjustment grid (on a subsequent page).

VALUATION ADJUSTMENT ARRAY		
Land Comparable	Comparability to Subject	Adjusted Price per SF
2	Sl. Superior	\$109.58
<b>Subject</b>	--	<b>\$100.00</b>
1	Sl. Inferior	\$99.27
5	Sl. Inferior	\$89.24
3	Inferior	\$66.58
4	Sl. Inferior	\$49.81

**INDICATED FAIR MARKET VALUE - LARGER PARCEL**

**INDICATED VALUE PER LAND SF:** \$100.00  
**SUBJECT SIZE:** 20,416 Square Feet (±0.47 Acres)  
**INDICATED VALUE:** **\$2,041,600**



## LAND COMPARABLE ADJUSTMENT GRID

Land Sale Analysis Grid											
Land Analysis Grid	Subject	Comp 1		Comp 2		Comp 3		Comp 4		Comp 5	
Address	W. Side Locust Avenue at the Western Terminus of 8th Street	10750 Live Oak Ave		E/O Hammer Ave, N/O Ontario Ranch Rd.		SWC E. Foothill Blvd & Irwindale Blvd		SWC Remington & Archibald		2001 E. Orangethorpe Ave	
City	Fontana	Fontana		Ontario		Irwindale		Eastvale		Fullerton	
State	CA	CA		CA		CA		CA		CA	
Date	10/13/2022	12/6/2021		11/10/2021		3/16/2021		12/4/2020		9/5/2019	
Price	N/A	\$62,000,000		\$250,018,000		\$190,000,000		\$95,210,081		\$202,057,000	
Acres	0.47	14.79		54.40		17.84		49.68		49.68	
Land SF	20,416	644,252		2,369,664		3,780,773		2,164,061		2,846,210	
Land SF Unit Price	--	\$96.24		\$105.51		\$50.25		\$44.00		\$70.99	
<b>Transaction Adjustments</b>											
Property Rights	Fee Simple	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%
Financing	N/A	Conventional	0.0%	Conventional	0.0%	Cash	0.0%	Conventional	0.0%	Cash	0.0%
Conditions of Sale	N/A	None	0.0%	None	0.0%	None	20.0%	None	0.0%	None	0.0%
Expenditures After Sale		\$0		\$0		\$0		\$0		\$0	
<b>Adjusted Land SF Unit Price</b>		<b>\$96.24</b>		<b>\$105.51</b>		<b>\$60.31</b>		<b>\$44.00</b>		<b>\$70.99</b>	
Market Trends Through	3/31/2022 10.0%	3.15%		3.86%		10.41%		13.21%		25.70%	
<b>Adjusted Land SF Unit Price</b>		<b>\$99.27</b>		<b>\$109.58</b>		<b>\$66.58</b>		<b>\$49.81</b>		<b>\$89.24</b>	
<b>Location</b>	Industrial District	Industrial District		Industrial District		Industrial District		Industrial District		Orange County - Industrial District	
Comparison		Similar		Similar		Similar		Similar		Sl. Superior	
<b>Access &amp; Exposure</b>	Interior Site Rural Arterial	Corner Lot - two secondary streets		Corner Lot - Intersection of two primary arterials		Corner Site near CA-210 Freeway		Corner Lot - Intersection of two primary arterials		Multiple Corner Lots	
Comparison	(Typical ATF Parcel)	Similar		Similar		Sl. Superior		Similar		Sl. Superior	
<b>Acres</b>	50-80 Acres	14.79		54.40		86.79		49.68		65.34	
Comparison	(Typical ATF Parcel)	Sl. Inferior		Similar		Similar		Similar		Similar	
<b>Zoning</b>	SP-IL, Light Industrial	SW/IP		Rich Haven Specific Plan (PSP05-004)		RII		I-P		MP-200-ES	
Comparison	(Typical ATF Parcel)	Similar		Sl. Superior		Similar		Similar		Similar	
<b>Shape &amp; Topography</b>	Generally rectangular/Mostly level at street grade	Generally rectangular/Level at street grade		Rectangular/Level at street grade		Generally Rectangular/Level at street grade		Sl. Irregular/Level at street grade		Rectangular/Level at street grade	
Comparison	(Typical ATF Parcel)	Similar		Similar		Similar		Similar		Similar	
<b>Utilities</b>	Available at site	Available at site		Available at site		Available at site		Available at site		Available at site	
Comparison	(Typical ATF Parcel)	Similar		Similar		Similar		Similar		Similar	
<b>Site Improvements</b>	Vacant Land	Vacant Land		Vacant Land		Fill Dirt w/ 2-years to settle		Vacant Land		Industrial Building - Demolished 2021	
Comparison		Similar		Similar		Inferior		Similar		Inferior	
<b>Entitlements at Time of Sale</b>	Partially Entitled	No Entitlements		Entitlements		No Entitlements		No Entitlements		No Entitlements	
Comparison	(Typical ATF Parcel)	Sl. Inferior		Similar		Sl. Inferior		Sl. Inferior		Sl. Inferior	
<b>Adjusted Land SF Unit Price</b>		<b>\$99.27</b>		<b>\$109.58</b>		<b>\$66.58</b>		<b>\$49.81</b>		<b>\$89.24</b>	
<b>Overall Comparability</b>		<b>Sl. Inferior</b>		<b>Sl. Superior</b>		<b>Inferior</b>		<b>Sl. Inferior</b>		<b>Sl. Inferior</b>	



## SUMMARY OF CONCLUSIONS

Per the preceding analyses, we have developed an opinion of fair market value of the subject larger parcel, which is summarized below.

SUMMARY OF VALUE CONCLUSIONS		
As of October 13, 2022	Indicated Value	Value of Property Rights to Be Acquired
Value of the Larger Parcel (Land Only)	\$2,041,600	
Value of the Part(s) Acquired		
Fee Acquisitions	<u>\$2,041,600</u>	
Total Value of the Part(s) Acquired	\$2,041,600	\$2,041,600
Total Fair Market Value of the Proposed Acquisitions		\$2,041,600
<b>TOTAL COMPENSATION ROUNDED</b>		<b>\$2,042,000</b>

*\* Slight differences may be due to rounding*



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## CERTIFICATION STATEMENT

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions and conclusions.
- We have no present or prospective future interest in the property that is the subject of this report, and have no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- No one provided significant real property appraisal assistance to the person(s) signing this certification.
- We certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- As of the date of this report, Lance W. Doré, MAI, FRICS has completed the continuing education program for Designated Members of the Appraisal Institute.
- As of the date of this report, Christine S. Santolucito, R/W-AC has completed the Standards and Ethics Education Requirement for Candidates of the Appraisal Institute.
- The appraisers have performed no services, as appraisers or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.



- Christine S. Santolucito made an inspection of the subject property from the public right of way and Matthew Sunderland made an inspection from the site. Lance W. Doré did not inspect the subject property.



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Christine S. Santolucito, R/W-AC  
President  
California-AG043715  
Expiration: February 14, 2024  
christie@sdgroupinc.com

Lance W. Doré, MAI, FRICS  
Vice President  
California-AG002464  
Expiration: October 1, 2024  
lance@sdgroupinc.com

Matthew Sunderland, MPA  
Senior Appraiser  
California-AG039963  
Expiration: April 4, 2024  
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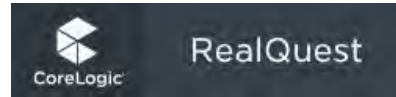


**ADDENDA**



# Property Detail Report

For Property Located At :  
 ,, CA



<b>Owner Information</b>			
Owner Name:	WEST SAN BERNARDINO CO WATER DIST		
Mailing Address:			
Vesting Codes:	// SO		
<b>Location Information</b>			
Legal Description:	PTN NW 1/4 AND SW 1/4 SEC 33 TP 1S R 5W DESC AS STRIP OF LAND 10 FT WIDE C/L BEING AS FOL COM AT SW COR NW 1/4 TH NLY ALG WLY LI SD NW 1/4 70 FT TH ELY PARALLEL TO SLY LI SD NW 1/4 540 FT TH SELY 45 DEG 00 MIN 00 SECONDS FROM LAST DESC COURSE 127 FT TO TRUE POB TH NELY TO PT 77 FT NLY OF SLY LI SD NW 1/4 MEASURED AT R/A AND 1938 FT WLY OF SE COR SD NW 1/4 MEASURED ALG SLY LI SD NW 1/4 TH ELY TO PT IN ELY LI SD NW 1/4 47 FT NLY OF SE COR SD NW 1/4 MEASURED ALG ELY LI SD NW 1/4 SD PT BEING TERMINATION OF SD STRIP OF LAND EX PTN LYING WITHIN LOCUST AVE		
County:	SAN BERNARDINO, CA	APN:	0256-131-10-0000
Census Tract / Block:	26.08 / 1	Alternate APN:	
Township-Range-Sect:	1S-5W-33	Subdivision:	
Legal Book/Page:	0256-131	Map Reference:	25-F4 /
Legal Lot:		Tract #:	
Legal Block:		School District:	COLTON
Market Area:	264	School District Name:	COLTON
Neighbor Code:	081	Munic/Township:	FONTANA
<b>Owner Transfer Information</b>			
Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			
<b>Last Market Sale Information</b>			
Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			
<b>Prior Sale Information</b>			
Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			
<b>Property Characteristics</b>			
Gross Area:		Parking Type:	
Living Area:		Garage Area:	
Tot Adj Area:		Garage Capacity:	
Above Grade:		Parking Spaces:	
Total Rooms:		Basement Area:	
Bedrooms:		Finish Bsmnt Area:	
Bath(F/H):	/	Basement Type:	
Year Built / Eff:	/	Roof Type:	
Fireplace:	/	Foundation:	
# of Stories:		Roof Material:	
Other Improvements:	Building Permit	Construction:	
<b>Site Information</b>			
Zoning:		Acres:	0.47
		County Use:	SINGLE FAMILY RES (0510)
Lot Area:	20,416	Lot Width/Depth:	x
Land Use:	SFR	Res/Comm Units:	/
Site Influence:		State Use:	
		Water Type:	
		Sewer Type:	
<b>Tax Information</b>			
Total Value:		Assessed Year:	2022
Land Value:		Improved %:	
Improvement Value:		Tax Year:	
Total Taxable Value:		Property Tax:	
		Tax Area:	10014
		Tax Exemption:	



October 25, 2022

*SENT VIA PRIORITY MAIL*

West San Bernardino County Water District  
 c/o: David Guerra  
 West Valley Water District  
 Engineering Department  
 855 W. Base Line Road  
 Rialto, CA 92377

**RE: Notice of Decision to Appraise  
 Located on the West Side of Locust Avenue at the Western Terminus of 8th Street,  
 Fontana, San Bernardino County, CA  
 Assessor's Parcel Number 0256-131-10-0000**

Dear Property Owner:

Our firm has been retained by IDI Logistics (IDI), to prepare an appraisal of the fair market value of your property, referenced above, in connection with the West Valley Logistics Project. IDI has deemed a portion of your property necessary, in order to accommodate the project. The appraisal will assist IDI in determining just compensation for the proposed acquisition. Upon completion of our appraisal, a representative from IDI will contact you to make an offer.

Access to your property is important to properly value the acquisition area. We would appreciate your cooperation in allowing us access to your property. Please contact Christie if you wish to attend the inspection, at 951-225-3500 x 101 or via email at [christie@sdgroupinc.com](mailto:christie@sdgroupinc.com).

It would be of great assistance in valuing your property if you could provide the following information prior to our inspection:

- Confirmation of the purchase price and terms regarding your acquisition of the property;
- Information regarding any offers to buy your property within the past five years; and
- Any other information you would like us to consider in our analysis.

Thank you in advance for your cooperation.

Sincerely,  
**Santolucito Doré Group, Inc.**

A handwritten signature in blue ink that reads 'Christine S. Santolucito'.

Christine S. Santolucito, R/W-AC  
 President  
[christie@sdgroupinc.com](mailto:christie@sdgroupinc.com)

A handwritten signature in blue ink that reads 'Lance W. Doré'.

Lance W. Doré, MAI, FRICS  
 Vice President  
[lance@sdgroupinc.com](mailto:lance@sdgroupinc.com)



**SANTOLUCITO DORÉ**  
GROUP, INC.  
REAL ESTATE SERVICES

October 25, 2022

*SENT VIA PRIORITY MAIL*

West San Bernardino County Water District  
c/o: David Guerra  
West Valley Water District  
Engineering Department  
P.O. Box 920  
Rialto, CA 92377

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- Information regarding any offers to buy your property within the past five years; and
- Any other information you would like us to consider in our analysis.

Thank you in advance for your cooperation.

Sincerely,  
**Santolucito Doré Group, Inc.**

Christine S. Santolucito, R/W-AC  
President  
[christie@sdgroupinc.com](mailto:christie@sdgroupinc.com)

Lance W. Doré, MAI, FRICS  
Vice President  
[lance@sdgroupinc.com](mailto:lance@sdgroupinc.com)



**CHRISTINE S. SANTOLUCITO, R/W-AC**  
*31600 Railroad Canyon Road, Suite 100-L, Canyon Lake, CA 92587*  
*O 951-225-3500 x 101*

Christie is the President of the Santolucito Doré Group. In this role, Christie directs all valuation assignments and is responsible for the day to day operations of the business. She is the lead appraiser and works closely with her partner, Lance W. Doré, MAI, FRICS, and team of appraisers on complex appraisal assignments.

Christie is a Certified General Real Estate Appraiser who holds the Right of Way Appraisal Certification (R/W-AC) through the IRWA. She is a Candidate for Designation through the Appraisal Institute (expected 2022). Christie has performed hundreds of full and partial acquisition appraisals and appraisal reviews for right of way projects for public agency clients and fee simple and leased fee valuations for private clients and financial institutions. Property types appraised and/or reviewed include single- and multi-tenant office buildings, industrial properties, research and development buildings, retail properties, auto-related properties, mixed-use properties, single- and multi-family residential properties, special-use properties, open space/environmentally sensitive land, agricultural land, and other types of vacant land.

Christie is also a California Licensed Real Estate Salesperson and is currently pursuing her Brokers license (expected 2022). Christie has been involved with various real estate tasks/transactions for multiple public and private entities, including BNSF and UPRR.

Her previous experience includes more than eight years of office management in various capacities including management of a commercial appraisal firm, prior to owning and operating SD Group.

**EDUCATION**

Bachelor of Arts, Business Administration and Leadership  
Concordia University, Irvine, CA  
Cum Laude Graduate, 2006  
(GPA of 4.0 at Concordia)

**LICENSES**

Certified General RE Appraiser  
State of California  
Certificate No. AG043715  
Expires 2/14/2024

Real Estate Salesperson  
State of California  
License No. 01820326  
Expires: 12/29/2023 (Broker  
License expected 2022)

**PROFESSIONAL MEMBERSHIPS**

Member, International Right of Way Association (Chapter 57  
2018/19 President)

Candidate for Designation,  
Appraisal Institute (SCCAI  
IEMTS Committee Member)

**INDUSTRY TENURE**

16 Years

**PROJECT EXPERIENCE**

**San Bernardino County Transportation Authority (SBCTA) as a sub to Overland Pacific & Cutler, LLC, Epic Land Solutions, Inc., and Bender Rosenthal, Inc., West Valley Connector Project, San Bernardino County, CA.** Christie and her team appraised 45 properties and reviewed 19 appraisals within segments 1, 2, and 4 for this road widening transit project. Property types includes multi-family residential, mixed-use, commercial, and industrial properties subject to proposed partial acquisitions.

**OCTA as a sub to Epic Land Solutions, Inc., SR-55 Widening Project, Orange County, CA.** Christie and her team provided appraisals of two high-profile properties subject to complex partial acquisitions. An additional appraisal of a partial acquisition within an existing street was made.

**Eastern Municipal Water District (EMWD), On-Call Appraisal Contract, Riverside County, CA. Appraiser.** Christie and her team provide appraisals for various projects on an on-call basis including an appraisal of a landlocked residential parcel next to an EMWD facility for full fee acquisition, residential subdivision land subject to partial acquisition for a water line easement for the Dunlap Drive Project, two appraisals of vacant multi-family land, one being subject to full acquisition and the other subject to partial acquisition of a sewer easement and temporary



construction easement for the Sky Canyon Sewer Project, and two appraisals of vacant medium-to-high density residential acreage properties subject to partial acquisition for sewer and access easements for the Pala Lift Station Project.

**County of San Bernardino / SBCTA, I-10 / Cedar Avenue Interchange Project, Bloomington, CA. Appraiser.** Christie and her team completed 29 appraisals of single-family, commercial, and industrial property subject to partial acquisition for this interchange project.

**City of San Jacinto as a sub to Overland Pacific & Cutler, LLC & Best, Best & Krieger LLP, San Jacinto, CA. Appraiser.** Christie and her team completed eight appraisals of parcel impacted by the Esplanade Widening Project and two parcels impacted by the Shaver Street Signalization Project. These projects posed unique valuation challenges, since the majority of parcels slated for proposed acquisition were subject to dedication requirements.

**SBCTA as a sub to Overland Pacific & Cutler, LLC, I-10 Corridor Express Lanes Project, County of San Bernardino, CA.** Christie and her team appraised 50+ properties impacted by construction packages 1, 2, and 4. Property types include single-family and multi-family residential properties for proposed partial acquisitions associated with this fast-paced design-build project.

**City of Riverside, Various Assignments, Riverside, CA. Appraiser.** Christie and her team have appraised multiple residential and commercial surplus properties for disposition as well as a business park zoned property for partial acquisition of a transmission line easement.

**City of Menifee, Fire Stations, Menifee, CA. Appraiser.** Christie and her team provided and appraisal of a vacant commercial parcel for voluntary acquisition for the construction of a City maintenance building and appraisals of 5 fire stations and the future City Hall site for internal asset valuation and auditing purposes.

**Riverside County Flood Control and Water Conservation District (RCFCWCD), Riverside County, CA. Appraiser.** Christie and her team provided three appraisals of industrial and commercial land subject to partial acquisition of storm drain easements for the Wildomar MDP Lateral C, Stage 3 Project and two appraisals of vacant multi-family residential land and open space land subject to partial acquisition of underground storm drain easements for the Palm Springs MDP Line 4, Stage 4 Project.

**City of Pomona, Various Assignments, Pomona, CA. Appraiser.** Christie provided appraisals of various property types including vacant land, parking lots, and commercial buildings for potential acquisition or disposition purposes.

**SBCTA as a sub to HDR, Inc., Redlands Passenger Rail Project (RPRP), San Bernardino and Redlands, CA. Appraiser.** Christie and her team completed multiple appraisals of commercial and industrial property subject to partial acquisition as part of this 9-mile passenger rail project. During her tenure at HDR, Christie was part of the pre-acquisition planning stages for the RPRP and provided capital cost estimates for various alternatives. In addition to the RPRP project, Christie provided appraisals of 24 parcels and review of 54 appraisals for the E Street Corridor BRT Project, 8 appraisals reviews for the San Bernardino Passenger Rail Project, and 4 reviews for the San Bernardino Transit Center Project – all of which were interrelated projects.

**California High Speed Rail Authority (CHSRA) as a sub to Continental Field Service, California High Speed Rail Project, Central Valley, CA. Review Appraiser.** Christie is reviewing appraisals for this large-scale project. Property types include agricultural, residential, commercial, and industrial properties primarily impacted by complex partial acquisitions.



## LANCE W. DORÉ, MAI, FRICS

31600 Railroad Canyon Road, Suite 100-L, Canyon Lake, CA 92587  
O 951-225-3500 x 102

Lance is the Treasurer and CFO of the Santolucito Doré Group. In this role he is responsible for the co-management of the business operations. He works closely with his partner, Christie Santolucito R/W-AC, on complex appraisal assignments.

Lance is a Certified General Real Estate Appraiser who holds the MAI designation through the Appraisal Institute. He also holds the FRICS (Fellow of Royal Institute of Chartered Surveyors). Lance has performed hundreds of full and partial acquisition appraisals and appraised and reviewed thousands of real estate projects in Western United States, with specialize assignments in Mexico, Japan, Russia, and the Caribbean Islands. The appraisals have been predominately for public agency clients and fee simple and leased fee valuations for private clients and financial institutions. Property types appraised and/or reviewed include single- and multi-tenant office buildings, industrial properties, research and development buildings, retail properties, auto-related properties, mixed-use properties, single- and multi-family residential properties, special-use properties, open space/environmentally sensitive land, agricultural land, and other types of vacant land.

Lance is also a California Licensed Real Estate Broker and published *"The Secret of Real Estate Revealed"* a real estate primer. Additional published articles in *The Wall Street Journal*, *Appraisal Institute Journal* and *Energy Central*.

He has had executive level management for over 20 years in international real estate firms included Cushman & Wakefield and Colliers International.

### EDUCATION

Bachelor of Science, Real Estate – Minor English – San Diego State University

### LICENSES

Certified General RE Appraiser  
State of California  
Certificate No. AG002464  
Expires 10/1/2024  
Real Estate Broker  
State of California  
License No. 00976180  
Expires: 12/16/2022 (Broker)

### PROFESSIONAL MEMBERSHIPS

Member – Appraisal Institute  
Member – IRWA  
Member – Royal Institute of Chartered Surveyors (RICS)

### INDUSTRY TENURE

37 Years

## PROJECT EXPERIENCE

**San Bernardino County Transportation Authority (SBCTA) as a sub to Overland Pacific & Cutler, LLC, I-10 Corridor Express Lanes Project, County of San Bernardino, CA.** Appraisals of 50+ properties impacted by construction packages 1, 2, and 4. Property types include single-family and multi-family residential properties for proposed partial acquisitions associated with this fast-paced design-build project.

**City of Pomona, Various Assignments, Pomona, CA.** Appraisals of various property types including vacant land, parking lots, and commercial buildings for potential acquisition or disposition purposes.

**City of Palmdale as a sub to Epic Land Solutions, Inc., Avenue R Widening, Palmdale, CA.** Appraisals for 42 parcels subject to partial acquisition. Proposed improvements include installing sidewalks and dedicated bike lanes to increase pedestrian safety for the Safe Routes to School Project.



**Eastern Municipal Water District (EMWD), On-Call Appraisal Contract, Riverside County, CA.** Appraisals for various projects on an on-call basis including an appraisal of a landlocked residential parcel next to an EMWD facility for full fee acquisition, residential subdivision land subject to partial acquisition for a water line easement for the Dunlap Drive Project, two appraisals of vacant multi-family land, one being subject to full acquisition and the other subject to partial acquisition of a sewer easement and temporary construction easement for the Sky Canyon Sewer Project, and two appraisals of vacant medium-to-high density residential acreage properties subject to partial acquisition for sewer and access easements for the Pala Lift Station Project.

**CHSRA, California High Speed Rail, Merced to Bakersfield, Central Valley, CA.** Lance is a subconsultant appraiser for this large-scale project. Properties impacted include agricultural, residential, commercial, and industrial properties impacted by complex partial acquisitions.

**County of Riverside, Iowa Avenue Grade Separation, Riverside, CA.** Lance provided appraisals for six larger parcels. Interests appraised were full and partial acquisitions, surface and subsurface easements, and temporary construction easements. Lance has worked on multiple other appraisal assignments with the County.

**Los Angeles County Metropolitan Transportation Authority, Crenshaw / Los Angeles International Airport Transit Corridor Project, Los Angeles, CA.** Lance provided appraisals for commercial and residential properties. Interests appraised were full and partial acquisitions, surface and subsurface easements, and temporary construction easements.

**City of San Diego, Multiple Assignments/Projects.** Lance prepared appraisals to determine the Value in Use of multiple properties owned by the City of San Diego. Properties included three libraries and police headquarters. Subsequent appraisals were prepared to assist the City in evaluating the potential for collateralization and internal consultation to determine the market value of the ground lease for two hotels on City property, The Lodge at Torrey Pines and the Hilton Spa and Resort Mission Bay. All appraisals were completed for bond indebtedness.

**City of Oakland.** Fair Market Rental Study and valuation of Port Berths 20-24 for taxing authorities for internal due diligence regarding the Concession and Lease Agreement between City of Oakland (Lessor) and Ports America Out Harbor Terminal LLC (lessee). Rental issues include: a) Basic Rent, b) super profit fees, and c) additional basic rent. Berths 20-24 is an international container cargo transportation and distribution hub with deep water berth depths ranging from 42 to 50 feet. The total terminal area is approximately 166 acres.

**County of Monterey.** Fair Market Rental Study was provided to the County of Monterey with a Market Rent Analysis/Highest and Best Use Analysis for internal due diligence. Properties included in the analysis were the Monterey Jail (273,800 SF), Juvenile Detention Center (44,602 SF), Health Services building (43,776 SF), two Courthouses (380,000 SF), and two Administration buildings (134,478 SF).

**City of Monterey.** Multiple subject properties including Old Fisherman's Wharf No. 1, Monterey Municipal Wharf 2, Monterey Bay Boatworks, and Monterey Beach House. Fair Market Rental Studies were provided for the City of Monterey with a Market Rent Analysis for various concessions on Monterey Bay. The subject concessions included restaurant, retail fish market, specialty retail, charter boat tenants, commercial fish processing, boatyard, marina, retail, office, yacht club, and special event venue tenants.



**MATTHEW SUNDERLAND, MPA**  
*31600 Railroad Canyon Road Suite 100-L, Canyon Lake, CA 92587*  
*O 951-225-3500 x 101 C 951-333-2910*

Matthew is an Appraiser/Consultant at the Santolucito Doré Group. In this role, Matthew performs valuation and consulting assignments. He is a senior appraiser and works closely with Christine S. Santolucito and Lance W. Doré, MAI, FRICS, on appraisal assignments.

Matthew is a Certified General Real Estate Appraiser and has performed variety of fee simple, leased fee, and leasehold valuations for financial institutions, private clients, and public agencies. Property types appraised and/or reviewed include single and multi-tenant office and medical office buildings, industrial properties, research and development buildings, retail properties, auto-related properties, mixed-use properties, religious facilities, school facilities, special-use properties, mobile home and RV parks, agricultural land, and other types of vacant land in California, Nevada, Arizona, and Oregon.

His previous experience includes administrative analyst duties in various capacities including property management, affordable housing, labor negotiations, program facilitation, and event coordination for a mid-sized Southern California city.

**EDUCATION**

Bachelor of Science, Criminal Justice, Northern Arizona University, Flagstaff, AZ, 1999

Bachelor of Science, Political Science, Northern Arizona University, Flagstaff, AZ, 1999

Masters of Public Administration, San Diego State University, San Diego, CA 2003

Basic Appraisal Principals, Basic Appraisal Procedures, Residential Market Analysis and Highest and Best Use, Residential Site Valuation and Cost Approach, General Appraiser Income Approach I, General Appraiser Income Approach II, General Appraiser Sales Comparison Approach, General Appraiser Site Valuation and Cost Approach, General Appraiser Report Writing and Case Studies, Advanced Income Capitalization, National Uniform Standards of Professional Appraisal Practice

**LICENSES**

Certified General RE Appraiser  
State of California  
Certificate No. AG033963  
Expires 4/4/2024

**INDUSTRY**

**TENURE**  
18 Years

**PROJECT EXPERIENCE**

**Overland Pacific & Cutler, LLC/SBCTA, I-10 Corridor Express Lanes Project, County of San Bernardino, CA.** Matthew appraised properties impacted by construction packages 1, 2, and 4. Property types include single-family and multi-family residential properties for proposed partial acquisitions associated with this fast-paced design-build project.

**County of San Bernardino (SBCTA), I-10 / Cedar Avenue Interchange Improvement Project, Bloomington, CA. Appraiser.** Matthew appraised properties impacted the Cedar Avenue Interchange reconstruction to widen the I-10 overcrossing, replace the railroad bridge, upgrade roadway improvements including widening along Cedar Avenue from Bloomington Avenue to Orange Street, and adding lanes to the I-10 on- and off-ramps. Property types include mobile home and multi-family residential properties as well as industrial properties for proposed partial acquisitions to facilitate the project.

**HDR/SBCTA, Redlands Passenger Rail Project, San Bernardino and Redlands, CA. Appraiser.** Matthew appraised commercial and industrial properties subject to partial acquisition as part of this 9-mile passenger rail project.

**Epic Land Solutions/City of Ontario, State Route 60: Archibald Avenue Improvement Project, Ontario, CA. Appraiser.** Matthew appraised 4 parcels subject to partial acquisition for the widening of S. Archibald Avenue corresponding with CA-60 access improvements.

**Bender Rosenthal, Inc. (BRI) and Southern California Edison (SCE), Valley-Ivyglen Subtransmission Project, Lake Elsinore, CA. Appraiser.** Matthew appraised eight industrial zoned properties for partial acquisitions related to the construction of the 27-mile proposed electrical transmission tower project.

**County of San Bernardino, Property Liquidation Appraisal of 43-acres of flood control land, Yucaipa, CA. Appraiser.** Matthew appraised 43-acres of Institutional and Innovation zoned land within flood control channel areas for sale negotiation purposes.

**City of Menifee, Fire Stations, Menifee, CA. Appraiser.** Matthew appraised 5 fire stations within the City of Menifee for internal asset valuation and auditing purposes.

**March Inland Port Airport Authority, March Inland Port Civilian Airport, Market Rent Surveys.** Matthew appraised three proposed hangar sites to determine market ground rent for negotiation purposes.

**City of Costa Mesa, Property Acquisition Appraisal for potential homeless shelter, Costa Mesa, CA. Appraiser.** Matthew appraised two single tenant industrial properties within the City of Costa Mesa for acquisition purposes.

**City of Riverside, Property Acquisition Appraisal for potential emergency services headquarters, Riverside, CA. Appraiser.** Matthew appraised a single tenant office property within the City of Riverside for acquisition purposes.

**County of San Bernardino, Property Liquidation Appraisal of 4.33-acres of residential land, Devore, CA.** Matthew appraised 4.33-acres of residential zoned land for sale negotiation purposes.

**Riverside County Flood Control & Water Conservation District, Property Acquisition Appraisal of three parcels of residential and open space land, Palm Springs, CA.** Matthew appraised three land parcels subject to partial acquisition for flood control channel system extensions.

**City of Murrieta, Vacant Land Appraisal for internal decision making purposes, Murrieta, CA. Appraiser.** Matthew appraised a 0.48-acre parcel for internal decisions making purposes.

## CURRENT AND PREVIOUS EMPLOYMENT

**Santolucito Doré Group, Inc., Canyon Lake, CA**

Senior Appraiser

2017 to Present

**Connolly Commercial / WESTATES Appraisal Group**

Staff Appraiser

2004 to Present

**The Miller Company**

Staff Appraiser

2014 to Present

**Iron Peaks Valuation**

Principal / Senior Appraiser

2019 to Present



**BOARD OF DIRECTORS  
STAFF REPORT**

**DATE:** April 20, 2023  
**TO:** Board of Directors  
**FROM:** Van Jew, Acting General Manager  
**SUBJECT:** PS4-1, WELL 8A AND 3A-1 BOOSTER FENCING PROJECT FUND TRANSFER, DOCUMENT EXECUTION, AND AWARD OF CONTRACT FOR FENCING TO WESTBROOK FENCE, INC FOR \$66,434.75

---

**BACKGROUND:**

West Valley Water District (“District”) is currently in the process of constructing Energy Storage Battery Systems (“ESBS”) at four (4) locations in our service area to maximize energy savings at our water facilities. During construction, it was noted that three (3) of the locations, Pump Station 4-1, Well 8A, and 3A-1 Booster, were particularly vulnerable to theft and vandalism due to their remote locations and proximity to Lytle Creek.

In an effort to protect our new assets, it is recommended that wrought iron fencing be installed around each of the three (3) ESBS sites to ensure their continued operation and minimize the potential repair and replacement costs at our facilities.

**DISCUSSION:**

The District reached out to five (5) different fencing contractors to provide quotes for wrought iron fencing around the ESBS sites. Below is a summary of the bid results from each contractor.

Contractor	Bid
Westbrook Fence	\$66,434.75
Redhawk Fence	\$94,738.75
Ferreira	\$152,800.00
Motive Energy	\$179,547.00
Quality Fence	\$222,290.00

Staff has reviewed the bid information and confirmed that Westbrook Fence, Inc. is the lowest

responsible and responsive bidder. Given the time sensitive nature of the project and exposure of our facilities, Westbrook Fence, Inc can obtain materials and mobilize within 3-4 weeks of approval.

**FISCAL IMPACT:**

The ESBS project had a fencing budget of \$55,000 allocated in the Fiscal Year 2022-23 Mid-Year Capital Budget. As the initial allocation was based on an estimate, additional funds will be needed to cover the actual cost of the project based on the received bids. The District's contingency budget for Capital Improvement Projects has funds available to transfer. A summary of the requested budget transfer is as follows:

<b>FY 2022-23 Mid-Year Capital Budget</b>	<b>Current Budget</b>	<b>Construction Cost</b>	<b>Transfer Amount</b>
<b>ESBS Fencing Project</b>	\$55,000.00	\$66,434.75	(\$11,434.75)

**STAFF RECOMMENDATION:**

Board of Directors to:

1. Transfer the requested funds from Contingency to the Energy Storage Battery Systems Project.
2. Award the Contract for Wrought Iron Fencing to Westbrook Fence, Inc. in the amount of \$66,434.75.
3. Authorize the Acting General Manager to execute all necessary documents.

Respectfully Submitted,

*Van Jew*

---

Van Jew, Acting General Manager

dg:LJ

**ATTACHMENT(S):**

1. Exhibit A - Westbrook Fence, Inc Proposal

**MEETING HISTORY:**

03/21/23      Engineering, Operations and Planning Committee      REFERRED TO BOARD

# EXHIBIT A



Westbrook Fence Inc  
P.O. Box 90310  
SAN BERNARDINO, CA  
92427 US  
(909)887-2638  
dale.westbrookfence@live.c  
om

**ADDRESS**

West Valley Water District  
855 W. Baseline Rd.  
Rialto, CA 92376

**SHIP TO**

Rialto - Pepper Ave.

**Estimate 6280**

**DATE 03/03/2023**

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
service	Provide and install 8' high Iron fence with arched top pickets. Panels are 1 1/2" sq x 11g top and bottom rails with 1" sq x 14g pickets spaced 6" on center. Posts are 2 1/2" x 1/4" and set in 36" concrete footings. Panels are welded complete to the posts. All material is pre-galvanized and powder coated black. Note: 1 cage 46 1/2' x 32'	337	125.00	42,125.00
service	Provide and install 8' x 8' single swing Iron gate with arched top pickets. Includes 4" sq hinge post. Gates will match fence.	2	1,250.00	2,500.00
service	Performance and Payment Bonds All prices include prevailing wages.	1	1,338.75	1,338.75

**TOTAL**

**\$45,963.75**

Accepted By

Accepted Date

Westbrook Fence Inc  
P.O. Box 90310  
SAN BERNARDINO, CA  
92427 US  
(909)887-2638  
dale.westbrookfence@live.c  
om

**ADDRESS**

West Valley Water District  
855 W. Baseline Rd.  
Rialto, CA 92376

**SHIP TO**

San Bernardino - University  
Parkway

**Estimate 6279****DATE 03/03/2023**

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
service	Provide and install 8' high Iron fence with arched top pickets. Panels are 1 1/2" sq x 11g top and bottom rails with 1" sq x 14g pickets spaced 6" on center. Posts are 2 1/2" x 1/4" and set in 36" concrete footings. Panels are welded complete to the posts. All material is pre-galvanized and powder coated black. Note: 1 cage 46 1/2' x 32'	149	125.00	18,625.00
service	Provide and install 8' x 8' single swing Iron gate with arched top pickets. Includes 4" sq hinge post. Gates will match fence.	1	1,250.00	1,250.00
Sales	Performance and payment bonds			596.00
service	Price includes prevailing wages and	1	0.00	0.00

**TOTAL****\$20,471.00**

Accepted By

Accepted Date



April 6, 2023

**VIA E-MAIL ONLY**

**EMAIL ADDRESS: [hsainz@wvwd.org](mailto:hsainz@wvwd.org)**

Haydee Sainz  
Director of Personnel, Human Resources  
**West Valley Water District**  
855 W. Baseline Road  
Rialto, CA 92376

Re: Invoice Number: **23-03** – Litigation Matter  
Billing Period: Through November 30, 2022;  
*Attached Invoice is Confidential-Attorney-Client Privilege and  
Not a Public Record; Invoice ID Numbers: 10266*

**INVOICE SUMMARY** – This Invoice Summary is a public record:  
Legal Fees: \$3,070.00  
Costs: \$ 155.00  
**Total Fees and Costs: \$3,225.00**

*ok to pay 4/6/2023*

Please contact me if you have any questions. Thank you for the opportunity to be of service to you and the West Valley Water District. *Prompt payment is appreciated.*

Sincerely,

**Law Offices of Julia Sylva, ALC**



Karina Celis,  
Billing Clerk

Enclosures

cc: Julia Sylva

The Law Offices of  
**Willie W. Williams**



Business ♦ Real Estate ♦ Employment Litigation

April 4, 2023

**VIA E-MAIL AND U.S. MAIL**

Vincent Ewing ([viewing@agclawfirm.com](mailto:viewing@agclawfirm.com))  
 Alvarez-Glasman & Colvin  
 13181 Crossroads Pkwy N.  
 Suite 400 - West Tower  
 City of Industry, CA 91746

Re: *Nadiyah Loukeh v. West Valley Water District*

Dear Vince:

I hope this letter finds you well. It has been a pleasure working with you in the final stages of my representation of Dr. Clifford Young. As you know, the Court entered the dismissal for Dr. Young and we are officially done with representation.

I have enclosed our firm's invoice for the work done on this matter on behalf of Dr. Clifford Young from August through February 2023. The balance now due is \$5,510.52.00.

Please feel free to contact us with any questions or concerns.

Sincerely,

Willie W. Williams

cc: Van Jew ([vjew@wvwd.org](mailto:vjew@wvwd.org))

OK for pay  
 4/5/2023  
 (P)  
 (V)