

As a matter of proper business decorum, the Board of Directors respectfully request that all cell phones be turned off or placed on vibrate. To prevent any potential distraction of the proceeding, we request that side conversations be taken outside the meeting room.

**AGENDA**  
**SPECIAL BOARD MEETING**  
**THREE VALLEYS MUNICIPAL WATER DISTRICT**  
**1021 E. MIRAMAR AVENUE, CLAREMONT, CA 91711**

**Tuesday, June 18, 2019**  
**8:00 a.m.**

*The mission of Three Valleys Municipal Water District is to supplement and enhance local water supplies to meet our region's needs in a reliable and cost-effective manner.*

**Item 1 – Call to Order**

**Kuhn**

**Item 2 – Pledge of Allegiance**

**Kuhn**

**Item 3 – Roll Call**

**Executive  
Assistant**

**Item 4 – Public Comment** (Government Code Section 54954.3)

**Kuhn**

Opportunity for members of the public to directly address the Board on items of public interest within its jurisdiction. The public may also address the Board on items being considered on this agenda. TVMWD requests that all public speakers complete a speaker's card and provide it to the Executive Assistant.

**We request that remarks be limited to five minutes or less. Pursuant to Government Code Section 54954.3, if speaker is utilizing a translator, the total allotted time will be doubled.**

**Item 5 – Real Property Negotiations – [enc]**

**Kuhn**

Discussion and Possible Action Regarding Termination and Release of 1984 Grant of Easement and Acceptance of New Grant of Easement from Foremost Corporate.

**Item 6 – Closed Session**

Conference with Real Property Negotiators (Government Code Section 54956.8)

- Property: 901 Corporate Center Drive, Pomona, California
- District Negotiator: Matthew Litchfield, General Manager
- Negotiating Parties: Foremost Corporate, LLC
- Under Negotiation: Price and Terms of Payment for Revised Easement

**Item 7 – Future Agenda Items**

**Kuhn**

**Item 8 – Adjournment and Next Meeting**

The board will adjourn to a regular board meeting on Wednesday, June 19, 2019 at 8:00 a.m.

**Kuhn**

## **American Disabilities Act Compliance Statement**

*Government Code Section 54954.2(a)*



*Any request for disability-related modifications or accommodations (including auxiliary aids or services) sought to participate in the above public meeting should be directed to the TVMWD's Executive Assistant at (909) 621-5568 at least 24 hours prior to meeting.*

### **Agenda items received after posting**

*Government Code Section 54957.5*


*Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public review at the TVMWD office located at, 1021 East Miramar Avenue, Claremont, CA, 91711. The materials will also be posted on the TVMWD website at [www.threevalleys.com](http://www.threevalleys.com).*

*Three Valleys MWD Board Meeting packets and agendas are available for review on its website at [www.threevalleys.com](http://www.threevalleys.com).*



## Board of Directors Staff Report

**To:** TVMWD Board of Directors

**From:** Matthew H. Litchfield, General Manager 

**Date:** June 18, 2019

**Subject:** **Possible Action Regarding Termination and Release of 1984 Grant of Easement. Acceptance of New Grant of Easement from Foremost Corporate, LLC. (APN 8707-001-027 & 040)**

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<input checked="" type="checkbox"/> <b>For Action</b>	<input type="checkbox"/> <b>Fiscal Impact</b>	<input type="checkbox"/> <b>Funds Budgeted</b>
<input type="checkbox"/> <b>Information Only</b>	<input type="checkbox"/> <b>Cost Estimate:</b>	

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### Staff Recommendation:

**That the Board of Directors provide input and possible action regarding termination and release of 1984 Grant of Easement and Acceptance of new grant of easement from Foremost Corporate, LLC (901 Corporate Center Drive, Pomona, APN 8707-001-027 & 040)**

### Background:

Foremost Corporate, LLC (“Foremost”) desires to eliminate a 100 ft x 100 ft easement and relocate another similar sized easement to a different location with reduced dimensions of 75 ft x 75 ft at the parcel located at 901 Corporate Center Drive in Pomona. The justification for the request by Foremost is to accommodate a proposed student housing project on the northerly portion of the site. A location map is attached as **Exhibit A** for reference.

### Discussion:

**Exhibit B** contains a figure of a plat map showing the existing 100 ft x 100 ft easements that were granted in 1984. The purpose of the easements at the time was for the construction of future Aquifer Storage and Recovery (“ASR”) wells in the Spadra Basin. The easements grant the TVMWD the right to install, repair, construct, inspect, maintain, replace and operate wells for groundwater storage and recovery. Foremost proposes to eliminate one of the easements and relocate a second easement as shown on **Exhibit C**.

The City of Pomona and Walnut Valley Water District have been engaged with officials at Cal Poly Pomona regarding the creation of a Groundwater Sustainability Plan (“GSP”) as required by State law for the Spadra Groundwater Basin. There is concern from these agencies that there is value in preserving these easements as an integral part of future

implementation of the GSP as it relates to recycled water development potential. Staff is requesting guidance and possible action by the Board as it relates to the request submitted by Foremost for easement elimination and modification.

**Strategic Plan Objective(s):**

3.3 – Be accountable and transparent with major decisions

3.4 – Communicate TVMWD’s role in the delivery of water

**Attachment(s):**

Exhibit A – Location Map

Exhibit B – 1984 Easements

Exhibit C – Proposed Modified Easements

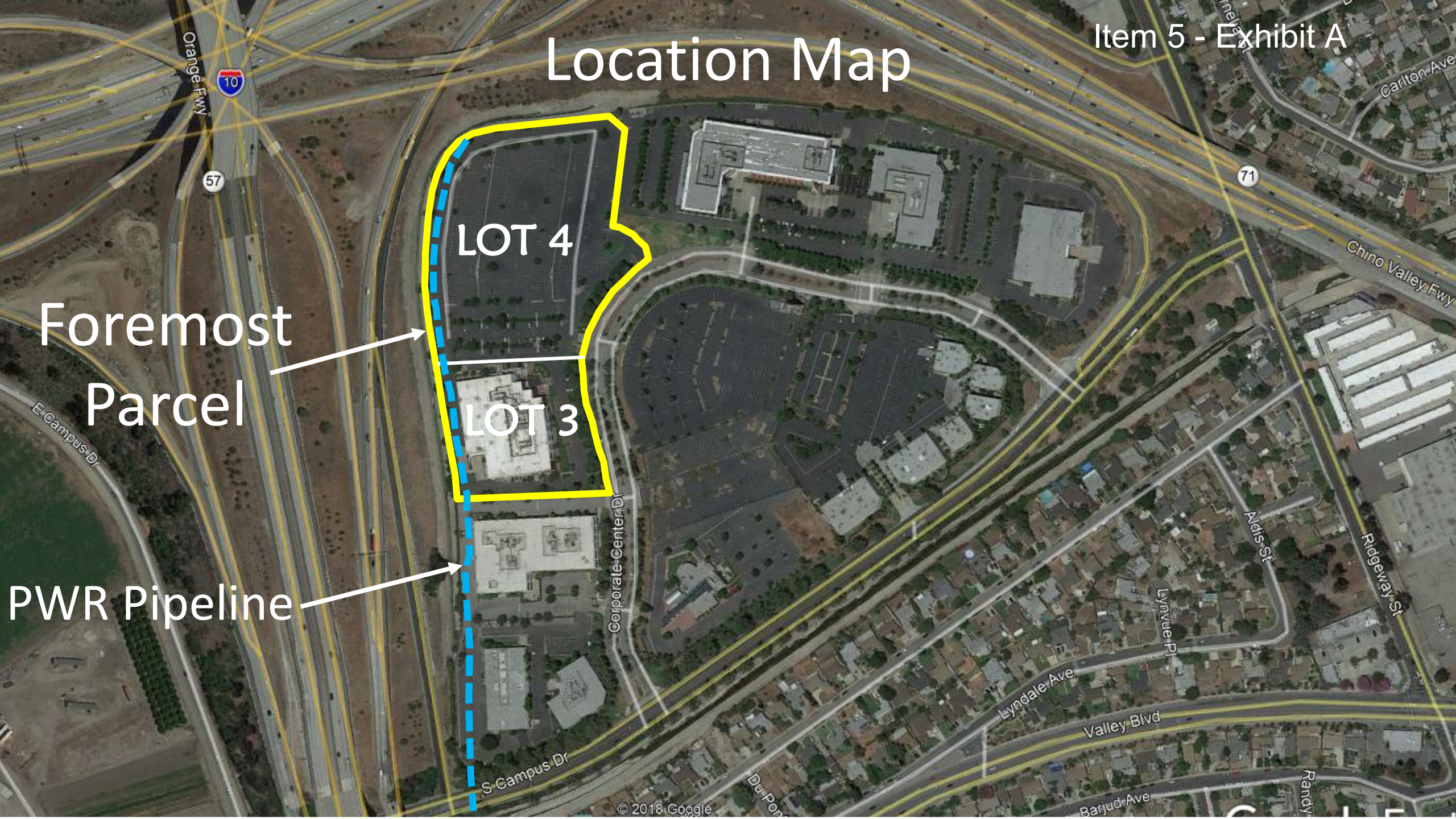
**Meeting History:**

Board of Directors Meeting – June 5, 2019 (Closed Session)

NA/ML



# Location Map



Foremost  
Parcel



PWR Pipeline



LOT 4

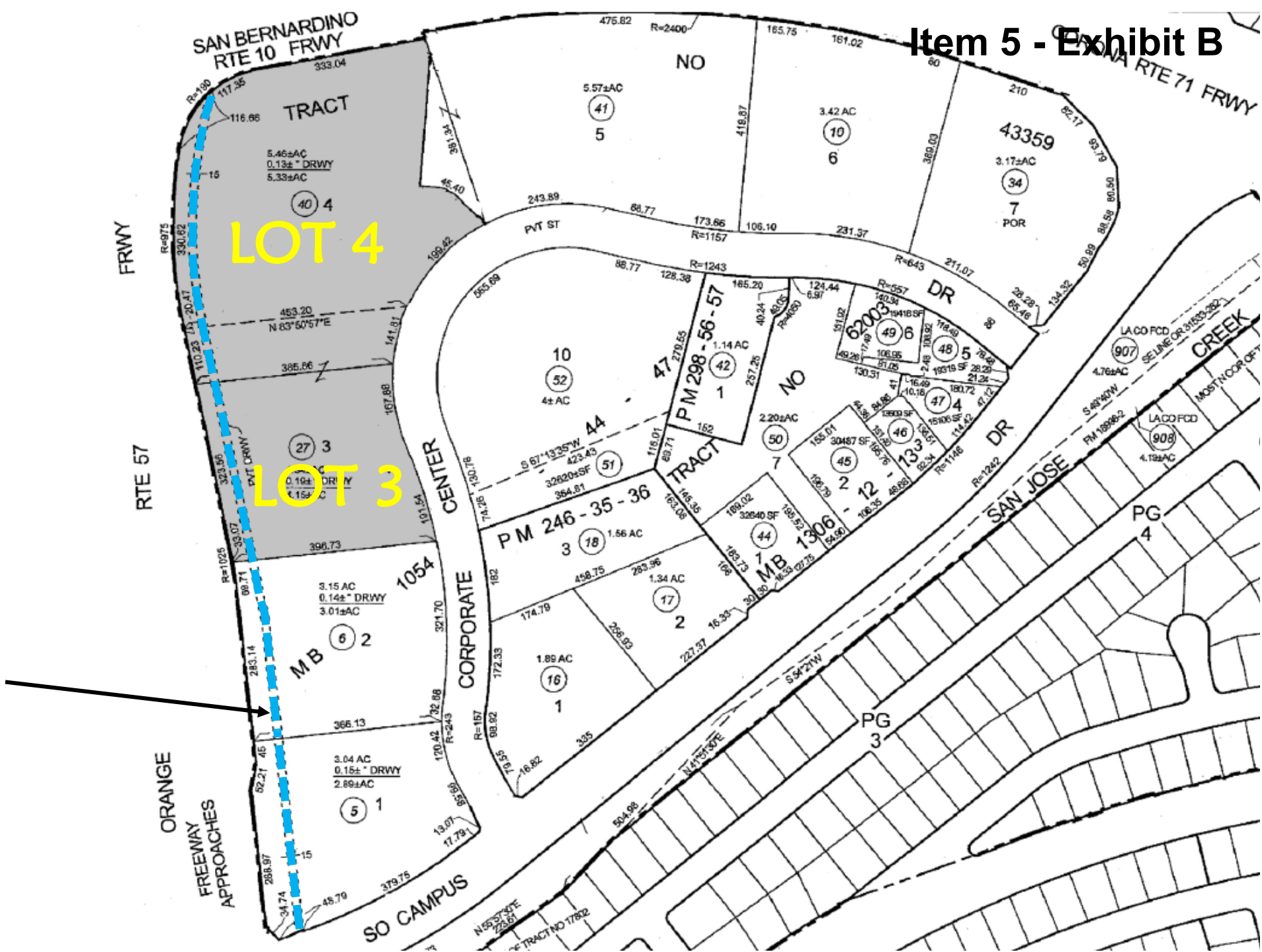
LOT 3



# Original Plat Map 1984

Item 5 - Exhibit B

PWR Pipeline



IN THE CITY OF POMONA, CALIFORNIA  
TENTATIVE TRACT MAP NO. 43359

Item 5 - Exhibit B

# Existing Easement Locations (100'x100')

PREPARED BY:  
**COMMUNITY ENGINEERING SERVICES**  
9225 CANYON CREST DR. SUITE 252  
RIVERSIDE, CALIFORNIA 92507  
(714) 781-0950

PREPARED FOR:  
**THE MACKLIN COMPANIES**  
1500 QUAIL STREET, SUITE 250  
NEWPORT BEACH, CALIFORNIA 92660  
(714) 752-6977

