

**SAN ANTONIO WATER COMPANY**  
**MINUTES OF THE SAN ANTONIO WATER COMPANY**  
**Tuesday, September 17, 2024**

An open meeting of the Board of Directors of the San Antonio Water Company (SAWCo) was called to order at 5:00 p.m. on the above date at the City of Upland Council Chambers, 460 N. Euclid Ave., Upland, California. Directors present were Rudy Zuniga, Will Elliott, Bill Velto, Bob Bowcock, Kati Parker, Bob Cable, and Becky Miller. Also in attendance were SAWCo's General Manager Brian Lee, General Legal Counsel Derek Hoffman, and Senior Administrative Specialist Tiffany Dickinson. President Zuniga presided.

Ms. Dickinson led all in attendance in the flag salute.

1. Recognitions and Presentations: None.
2. Additions-Deletions to the Agenda: None.
3. Shareholder-Public Testimony: None.
4. Consent Calendar Items:
  - A. Approval of Board Meeting Minutes  
Regular Meeting Minutes of August 20, 2024.
  - B. Planning, Resources and Operations Committee (PROC) Meeting Minutes  
Approve Meeting Minutes of February 27, 2024.
  - C. Administration and Finance Committee (AFC) Meeting Minutes  
No meeting minutes to approve.
  - D. AdHoc Committee for Office Feasibility Study  
No meeting minutes to approve.
  - E. Financial Statement  
Income Statement and Balance Sheet for July 31, 2024.
  - F. Investment Activity Report  
Monthly Report of Investments Activity.
  - G. Water Production and Consumption  
Monthly water production and consumption figures.
  - H. Prominent Issues Update  
Status summaries on certain on-going active issues.
  - I. Projects and Operations Update  
Status summaries on projects and operations matters.
  - J. Groundwater Level Patterns [Quarterly in January, April, July, and October]  
Tracking patterns of groundwater elevations relative to ground surface.
  - K. Conservation Program Update [Quarterly in January, April, July, and October]  
Update on SAWCo's existing water conservation programs.
  - L. Correspondence of Interest

Director Velto moved and Director Elliott seconded to approve the Consent Calendar as presented. Motion carried unanimously.

5. Board Committee – Delegate Report:
  - A. **Pomona Valley Protective Association (PVPA) Representative's Report** – Director Parker stated a board meeting was held on Wednesday, September 11, 2024, where the audit was received and filed, and the budget was approved.
  - B. **Six Basins Representative Report** – Mr. Lee stated all updates are in the board packet with no additional verbal update.
  - C. **Chino Basin Representative Report** – Mr. Lee stated all updates are in the board packet with no additional verbal update.
  - D. **Cucamonga Basin Representative Report** – Mr. Lee stated all updates are in the board packet with no additional verbal update.
  - E. **Administration and Finance Committee (AFC) Chairman's Report** – No meeting to report.
  - F. **Planning, Resources, and Operations Committee (PROC) Chairman's Report** – Mr. Lee reported the staff went over current projects and advances with nothing new to report.
  - G. **Office Feasibility Study Ad Hoc Committee** – No meeting to report.
6. Discussion and Possible Action Regarding a Request for Service-APN 1003-19-111: Mr. Lee stated this item is being brought to the board to receive input and make sure staff is moving in the direction that is agreeable to the Board. The company has received a request for service from a

property in the Heights that is one-third of an acre and is currently an agricultural property. When the Company established the one-half acre, one-half share policy to avoid mass panic in the Heights, that is was only applied under the Will Serve letter process. Since the owner is proposing to not build at this time she is not going through the County Will Serve process. Therefore, staff is proposing to allow the owner to purchase a meter and one-quarter share to be able to continue with the agricultural activity on the property, with the understanding if there was ever any development on the property that went through the Will Serve process an additional one-quarter share would be required.

Director Velto requested the owner Ms. Lisa Bittner to explain what she has found out after speaking with the County regarding said parcel.

Ms. Bittner stated the County said it was unbuildable land she could ask the County for a letter stating the property is unbuildable. She added the property owner to the south of her property has agreed to put water on the property for the time being for the groves.

Director Velto questioned where the nearest water line was in comparison to her property.

Mr. Lee directed to an aerial view of the property provided in the board packet for references to three points that reflect the nearest water lines. He explained the nearest point C is the most unrealistic connection point because of the existing houses and driveways make it prohibited. The next point, point B on Vista Dr. Staff is proposing company would install the meter at point B, and the property owner, Ms. Bittner, would be responsible for securing private easements to get private lateral from point B to the parcel. Mr. Lee explained point A is the storm drain channel that is north of the power lines, which makes it impossible to have a lateral from 26<sup>th</sup> St. south.

Ms. Bittner asked about a hydrant that is near her property, if that is a possibility.

Director Zuniga questioned even if it was a county hydrant, would it not be connected to SAWCo water source.

Mr. Lee responded if it is an active hydrant, it would be connected to SAWCo water source, he is not aware of any other water source up there. He also added if it was a SAWCo hydrant it should have shown up on the map provided in the board packet.

Director Parker asked how the water was being delivered to the avocado groves, if neighboring property had pipelines that watered those groves.

Ms. Bittner responded since the 1970's the previous homeowners of the property below her property, had pumped water that irrigated all 8 acres. When she bought the property, she met with the previous owners, came to an agreement and the previous owner agreed to continue watering the groves. When the new homeowner bought the property below and found out they were watering her trees, they shut the water off. She explained it is a drip system that runs every other day for 45 minutes.

Director Elliott suggested before getting "in the weeds," to allow Ms. Bittner to purchase one-quarter share, subject to the conditions described in the exhibit.

Mr. Hoffman added a concept has been framed but he would like to investigate this item further, along with the comments and ideas presented by the board, before a final approval is made. He stated the board is giving direction to work further on this item and come back to the board with staff's findings.

Mr. Lee stated as a minimum staff would bring it back to update the board on the resolution.

Director Cable moved and Director Velto seconded to table agenda item 6 upon further review by staff and legal counsel. Motion carried unanimously.

7. Closed Session:

A. CONFERENCE WITH LEGAL COUNSEL—INITIATION OF LITIGATION (Gov't Code § 54956.9(d)(4)): Two Cases

B. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION [Government Code Section 54956.9(d)(1)] Name of Case: San Antonio Water Company v. Foothill Irrigation Company, et al., San Bernardino Superior Court Case No. 92645


C. General Manager's Annual Review, Goals and Objectives [CGC § 54957 subdivision 9(b)] Discussion and Possible Action regarding General Manager's Performance and Goals

The Board went into closed session at 5:13 PM. Upon return from the closed session at 5:32 PM, Mr. Hoffman stated the Board met in closed session on the items listed on the agenda and there is no reportable action.

8. Director's Comments and Future Agenda Items: None.

Adjournment:

With no further business to discuss the meeting was adjourned at 5:33 PM.

  
Assistant Secretary  
Brian Lee

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