

# INDIAN WELLS VALLEY GROUNDWATER AUTHORITY

Ridgecrest City Hall   100 W California Ave., Ridgecrest, CA 93555   760-499-5002

## BOARD OF DIRECTORS

### REVISED AGENDA

Wednesday, August 13, 2025

**Closed Session – 10:00 a.m.**

**Open Session no earlier than 11:00 a.m.**

Pursuant to California Government Code 54953(b)(1) two additional call-in locations have been established for Board Members who will attend this meeting via teleconference at 14955 Dale Evans Parkway, Apple Valley, CA. 92307 and 1360 N Main St Bishop, CA. 93514.

***NOTICE:*** *In accordance with the evolving public health declarations, we will continue to provide live stream video for those wishing to participate virtually. Please see the Public Comment Notice below for detailed instructions on submitting public comment as well as websites for livestream broadcasting.*

*In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact April Keigwin at (805) 764-5452. Requests must be made as early as possible and at least one full business day before the start of the meeting. Documents and material relating to an open session agenda items that are provided to the IWVGA Board of Directors prior to a regular meeting will be available for public inspection and copying at Ridgecrest City Hall, 100 W California Ave, Ridgecrest, CA 93555, or online at <https://iwvga.org/>.*

#### Statements from the Public

*The public will be allowed to address the Board during Public Comments about subjects within the jurisdiction of the IWVGA Board and that are NOT on the agenda. No action may be taken on off-agenda items unless authorized by law. Questions posed to the Board may be answered after the meeting or at a future meeting. Dialog or extended discussion between the public and the Board or staff will be limited in accordance with the Brown Act. All Public Comment portions of the meeting shall be limited to three (3) minutes per speaker. Each person is limited to one comment during Public Comments.*

#### 1. CALL TO ORDER

#### 2. ADOPTION OF AGENDA

#### 3. PUBLIC COMMENT ON CLOSED SESSION

#### 4. CLOSED SESSION

- CONFERENCE WITH REAL PROPERTY NEGOTIATIONS  
(Government Code Section 54956.8) - Property: Purchase of Water Rights; Agency Negotiator: Jeff Simonetti; Negotiating Parties: Renewable Resources Group; Under Negotiation: Price and terms of payment.
- CONFERENCE WITH REAL PROPERTY NEGOTIATIONS

(Government Code Section 54956.8) - Property: Purchase of Water Rights; Agency Negotiator: Jeff Simonetti; Negotiating Parties: Silvertip; Under Negotiation: Price and terms of payment.

- CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
(Government Code Section 54956.9(d)(1) - Name of case: Indian Wells Valley Groundwater Authority v. Searles Valley Minerals Inc., et. al. - Orange County Superior Court 30-2022-01239487-CU-MC-CJC
- CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
(Government Code Section 54956.9(d)(1): IWVGA v. Inyokern CSD – Kern County Superior Court BCV-22-100281
- CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (§ 54956.9)  
Name of Case: Searles Valley Minerals, Inc v. Indian Wells Valley Groundwater Authority [Case Number 30-2025-01457804-CU-WM-CJC]
- CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION  
(Government Code Section 54956.9(d)(1) - Name of case: Mojave Pistachios, LLC v Indian Wells Valley Water District, et al. Orange County Superior Court Case No. 30-2021-01187275-CU-OR-CJ

**5. CALL TO ORDER – No earlier than 11:00 a.m.**

- a. Report on closed session
- b. Pledge of Allegiance
- c. Roll Call

**6. PUBLIC COMMENT**

This time is reserved for the public to address the Board about matters NOT on the agenda. No action will be taken on non-agenda items unless authorized by law. Comments are limited to three minutes per person.

**7. BOARD MEMBER COMMENTS**

This time is reserved for comments by Board members and/or staff and to identify matters for future Board business.

**8. CONSENT AGENDA**

- a. Approve Minutes of Special Board Meeting July 16, 2025
- b. Approve Expenditures  
*\*To view itemized invoices please visit <https://iwvga.org/iwvga-meetings>.*
  - i. \$152,055.40 – Provost & Pritchard – (SGMA IP)
  - ii. \$125,000.00 – City of Ridgecrest
  - iii. \$39,527.78 – Stetson Engineers
  - iv. \$28,637.50 – Capitol Core Group – (Replenishment / Extraction)
  - v. \$17,586.50 – Transystems (SGMA IP)
  - vi. \$16,414.30 – Westbound Communication – (Extraction)
  - vii. \$300.00 – Regional Government Services – (Replenishment / Extraction)

**9. PROVOST AND PRITCHARD ENVIRONMENTAL CHANGE ORDER FOR REVEGETATION AND RESTORATION PLAN**

**10. PROVOST & PRITCHARD DESIGN CHANGE ORDER FOR TRENCHLESS CROSSING AND CORROSION DESIGN**

**11. APPROVAL OF CONTRACT SERVICES AGREEMENT WITH BLUE MOUNTAIN DEVELOPMENT FOR SUPPORT SERVICES FOR THE IMPORTED WATER PROJECT**

**12. WATER RESOURCES MANAGER REPORT**

- a. Grant Funding
- b. GSP Implementation Projects/Management Action Updates
  - i. Imported Water Project
  - ii. Shallow Well Mitigation Program
- c. Miscellaneous Items
  - i. Data Collection and Monitoring
  - ii. IWVGA Basin Model Configuration Management Plan
  - iii. Rose Valley Subflow Update
  - iv. Rademacher Consolidation Update

**13. GENERAL MANAGER'S REPORT**

- a. Monthly Financial Report
- b. Outreach Update
- c. Transient Pool One Allotment Transfer
- d. Report on IWVGA's Water Marketer (Capitol Core Group)

**14. DATE OF NEXT MEETING – SEPTEMBER 10, 2025**

**15. ADJOURN**

**PUBLIC COMMENT NOTICE**

IWVGA meetings will be open to the public for physical attendance; However, for those who wish to continue using virtual alternatives please follow the directions below for access to live stream video as well as ways to submit public comment.

- **Watch meetings on-line:**  
All of our meetings are streamed live at <https://ridgecrest-ca.gov/369/Watch> (4 second streaming delay) or on YouTube at <https://www.youtube.com/cityofridgecrest/live> (22 second streaming delay) and are also available for playback after the meeting.
- **Call in for public comments:**  
If you wish to make verbal comment, *please call (760) 499-5010*. This phone line will allow only one caller at a time, so if the line is busy, please continue to dial. We will be allowing a 20-30 second pause between callers to give time for media delays and callers to dial in. Due to media delays, please mute your streaming device while making public comment. If you wish to comment on multiple items, you will need to call in as each item is presented.
- **Submit written comments:**  
We encourage submittal of written comments supporting, opposing, or otherwise commenting on an agenda item, for distribution to the Board prior to the meeting. Send emails to [akeigwin@rgs.ca.gov](mailto:akeigwin@rgs.ca.gov)

IWVGA Board of Directors

Board Meeting of August 13, 2025

written correspondence may be sent to April Keigwin, Clerk of the Board, 100 W. California Ave., Ridgecrest, CA 93555. Please specify to which agenda item your comment relates.

- **Large Groups:**

If you are part of a large group that would like to comment on an agenda item, please consider commenting in writing. This will be as impactful to the Board as having a large group in attendance.

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# INDIAN WELLS VALLEY GROUNDWATER AUTHORITY

City of Ridgecrest, Indian Wells Valley Water District, Inyo County, Kern County, San Bernardino County

## BOARD OF DIRECTORS SPECIAL MEETING MINUTES Wednesday, July 16, 2025

**IWVGA Members Present:**

Chairman Scott Hayman, City of Ridgecrest	Carol Thomas-Keefer, IWVGA General Manager
Phillip Peters, Kern County	Keith Lemieux, Legal Counsel
David Saint-Amand, Indian Wells Valley Water District	Steve Johnson, Stetson Engineers
Tim Itnyre, San Bernardino County	Corinne Sims, US Navy, DoD Liaison
John Vallejo, Inyo County	April Keigwin, Clerk of the Board

Attending via teleconference is John Vallejo, Tim Itnyre, Steve Johnson and Carol Thomas-Keefer.

Meeting recording, public comment letters submitted, and all board meeting related documents are made available at:  
<https://iwvga.org/iwvga-meetings/>

**1. CALL TO ORDER – 10:15 a.m.**

- a. Pledge of Allegiance is led by Chairman Hayman
- b. Roll Call

Chairman Hayman	Present
Vice Chair Peters	Present
Director Vallejo	Present
Director Saint-Amand	Present
Director Itnyre	Absent

**2. ADOPTION OF AGENDA:**

Motion made by Phillip Peters and seconded by David Saint-Amand to approve adoption of the agenda. Motion carries by the following roll call vote:

Chairman Hayman	Aye
Vice Chair Peters	Aye
Director Vallejo	Aye
Director Saint-Amand	Aye
Director Itnyre	Absent

**3. PUBLIC COMMENT:**

The board hears public comment from Judie Decker.

**4. BOARD MEMBER COMMENTS:**

None.

*\*Director Itnyre joins meeting late due to technical difficulties.*

**5. CONSENT AGENDA:**

- a. Approve Minutes of Board Meeting May 14, 2025
- b. Approve Expenditures

*\*To view itemized invoices please visit <https://iwvga.org/iwvga-meetings/>.*

*\*Due to cancellation of April board meeting, totals below are for multiple months.*

- i. \$411,750.29 – Provost & Pritchard – (SGMA IP)
- ii. \$349,774.09 – City of Ridgecrest
- iii. \$222,722.68 – Stetson Engineers
- iv. \$66,868.56 – Regional Government Services – (Replenishment / Extraction)
- v. \$35,516.50 – Westbound Communication – (Extraction)
- vi. \$22,625.00 – Capitol Core Group – (Paid using GM authority on 6/25/25)
- vii. \$19,400.00 – Capitol Core Group – (Replenishment)
- viii. \$14,790.50 – Transystems (SGMA IP)

Motion made by Phillip Peters and seconded by David Saint-Amand to approve Minutes of Board Meeting May 14, 2025 with an edit to reflect Director Griffin as present, and the following expenditures in the amount of \$411,750.29 to Provost & Pritchard, \$349,774.09 to City of Ridgecrest, \$222,722.68 to Stetson Engineers, \$66,868.56 to Regional Government Services, \$35,516.50 to Westbound Communications, \$19,400.00 to Capitol Core Group and \$14,790.50 to Transystems. Also noted is an additional payment made to Capitol Core Group for \$22,625.00 using General Manager authorization on June 25, 2025.

Motion carries by the following roll call vote:

Chairman Hayman	Aye
Vice Chair Peters	Aye
Director Saint-Amand	Aye
Director Itnyre	Aye
Director Vallejo	Aye

## **6. WESTBOUND COMMUNICATION SOCIAL MEDIA ENGAGEMENT:**

Carol Thomas-Keefer provides staff report on behalf of Westbound Communications.

The Board hears public comment from Judie Decker, Don Decker, Renee Westa-Lusk and Mike Sinnott.

## **7. WATER RESOURCES MANAGER REPORT:**

Steve Johnson provides updates on the following items:

- a. Grant Funding
- b. GSP Implementation Projects/Management Action Updates
  - i. Imported Water Project
  - ii. Shallow Well Mitigation Program
- c. Miscellaneous Items
  - i. Data Collection and Monitoring
  - ii. IWVGA Basin Model Configuration Management Plan
  - iii. Rose Valley Subflow Update
  - iv. Rademacher Consolidation Update

The Board hears public comment from Renee Westa-Lusk.

## **8. GENERAL MANAGER REPORT:**

Carol Thomas-Keefer presents financial report, updates on the water marketer and communication and engagement outreach.

## **9. PUBLIC COMMENT ON CLOSED SESSION:**

None.

Chairman Hayman calls the meeting into Closed Session at 11:30 a.m.

**10. CLOSED SESSION:**

- CONFERENCE WITH REAL PROPERTY NEGOTIATIONS  
(Government Code Section 54956.8) - Property: Purchase of Water Rights; Agency Negotiator: Jeff Simonetti; Negotiating Parties: Renewable Resources Group; Under Negotiation: Price and terms of payment.
- CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION  
(Government Code Section 54956.9(d)(1) - Name of case: Searles Valley Minerals Inc v. Indian Wells Valley Groundwater Authority, et. al. - Orange County Superior Court 30-2022-01239487-CU-MC-CJC
- CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (§ 54956.9)  
Name of Case: Searles Valley Minerals, Inc v. IWVGA [Case Number 30-2025-01457804-CU-WM-CJC]
- CONFERENCE WITH LEGAL COUNSEL- EXISTING LITIGATION  
(Government Code Section 54956.9(d)(1) - Name of case: Mojave Pistachios, LLC v Indian Wells Valley Water District, et al. Orange County Superior Court Case No. 30-2021-01187275-CU-OR-CJC

Closed Session adjourns at 12:32 p.m.

**11. REPORT ON CLOSED SESSION:**

Counsel Lemieux reports no action was taken that would require disclosure under The Brown Act.

**12. DATE OF NEXT MEETING – AUGUST 13, 2025**

**13. ADJOURN:**

Chairman Peters adjourns the meeting at 12:34 p.m. on March 12, 2025.

Respectfully submitted,

April Keigwin  
Clerk of the Board  
Indian Wells Valley Groundwater Authority

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# PROVOST & PRITCHARD CONSULTING GROUP

455 W Fir Ave • Clovis, CA 93611 • (559) 449-2700  
www.provostandpritchard.com

April Keigwin  
Indian Wells Valley Groundwater Authority  
100 West California Avenue  
Ridgecrest, CA 93555

July 17, 2025  
Project No: 04101-23-002  
Invoice No: 122063

**Project Name: IWVGA Imported Water Conveyance Design Services**

**Client Project #:**  
**Professional Services from June 01, 2025 to June 30, 2025**

Phase: 121P Coordination Meetings

**Labor**

	Hours	Rate	Amount	
Senior Engineer	1.50	195.00	292.50	
Associate Engineer	.50	140.00	70.00	
Senior Project Administrator	2.50	115.00	287.50	
Totals	4.50		650.00	
<b>Total Labor</b>				<b>650.00</b>
			<b>Total this Phase:</b>	<b>\$650.00</b>

Phase: 131P P&P General Project Management

**Labor**

	Hours	Rate	Amount	
Senior Engineer	55.10	195.00	10,744.50	
Principal Engineer	21.20	248.00	5,257.60	
Project Administrator	2.70	101.00	272.70	
Totals	79.00		16,274.80	
<b>Total Labor</b>				<b>16,274.80</b>
			<b>Total this Phase:</b>	<b>\$16,274.80</b>

Phase: 221P Environmental & ROW Consultant Coordination

**Labor**

	Hours	Rate	Amount	
Senior Engineer	.60	195.00	117.00	
Totals	.60		117.00	
<b>Total Labor</b>				<b>117.00</b>
			<b>Total this Phase:</b>	<b>\$117.00</b>

Phase: 271P BLM Special Use Permit

**Labor**

	Hours	Rate	Amount	
Senior Engineer	15.30	195.00	2,983.50	
Associate Engineer	.90	140.00	126.00	
Project Administrator	.70	101.00	70.70	

\*\*\* Please make checks payable to Provost & Pritchard Consulting Group \*\*\*  
For billing inquiries, please email Billing@ppeng.com.

Project	04101-23-002	IWVGA Imported Water Conveyance Design	Invoice	122063
Intern		8.50	70.00	595.00
	Totals	25.40		3,775.20
	<b>Total Labor</b>			<b>3,775.20</b>
			<b>Total this Phase:</b>	<b>\$3,775.20</b>
<hr/>				
Phase:	273P	City of California City Permit		
<b>Labor</b>				
		<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Senior Engineer		5.50	178.00	979.00
	Totals	5.50		979.00
	<b>Total Labor</b>			<b>979.00</b>
			<b>Total this Phase:</b>	<b>\$979.00</b>
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Phase:	274P	Kern County Roads Franchise Agreement/Encroachment Permit		
<b>Labor</b>				
		<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Senior Engineer		3.50	178.00	623.00
	Totals	3.50		623.00
	<b>Total Labor</b>			<b>623.00</b>
			<b>Total this Phase:</b>	<b>\$623.00</b>
<hr/>				
Phase:	275P	SCE Encroachment Permit (Transmission Line Under Crossing)		
<b>Labor</b>				
		<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Senior Engineer		8.00	178.00	1,424.00
Senior Engineer		1.00	195.00	195.00
Senior Biologist		1.50	137.00	205.50
	Totals	10.50		1,824.50
	<b>Total Labor</b>			<b>1,824.50</b>
			<b>Total this Phase:</b>	<b>\$1,824.50</b>
<hr/>				
Phase:	314G	Soils Engineering 30% Submittal		
<b>Consultants</b>				
Consultants				2,656.50
	<b>Total Consultants</b>			<b>2,656.50</b>
			<b>Total this Phase:</b>	<b>\$2,656.50</b>
<hr/>				
Phase:	332D	P&P Drafting 90% Submittal		
<b>Labor</b>				
		<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Senior Engineer		35.20	178.00	6,265.60
Senior Engineer		3.00	171.00	513.00
Senior Engineer		138.90	195.00	27,085.50
Associate Engineer		34.00	140.00	4,760.00
Senior Technician		62.60	130.00	8,138.00
Assistant Engineer		101.10	126.00	12,738.60
Principal Engineer		58.50	207.00	12,109.50
Principal Engineer		7.90	227.00	1,793.30
Principal Engineer		27.00	238.00	6,426.00
Principal Engineer		13.70	248.00	3,397.60

Project	04101-23-002	IWVGA Imported Water Conveyance Design		Invoice	122063
Project Administrator		1.10	101.00	111.10	
Senior Technician		13.20	158.00	2,085.60	
Senior Technician		179.30	150.00	26,895.00	
Assistant Engineer		56.80	133.00	7,554.40	
Senior Structural Engineer		5.20	163.00	847.60	
Intern		3.40	70.00	238.00	
	Totals		740.90	120,958.80	
	<b>Total Labor</b>				<b>120,958.80</b>
				<b>Total this Phase:</b>	<b>\$120,958.80</b>

Phase: 336Q Dahl 90% Submittal

**Consultants**

Consultants			828.00	
	<b>Total Consultants</b>		<b>828.00</b>	<b>828.00</b>
			<b>Total this Phase:</b>	<b>\$828.00</b>

**Billing Limits**

	Current	Prior	To-Date	
Total Billings	148,686.80	4,793,722.09	4,942,408.89	
Budget			5,862,730.38	
Budget Remaining			920,321.49	
			<b>Total this Invoice</b>	<b><u><u>\$148,686.80</u></u></b>

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# PROVOST & PRITCHARD CONSULTING GROUP

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www.provostandpritchard.com

April Keigwin  
Indian Wells Valley Groundwater Authority  
100 West California Avenue  
Ridgecrest, CA 93555

July 22, 2025  
Project No: 04101-23-001  
Invoice No: 121871

**Project Name:** Indian Wells Valley Groundwater Authority-CEQA/NEPA Documents and Permit Documentation

**Client Project #:**

**For the month of June 2025, Provost & Pritchard performed the following services for the IWVGA Imported Water Pipeline Project:**

**Phase TSK5 Regulatory Compliance and Permitting:** Continued coordination and correspondence with permitting agencies for Project. Research for biological compliance needs for Project.

**Phase TSK7: Geotechnical Monitoring:** Reporting for biological and cultural monitoring during geotechnical boring drilling work.

**Professional Services from June 01, 2025 to June 30, 2025**

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Phase: TSK5 Regulatory Compliance and Permitting

**Labor**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Associate Specialist	1.40	133.00	186.20	
Totals	1.40		186.20	
<b>Total Labor</b>				<b>186.20</b>
		<b>Total this Phase:</b>		<b>\$186.20</b>

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Phase: TSK7 Geotechnical Borings - Monitoring Srvcs

**Labor**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Senior Biologist	.50	156.00	78.00	
Totals	.50		78.00	
<b>Total Labor</b>				<b>78.00</b>
		<b>Total this Phase:</b>		<b>\$78.00</b>
		<b>Total this Invoice</b>		<b><u>\$264.20</u></b>

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# PROVOST & PRITCHARD CONSULTING GROUP

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www.provostandpritchard.com

April Keigwin  
Indian Wells Valley Groundwater Authority  
100 West California Avenue  
Ridgecrest, CA 93555

July 22, 2025  
Project No: 04101-24-002  
Invoice No: 121872

**Project Name: IWVGA Imported Pipeline Mojave Tank Farm Alternative**

**Client Project #:**

**For the month of June 2025, Provost & Pritchard performed the following tasks for the IWVGA Mojave Tank Farm Project:**  
**Phase TSK2 Technical Reports:** Continued coordination on Mojave Tank Farm Cultural Report preparation and edits. Additional requested and coordination for sending redacted cultural report to USFWS and SCE archaeological staff. Communication with BLM.

**Professional Services from June 01, 2025 to June 30, 2025**

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Phase: TSK2 IWVGA Mojave Tank Farm Analysis Technical Studies

**Labor**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Principal Planner	7.10	204.00	1,448.40	
Totals	7.10		1,448.40	
<b>Total Labor</b>				<b>1,448.40</b>

**Consultants**

Consultants			1,656.00	
<b>Total Consultants</b>			<b>1,656.00</b>	<b>1,656.00</b>

**Total this Phase: \$3,104.40**

**Total this Invoice \$3,104.40**

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REPAYMENT SCHEDULE FOR CITY OF RIDGECREST OBLIGATION

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**2025 REPAYMENT FOR PRIOR YEARS**

500,000

**AUGUST PAYMENT**

EST PMT DATE	PAYMENT	JUNE	JULY	AUGUST	SEPTEMBER	TOTAL
8/1/2025	Payment 2	125,000	-	-	-	125,000
	TOTAL	125,000	-	-	-	125,000

**REMAINING PAYMENTS**

EST PMT DATE	PAYMENT	JUNE	JULY	AUGUST	SEPTEMBER	TOTAL
Sept Mtg	Payment 3	-	-	125,000	-	125,000
Oct Mtg	Payment 4	-	-	-	125,000	125,000
	TOTAL	-	-	125,000	125,000	250,000

Total Outstanding for Prior Years is \$632,266.74.

After August Payment, Total Outstanding for Prior Years is \$382,266.24

Upon completion of 2025 Repayments, Total Outstanding for Prior Years will be \$132,266.24

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**Stetson Engineers**

Indian Wells Valley Groundwater Authority  
 100 W. California Ave.  
 Ridgecrest, CA 93555

Invoice number 2652-95  
 Date 08/08/2025

Project **2652 Indian Wells Valley Groundwater Authority**

Professional services through 06/30/2025

**2652-2025 Water Resources Management 2025**

**2652-2025:01 Meetings & Prep**

Professional Fees

	Hours	Rate	Billed Amount
Assistant I			
Erik Moe	1.50	101.00	151.50
Associate II			
Bianca Cabrera	95.50	119.00	11,364.50
Helena Chu	4.75	119.00	565.25
	Subtotal		11,929.75
Associate III			
Karen Brunelle	1.00	114.00	114.00
Sharon Johnson	1.00	114.00	114.00
	Subtotal		228.00
Principal			
Stephen Johnson	3.00	244.00	732.00
Supervisor I			
Jeff Helsley	10.00	212.00	2,120.00
Reimbursables			
	Units	Rate	Billed Amount
Reproduction			
Non Vendor Reimbursables	4.00	0.15	0.60
	16.00	0.15	2.40
	Subtotal		3.00
	Subtotal		3.00
Reproduction (Color)			
Non Vendor Reimbursables	2.00	0.89	1.78
	Phase subtotal		15,166.03



**STETSON**  
ENGINEERS INC.

Indian Wells Valley Groundwater Authority  
 Project 2652 Indian Wells Valley Groundwater Authority

Invoice number 2652-95  
 Date 08/08/2025

**2652-2025 Water Resources Management 2025**  
**2652-2025:02.01 SGMA IP Grant Administration**  
 Professional Fees

	Hours	Rate	Billed Amount
Assistant I			
Erik Moe	12.00	101.00	1,212.00
Associate II			
Bianca Cabrera	0.50	119.00	59.50
Senior I			
Heather Steele	0.50	170.00	85.00
Phase subtotal			1,356.50

**2652-2025:02.03 EPA Resiliency Grant Administration**  
 Professional Fees

	Hours	Rate	Billed Amount
Supervisor I			
Jeff Helsley	0.25	212.00	53.00

**2652-2025:04 Data Mgmt System Support**  
 Professional Fees

	Hours	Rate	Billed Amount
Principal			
Stephen Johnson	3.00	244.00	732.00
Senior Associate			
Joel Barnard	6.75	132.00	891.00
Senior III			
Miles McCammon	0.75	138.00	103.50
Phase subtotal			1,726.50

**2652-2025:05 General Project Mgmt**  
 Professional Fees

	Hours	Rate	Billed Amount
Senior Associate			
Joel Barnard	0.25	132.00	33.00
Senior I			
Heather Steele	1.00	170.00	170.00
Supervisor I			
Jeff Helsley	0.50	212.00	106.00
Supervisor II			
Chaoying Jiao	0.50	197.00	98.50
Phase subtotal			407.50



**STETSON**  
ENGINEERS INC.

Indian Wells Valley Groundwater Authority

Project **2652 Indian Wells Valley Groundwater Authority**

Invoice number 2652-95

Date 08/08/2025

**2652-2025 Water Resources Management 2025**

**2652-2025:07.03 Resiliency Grant: Design**

Professional Fees

	Hours	Rate	Billed Amount
Associate II			
Bianca Cabrera	28.00	119.00	3,332.00
Helena Chu	0.75	119.00	89.25
Subtotal	28.75		3,421.25
Principal			
Stephen Johnson	9.00	244.00	2,196.00
Supervisor I			
Jeff Helsley	14.25	212.00	3,021.00
Phase subtotal			8,638.25

**2652-2025:11 Data Collection, Monitoring & Data Gaps**

Professional Fees

	Hours	Rate	Billed Amount
Associate II			
Helena Chu	0.25	119.00	29.75
Senior Associate			
Joel Barnard	24.00	132.00	3,168.00
Stephan Bork	5.75	132.00	759.00
Subtotal	29.75		3,927.00
Special Project Director			
Jean Moran	0.25	244.00	61.00
Supervisor II			
Chaoying Jiao	2.50	197.00	492.50
Phase subtotal			4,510.25

**2652-2025:12 Shallow Well Consolidation Project**

Professional Fees

	Hours	Rate	Billed Amount
Associate II			
Helena Chu	1.00	119.00	119.00
Principal			
Stephen Johnson	2.50	244.00	610.00
Phase subtotal			729.00

**2652-2025:17 Navy/Coso Royalty Fund: Develop FY24 Projects & Secure Funding**

Professional Fees

	Hours	Rate	Billed Amount
Associate II			
Helena Chu	0.50	119.00	59.50
Supervisor II			



**STETSON**  
ENGINEERS INC.

Indian Wells Valley Groundwater Authority  
 Project 2652 Indian Wells Valley Groundwater Authority

Invoice number 2652-95  
 Date 08/08/2025

**2652-2025 Water Resources Management 2025**

**2652-2025:17 Navy/Coso Royalty Fund: Develop FY24 Projects & Secure Funding**

Professional Fees

	Hours	Rate	Billed Amount
Supervisor II			
Chaoying Jiao	4.00	197.00	788.00
Phase subtotal			847.50

**2652-2025:18.1 Navy/Coso Cooperative Agreement**

Professional Fees

	Hours	Rate	Billed Amount
Senior Associate			
Stephan Bork	2.75	132.00	363.00
Special Project Director			
Jean Moran	1.00	244.00	244.00
Phase subtotal			607.00

**2652-2025:20 Shallow Well Mitigation Program: Outreach & Impacts Evaluation**

Professional Fees

	Hours	Rate	Billed Amount
Supervisor I			
Jeff Helsley	0.25	212.00	53.00

**2652-2025:26 Budget Support**

Professional Fees

	Hours	Rate	Billed Amount
Associate II			
Bianca Cabrera	21.00	119.00	2,499.00

**2652-2025:27 Litigation Support**

Professional Fees

	Hours	Rate	Billed Amount
Associate II			
Helena Chu	1.75	119.00	208.25
Principal			
Stephen Johnson	6.50	244.00	1,586.00
Special Project Director			
Jean Moran	2.50	244.00	610.00
Supervisor I			
Jeff Helsley	2.50	212.00	530.00

Phase subtotal 2,934.25

Water Resources Management 2025 subtotal 39,527.78



**STETSON**  
ENGINEERS INC.

Indian Wells Valley Groundwater Authority

Project **2652 Indian Wells Valley Groundwater Authority**

2171 E. Francisco Blvd., Suite K • San Rafael, California 94901

Phone: (415) 457-0701 • Fax: (415) 457-1638 • Website: [www.stetsonengineers.com](http://www.stetsonengineers.com)

Northern California

• Southern California

• Arizona

• Oregon

Invoice number 2652-95

Date 08/08/2025

Invoice total **39,527.78**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2652-95	08/08/2025	39,527.78	39,527.78				
	Total	39,527.78	39,527.78	0.00	0.00	0.00	0.00

*Thank you for your business!*

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**Capitol Core Group**  
 205 Cartwheel Bend (Operations Dept.)  
 Austin, TX 78738 US  
 +15125683084  
 operations@capitolcore.com  
 www.capitolcore.com

**BILL TO**

Indian Wells Valley Groundwater  
 Authority  
 500 West Ridgecrest Blvd.  
 Ridgecrest, California 93555  
 USA

**INVOICE 2025-063**

**DATE** 07/31/2025 **TERMS** Net 45

**DUE DATE** 09/14/2025

**VENDOR ID**  
195593

**INVOICE PERIOD**  
July 2025

DATE	ACCOUNT SUMMARY	AMOUNT
07/01/2025	Balance Forward	19,400.00
	Other payments and credits after 07/01/2025 through 07/30/2025	0.00
07/31/2025	Other invoices from this date	0.00
	New charges (details below)	28,637.50
	<b>Total Amount Due</b>	<b>48,037.50</b>

ACTIVITY	HOURS	RATE	AMOUNT
<b>Charges</b>			
Project 1: Imported Water Sales			
P1-A: Water Sales Negotiations			
<b>Government Relations: Intergovernmental Affairs</b>	1.50	275.00	412.50
A: Negotiation w/ Private Seller, Silvertip {Tatum}			
<b>Government Relations: Intergovernmental Affairs</b>	1.50	275.00	412.50
A: Negotiation w/ Private Seller, RRG (Tatum)			
<b>Government Relations: Intergovernmental Affairs</b>	2.50	275.00	687.50
A: Internal meetings, staff/legal discussion, LOI preparation, Term Sheet Preparation {Tatum}			
<b>Government Relations: Intergovernmental Affairs</b>	2.25	250.00	562.50
A: Water Sales Negotiation and internal calls both sellers {Simonetti}			
P1-B: Regulatory Approvals			
P1-C: Other Required Agreements			
P1-D: 2025 Water Market			
Project 1: Invoice Total: \$2,075.00 (7.75 hours)			
Project 2: Water Replenishment Pipeline Project			
P2-A: 119th Congressional Session			
P2-B: Environmental Mitigation Credits			
P2-C: Regulatory Support			
P2-D: USACE Transition			

ACTIVITY	HOURS	RATE	AMOUNT
<b>Government Relations:Federal</b> D: USACE Meeting, Staff Meeting, and follow-up {McKinney}	3.50	275.00	962.50
<b>Government Relations:Federal</b> D: Agency: USACE -- transition and kick-off meeting: internal meetings, staff calls, agenda prep., follow-up, document preparation, and USACE LAD meeting {Tatum}	8	275.00	2,200.00
Project 2: Invoice Total \$3,162.50 (11.5 hours)			
Project 3: Other Projects Supporting the GSP			
P3-A: Well Mitigation and System Consolidation			
P3-B: Land Repurposing			
P3-C: Water Recycling			
P3-D: Groundwater Adjudication Legislation			
<b>Government Relations:California</b> D: Legislative: 2025-2026 Senate Committee on Natural Resources, Senate Judiciary Committee, Amendment development/response, and Strategy {McKinney}	27	275.00	7,425.00
<b>Government Relations:California</b> D: Legislative: Natural Resources Committee, Judiciary Committee, Amendments {Simonetti}	18	250.00	4,500.00
<b>Government Relations:California</b> D: Legislative: Appropriations Committee and Senate Leadership {Simonetti}	3	250.00	750.00
<b>Government Relations:California</b> D: Legislative: 2025-2026 Session: Senate Committee on Natural Resources and Water and Senate Committee on Judiciary {Peterson}	28	250.00	7,000.00
<b>Government Relations:California</b> D: Agency: DWR, SWRCB discussions {Peterson}	2	250.00	500.00
<b>Government Relations:California</b> D: Legislative Senate Appropriations Committee {Peterson}	3	250.00	750.00
P3-E: General Governmental Affairs			
Project 3: Invoice Total \$20,925.00 (81 hours)			
Project Administration			
PA-A: Board Meetings			
<b>General Business Items:Project Administration</b> A: July Board Meeting and Materials Prep. {Tatum}	3	275.00	825.00
<b>General Business Items:Project Administration</b> A: July Board Meeting and Materials Preparation {Simonetti}	2.75	250.00	687.50
<b>General Business Items:Project Administration</b> A: July Board Meeting {McKinney}	2.50	275.00	687.50
PA-B: Milestone Reports			
PA-C: Ad Hoc Reports			
<b>Miscellaneous Sales:Public Affairs</b> C: Communications Meeting {Tatum}	1	275.00	275.00
Project Administration: Invoice Total \$2,475.00 (9.25 hours)			
*****			
Regulatory Compliance Notes:			

ACTIVITY	HOURS	RATE AMOUNT
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Federal Reporting for Invoice:

State Reporting for Invoice:

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On behalf of the entire Capitol Core Group Team, thank you so much for being our client. Total amounts due do not reflect payments received between 7/24 and 8/6 and may be incorrect.

SUBTOTAL	28,637.50
TOTAL	28,637.50
TOTAL OF NEW CHARGES	28,637.50

TOTAL DUE	<b>\$48,037.50</b>
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# Invoice

Please remit payment to:  
P.O. Box 71368  
Chicago, IL 60694-1368

TranSystems Corporation

www.transystems.com

If you have any questions, please call:  
(562) 304-2000

**Client:**

Indian Wells Valley Groundwater Authorit  
Attn: April Keigwin - Clerk of the Board  
100 W California Ave.  
Ridgecrest, CA 93555

**Reference:**

Invoice Date: 7/14/2025  
Project No: P601230025  
Invoice No: INV-0004926732

Project Name: IWV-Imported Water Pipeline

For professional services rendered through June 30, 2025 for the above referenced project.

Staff Type	Name	Rate	Hours	Amount
<b>Labor</b>				
Project Consultant 3	April C. Harvey	250.00	1.00	\$250.00
	Katie M. Quick	135.00	0.40	\$54.00
Project Consultant 4	Roy E. Guinaldo	165.00	0.50	\$82.50
	William J. Kinnett	150.00	4.00	\$600.00
R/W Specialist III	Linwood A. Carleton	200.00	83.00	\$16,600.00
R/W Specialist IV				
<b>Total Labor</b>			<b>88.90</b>	<b>\$17,586.50</b>
<b>Invoice Total</b>				<b>\$17,586.50</b>

TranSystems Corporation

April C. Harvey  
Project Manager

**TERMS: PAYABLE UPON RECEIPT**

1 1/2% INTEREST CHARGE PER MONTH WILL BE ADDED TO ALL PAST DUE INVOICES OLDER THAN 45 DAYS IF INDICATED IN THE CONTRACT TERMS

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Westbound Communications, Inc.  
3649 Mission Inn Ave., First Floor Rotunda  
Riverside, CA 92501 US  
951-462-1106  
tmoran@westboundcommunications.com  
www.westboundcommunications.com



**BILL TO**

Carol Thomas-Keefer  
Indian Wells Valley Groundwater  
Authority  
100 W California Ave  
Ridgecrest, CA 93555

**INVOICE 5838**

**DATE 07/13/2025 TERMS Net 30**

**DUE DATE 08/12/2025**

**P.O. NUMBER**

June 2025

DESCRIPTION	QTY	RATE	AMOUNT
Professional fees for public relations counsel and services in support of Indian Wells Valley Groundwater Authority. Period of Service: June 2025	68	240.00	16,320.00
			Subtotal: 16,320.00
Reimbursable expenses for the billing period:			
060425 Microsoft 365 Business Basic Subscription			72.00
060825 Maven's Notebook target media outlet monthly subscription (06/08/25- 07/08/25)			10.00
			Subtotal: 82.00
Markup @ 15%			12.30

**TOTAL DUE**

**\$16,414.30**

We appreciate your business and look forward to helping you again soon.

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PO Box 1350  
Carmel Valley, CA 93924

# Invoice

Date	Invoice #
6/30/2025	18903

**Bill To:**

Indian Wells Valley Groundwater Authority  
100 W California Ave  
Ridgecrest, CA 93555

P.O. No.	Inv Sent
	7/23/2025

Date	Description	Amount
6/30/2025	Reimbursable Expenses for City of Ridgecrest Monthly Rent - please see attached	300.00

Invoice is due 30 days from Inv Sent date	<b>Total</b>	<b>\$300.00</b>
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**AGREEMENT FOR LEASE OF  
100 W. CALIFORNIA AVENUE, RIDGECREST, CA**

**by and between**

**THE CITY OF RIDGECREST AND  
REGIONAL GOVERNMENT SERVICES**

**AGREEMENT:**

**Premises:** For and in consideration of the terms, covenants, and conditions contained in this Agreement, City leases to RGS, and RGS leases from City, an approximate 210 square foot office space located along with the monthly use of the City's conference room located at 100 W. California Avenue., Ridgecrest, County of Kern, State of California, depicted on the floor plan attached as **Exhibit "A"** ("**Premises**").

**Term:** The initial term of this Agreement ("**Term**") shall commence on the Execution Date and terminate one year (12 months) thereafter, unless sooner terminated or extended as provided in this Agreement.

**Option to Extend Term:** Provided RGS is not in default of any of the terms, covenants, or conditions of this Agreement, RGS shall have one option to request an extension of the initial Term for a two-year period ("**Option Term**"). RGS may exercise the option by giving the City's City Manager ("**CM**") written notice of RGS's desire to extend, not less than 60 days prior to expiration of the initial Term. The CM, at the CM's sole discretion, may accept or reject the request to extend.

**4. Right to Terminate:** Either Party may terminate this Agreement for any reason by providing a 60-day prior written notice to the other Party.

**5. Hold Over:** If RGS holds over after the expiration of the Term, with the express or implied consent of City, such holding over shall be a tenancy only from month to month and shall be governed by the terms, covenants, and conditions contained in this Agreement.

**6. Rental Consideration:**

**a. In General:** As consideration for the lease of the Premises during the Term, RGS shall pay to City in lawful money of the United States, to CM at 100 W. CALIFORNIA AVENUE, RIDGECREST, CA, or to such persons and at such places as may be designated from time to time by City. The first rental payment shall be paid within 30 days of the Execution Date, and thereafter for the balance of the Term, shall be paid on or before the first of each month. In the event RGS occupies the Premises for a partial month at any time, RGS shall only be responsible for a prorated portion of the Rent.

**b. Fair Market Rental Value:** The fair market rental rate of the facility is determined to be \$300 per month (\$1.43 per square foot).

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# IWVGA ADMINISTRATIVE OFFICE

*STAFF REPORT*

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**TO:** IWVGA Board Members **DATE:** August 13, 2025

**FROM:** IWVGA Staff

**SUBJECT:** **Agenda Item 9: Provost and Pritchard Environmental Change Order for Revegetation and Restoration Plan**

## **BACKGROUND**

The Indian Wells Valley Groundwater Authority (IWVGA) executed a Contract Services Agreement (CSA) with Provost and Pritchard Consulting Group (P&P) for CEQA/NEPA Documents and Permit Documentation services for the Imported Water Pipeline Project (Project) on February 28, 2023.

The Bureau of Land Management (BLM) is the federal lead agency for the NEPA assessment of the Project. Pursuant to the Memorandum of Understanding between IWVGA, P&P, and the BLM; the BLM maintains “complete control over the scope and content of the EA.” As such, the BLM has vested interests in ensuring that the strongest documentation and environmental review possible is done while also respecting and ensuring that the costs are appropriately constrained. In the interest of preparing a strong environmental review and documentation, additional work was requested by the BLM in order to issue a Special Use Permit for geotechnical borings to be performed on BLM land and for the borings to be Categorically Excluded from the NEPA documents. The additional work includes following the requirements of BLM’s Desert Renewable Energy Conservation Plan (DRECP).

## **DISCUSSION**

P&P has provided Scope and Budget Amendment No. 8 for an additional Revegetation and Restoration Plan as required by the BLM’s DRECP.

Because the DRECP appears to apply to renewable energy projects rather than projects such as the IWVGA Project, it should be noted that P&P was not aware of the need to follow the DRECP until after execution of the CSA with the IWVGA and the Memorandum of Understanding with the IWVGA and BLM. The original budget was sufficient to address many of the requirements of the DRECP, including a Raven Management Plan, Burrowing Owl Translocation Plan, Mojave Ground Squirrel Translocation Plan, and a Desert Tortoise Translocation Plan; however, the budget is not sufficient to prepare the Revegetation and Restoration Plan for the pipeline for \$15,000. It should also be noted that P&P has coordinated with the BLM to ensure that no additional requirements from the DRECP are needed.

The CSA’s current Contract Sum is \$1,526,114.00. Scope and Budget Amendment No. 8 proposes

an increase in budget of \$15,000 to draft the Revegetation and Restoration Plan for the pipeline. Approval of the amendment would be a 1% increase compared to the current Contract Sum and would bring the total budget to \$1,541,114.00.

Compared to the original Contract Sum of \$1,013,722, approval of the Amendment brings the total approved budget increases to 52% of the original budget. The previously approved Change Orders were largely for additional work required to comply with the DRECP, including work to obtain a Special Use Permit and a Categorical Exclusion for the geotechnical borings from BLM.

**RECOMMENDED ACTION**

Staff recommends the Board approve Scope and Budget Amendment No. 8 under the Contract Services Agreement with Provost and Pritchard Consulting Group for CEQA/NEPA Documents and Permit Documentation Services for the Imported Water Pipeline for an increase in budget of \$15,000 and a revised Contract Sum of \$1,541,114.00.

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# PROVOST & PRITCHARD CONSULTING GROUP

455 W. Fir Avenue • Clovis, CA 93611-0242 • (559) 449-2700  
www.provostandpritchard.com

## SCOPE & BUDGET AMENDMENT NO. 8

<b>To:</b>	Bianca Cabrera, Stetson Engineering, Inc.	<b>Email:</b>	<a href="mailto:BiancaC@stetsonengineers.com">BiancaC@stetsonengineers.com</a>
<b>From:</b>	Dawn Marple, Principal Planner	<b>Date:</b>	August 7, 2025
<b>Subject:</b>	Indian Wells Valley Groundwater Authority Imported Pipeline Project CEQA/NEPA and Permitting Documentation: Contract Amendment No. 8 –Revegetation and Restoration Plan as required by the Desert Renewable Energy Conservation Plan		

An amendment is hereby submitted to Stetson Engineering Inc. for the Indian Wells Valley Groundwater Authority (IWVGA) Imported Pipeline Project California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA) and Permitting Documentation Project (Job No. 4101-23-001) to incorporate the following changes to the scope and budget and is discussed in the phases below:

### PHASE TSK3: TECHNICAL STUDIES

#### REVEGETATION & RESTORATION PLAN PER CMA LUPA-BIO-7 OF THE DRECP

As stated above, Provost & Pritchard will prepare a Revegetation and Restoration Plan in support of the 50-Mile Water Pipeline Project (project) and CMA LUPA-BIO-7 of the DRECP. The CMA requires the restoration of short-term (2 years or less) disturbance areas within DRECP lands in order to reduce habitat conversion and promote the recovery of native vegetation. The following will be included in the Revegetation and Restoration Plan, which is specific only to the project areas within DRECP lands-

- Site-specific habitat restoration actions for project areas anticipated to undergo short-term disturbance due to project-activities.
- Timing of restoration actions.
- Recommendations for seed mixes based on existing habitat data.
- Restoration actions for soil and seedbank salvage.
- Restoration and revegetation success criteria.
- Outline of restoration and revegetation monitoring program.
- Contingency measures.

This phase amendment includes two (2) meetings with BLM to discuss the Revegetation and Restoration Plan. A first draft of the report will be provided to Stetson and IWVGA as well as BLM. The final report will also be provided to Stetson, IWVGA, and BLM following the incorporation of requested edits.

The Revegetation and Restoration Plan is a required task as described in the DRECP and accounts for 100% of this amendment budget request. Please see Attachment A for previous amendments reasoning and breakdown.

Budget Amendment			
Phase Name	Current Budget	Budget Increase	Revised Total Fee
Phase TSK1: Initial Coordination	\$150,555		\$150,555
Phase TSK2: Geotechnical Studies	\$130,631		\$130,631
Phase TSK3: Technical Studies	\$459,754	\$15,000	\$474,754
Phase TSK4: Public Outreach	\$95,521		\$95,521
Phase TSK5: Regulatory Compliance & Permitting	\$249,142		\$249,142
Phase TSK6: CEQA/NEPA Documentation	\$182,946		\$182,946
Phase TSK7: Geotechnical Monitoring – Biological & Cultural	\$257,565		\$257,565
<b>New Total Budget for Affected Phases:</b>	<b>\$1,526,114</b>	<b>\$15,000</b>	<b>\$1,541,114</b>
<i>Note: The budgets outlined above will be invoiced monthly on a time and materials basis. Any funds not used will not be invoiced.</i>			

In acknowledgement of this amendment, please sign, date and return to Dawn Marple at Provost & Pritchard Consulting Group by emailing [dmarple@ppeng.com](mailto:dmarple@ppeng.com).

<b>Client:</b> Indian Wells Valley Ground Water Authority <hr/> <b>By:</b> <hr/> <b>Name/Title:</b> <hr/> <b>Date Signed:</b> <hr/>	Provost & Pritchard Engineering Group, Inc. dba Provost & Pritchard Consulting Group <hr/> <b>By:</b> <hr/> <b>Name/Title:</b> Heather Bashian, PE Director of Operations <hr/> <b>Date Signed:</b> <hr/>
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# IWVGA ADMINISTRATIVE OFFICE

*STAFF REPORT*

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**TO:** IWVGA Board Members **DATE:** August 13, 2025

**FROM:** IWVGA Staff

**SUBJECT:** **Agenda Item 10: Provost and Pritchard Design Change Order for Trenchless Crossing and Corrosion Design**

## **BACKGROUND**

The Indian Wells Valley Groundwater Authority (IWVGA) executed a Contract Services Agreement (CSA) with Provost and Pritchard Consulting Group (P&P) for Design services for the Imported Water Pipeline Project (Project) in February 2023.

The 60% design plans have been completed and P&P is currently working on the 90% design level plans.

The geotechnical investigation of the soils condition along the pipeline alignment was originally planned for the early stages of design. The results of the geotechnical investigation were delayed while permits to conduct the geotechnical borings were being obtained from the Bureau of Land Management (BLM) and the California Department of Fish and Wildlife. The results recently became available and have led to some modifications to the design.

## **DISCUSSION**

P&P has provided Contract Scope Amendment No. 3 for Bennett Trenchless Engineers subconsultants to complete Trenchless Crossing Design and for FW Yeager subconsultants to complete the Corrosion Design at the 90% Level.

In P&P's Original Scope of Work, nine (9) trenchless crossings were assumed based on the Project's Alignment Study prepared for the Project prior to execution of the CSA for Design. As a result of additional discussions with the Kern County Roads Department and the results of the geotechnical field analysis and scour analysis which recently became available; it has been determined that a total of seven (7) jack and bore crossings and nine (9) horizontal directional drilling crossings will be needed for a total of sixteen (16) trenchless crossings. Additional budget of \$69,338.00 is being requested for the design of the seven (7) additional trenchless crossings.

In P&P's Original Scope of Work, it was assumed the Project included (4) four pumpstations with forebay facilities similar to standard underground wet wells and a one (1) million gallon blending tank at the Ridgecrest Heights Tank Facility. FW Yeager Engineering subconsultants planned to provide corrosion analysis and corrosion engineering required for the blending tank at the Ridgecrest Heights Tank Facility. At the Preliminary Design Level, it was determined that tanks,

instead of wet well facilities, would be best used as the forebays at the pump stations. The Project now includes three (3) pump stations with one (1) forebay tank at Pumpstation No. 1, two (2) forebay tanks each at Pump Station No. 2 and No. 3, one (1) 180,000-gallon regulating tank at the high point, and one (1) 3,000,000-gallon Terminus Tank. This totals seven (7) tanks that require corrosion control compared to one (1) tank included in the Original Scope of Work. Additional budget of \$89,666.00 is being requested for Corrosion Design at the six (6) additional tanks.

The CSA's current Contract Sum is \$6,633,594.00. Contract Scope Amendment No. 3 proposes an increase in budget of \$159,004.00. Approval of the amendment would be a 2% increase compared to the current Contract Sum and would bring the total budget to \$6,792,598.00.

Compared to the original Contract Sum of \$6,440,000.00, approval of the Amendment brings the total approved budget increases to 5% of the original budget. The previously approved Change Orders were largely for additional work required by the BLM to obtain a Special Use Permit and a Categorical Exclusion for the geotechnical borings from BLM.

### **RECOMMENDED ACTION**

Staff recommends the Board approve Contract Scope Amendment No. 3 under the Contract Services Agreement with Provost and Pritchard Consulting Group for Design Services for the Imported Water Pipeline for an increase in budget of \$159,004.00 and a revised Contract Sum of \$6,792,598.00.

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# PROVOST & PRITCHARD CONSULTING GROUP

1518 Mill Rock Way, Suite 100, Bakersfield, CA 93311-1351 • Tel: (661) 616-5900  
www.provostandpritchard.com

## CONTRACT SCOPE AMENDMENT NO. 3

<b>To:</b>	Jeff Helsley Indian Wells Valley Groundwater Authority	<b>Email:</b>	jhelsley@stetsonengineers.com
<b>From:</b>	Mike McGovern	<b>Date:</b>	8/8/2025
<b>Subject:</b>	Imported Water Conveyance System- Budget Amendment No. 3 (Contract Change Order No. 3)		

There are two items beyond Provost & Pritchard's contract design scope of work that are addressed in this amendment, including corrosion design at the pump station forebay tanks and at the regulating tank and additional trenchless crossing designs. Both amendment items are for changes in scope for our corrosion consultant and trenchless engineering consultant.

To cover these additional out-of-scope items, we request an adjustment of **\$ 165,729** to our contract budget to accommodate this additional work as described below. This represents a 2.4% increase over the existing contract amount. A summary of current budget amendment items is provided below.

### TASK 324T (90% DESIGN BENNETT TRENCHLESS ENGINEERS)

- This is for the design of additional trenchless crossings. Nine trenchless crossings were assumed in our original proposal. As a result of additional discussions with the Kern County Roads Department, the geotechnical field analysis, and scour analysis, we anticipate that we will have a total seven jack and bore crossings and nine horizontal directional drilling crossings, for a total of 16 trenchless crossings. The work will be performed on a time and materials basis. Contracted to date: **\$59,878**. Additional estimated to complete: **\$69,338**. Total effort for this item: **\$129,216**.

### TASK 335C (90% DESIGN FW YEAGER CONSULTANTS)

- This is for additional costs for corrosion design at the Forebay Tanks and Regulating Tanks. At the time of the proposal, it was not known that five forebay tanks would be required for hydraulic purposes (one at Pump Station No. 1 and two at both Pump Stations No.2 and No. 3), plus a regulating tank at the high point of the pipe alignment. The work will be performed on a time and materials basis. Contracted to date: **\$188,431**. Additional estimated to complete: **\$89,666**. Total effort for this item: **\$278,097**.

[https://us-partner-integrations.egnyte.com/msoffice/wopi/files/e22e365b-45ee-4c36-909c-60bd512910bc/WOPIServiceId\\_TP\\_EGNYTE\\_PLUS/WOPIUserId\\_225.ppeng.egnyte.com/2025-0808-IWCS Design Amendment No.3-Rev.5.docx](https://us-partner-integrations.egnyte.com/msoffice/wopi/files/e22e365b-45ee-4c36-909c-60bd512910bc/WOPIServiceId_TP_EGNYTE_PLUS/WOPIUserId_225.ppeng.egnyte.com/2025-0808-IWCS Design Amendment No.3-Rev.5.docx)

## SUMMARY

Table 1 below summarizes the various tasks impacted by this requested change order, as well as the additional costs, as described above.

Table 1.				
Budget Amendment No. 3				
Task Number	Current Fee	Reduction in Budget	Increase in Budget	Revised Total Fee
324T (90% Design-Bennett Trenchless)	\$59,878		\$69,338	\$129,216
335C (90% Design-FW Yeager Consultants)	\$188,431	-	\$89,666	\$278,097
Base Amendment Total	-	-	\$159,004	-

The total amount requested for Budget Amendment No. 3 is \$159,004. The overall project budget of \$6,633,594 would be increased by 2.4% to \$6,792,598 with the task changes noted above. No other tasks are impacted by this amendment.

<b>Client:</b> Indian Wells Valley Groundwater Authority	Provost & Pritchard Engineering Group, Inc. dba Provost & Pritchard Consulting Group
<b>By:</b>	<b>By:</b>
<b>Name/Title:</b>	Jeffrey Eklund, P.E. Director of Operations
<b>Date Signed:</b>	<b>Date Signed:</b> 8/8/2025

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# IWVGA ADMINISTRATIVE OFFICE

*STAFF REPORT*

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**TO:** IWVGA Board Members **DATE:** August 13, 2025

**FROM:** IWVGA Staff

**SUBJECT:** **Agenda Item 11: Approval of Contract Services Agreement with Blue Mountain Development for Program Management Services for the Imported Water Project**

## **BACKGROUND**

The passage of the Thomas R. Carper Water Resources Development Act of 2024 (WRDA-24) authorized \$50 million for the United States Army Corps of Engineers (USACE) to begin activities under the Environmental Infrastructure provision (Section 219, Water Resources Development Act of 1992) for water and water supply infrastructure in Kern County, California. The water supply infrastructure to be constructed by the USACE is the IWVGA’s Indian Wells Valley Replenishment Pipeline project, also known as the Imported Water Project (Project).

At the February 12, 2025 Board meeting, the Board authorized submittal of a “Letter of Intent” requesting USACE’s assistance in the construction of the Project and acknowledging the IWVGA’s responsibility for the 25% non-federal sponsor funding match for construction costs and assumption of ownership, and all operations and maintenance requirements of the Project after construction. The letter initiated the eventual transition of the Project to the USACE.

IWVGA staff and Capitol Core Group representatives met with USACE staff to discuss the status of the Project and the Section 219 process on July 23, 2025.

## **DISCUSSION**

During preparation of the Letter of Intent, Capital Core Group recommended that the IWVGA retain someone with experience executing a project through the USACE’s Section 219 process, including familiarity with the schedule and process for funding Section 219 projects. Michael McKinney with Capitol Core Group has successfully implemented USACE-led projects with Omar Dandashi, Senior Vice President, Blue Mountain Development, and recommended the Authority request a Scope of Work from Blue Mountain to assist, in coordination with the IWVGA Water Resource Manager/Stetson Engineering, with incorporation of USACE’s requirements during the completion of Project planning and to assist with transition of the Project to the Corps.

Blue Mountain’s overall approach is to ensure the Project delivered to the USACE is constructible and cost-effective. Mr. Dandashi would serve as Project Manager and would be supported by a Principal and Technical Director.

The proposed Scope of Work includes initial review, evaluation, and development of a strategy to complete the planning for the Project for delivery to USACE and monthly project management from August 2025 through December 2026, when the Project is anticipated to be transitioned to the USACE. The budget is \$220,000 and would be paid through Project grant funding. (IWVGA's DWR SGMA Implementation grant funding will be exhausted this year, but the EPA Resiliency Grant, currently being finalized, will provide funding for completion of Project planning and permitting.)

The Scope of Work includes:

- Consultant management:
  - Review of consultant performance
  - Identification of project challenges and recommendations for an updated approach
  - Direct contract management, including providing delivery schedules and necessary change orders
- Risk and Strategy Development and Implementation:
  - Evaluating risk factors (including design, environmental, regulatory, fiscal, schedule risks)
  - Quality control of work products and strategies
- Project Delivery for Construction by USACE:
  - Production of a biddable and constructible construction package for USACE
- Ensuring Schedule to meet Project Funding Strategy
  - Integrate project funding into the schedule

The Project Management team would report directly to the Water Resources Manager.

A contract for coordination with the USACE during construction could be considered when construction begins.

Included in your Board Packet is the proposal from Blue Mountain Development and a Professional Services Agreement with Blue Mountain Development for Program Management Services for the Project.

### **RECOMMENDED ACTION**

Staff recommends the Board approve the Professional Services Agreement with Blue Mountain Development for Program Management Services for the Indian Wells Valley Replenishment Pipeline Project with a budget of \$220,000.

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**BLUE MOUNTAIN**  
DEVELOPMENT

May 5, 2025

**Mr. Jeff Helsley**  
**Program Manager**  
**Indian Wells Valley Groundwater Authority**  
**c/o Stetson Engineering Inc.**  
861 Village Oaks Drive, Suite 100  
Covina, California 91724

**Subject: Indian Wells Valley Groundwater Authority**  
**IWVGA Imported Water Project**  
**Program Management Services**

Dear Jeff,

Thank you again for the opportunity to provide the Indian Wells Valley Groundwater Authority (IWVGA) Imported Water Project development Program Management Services. Blue Mountain Development (BMD) looks forward to the implementation of the IWVGA Groundwater Sustainability Program through the development of the Imported Water Project.

The Indian Wells Groundwater Basin has been identified as a critically over drafted basin of medium priority and as such has submitted a Groundwater Sustainability Plan (GSP) to achieve local sustainable management of ground water resources. With a long term sustainable groundwater management in the IWVGB within 20 years of the GSP implementation, the critical project for achieving sustainability is the construction of a 50-mile pipeline to interconnect water users in the Basin to the Antelope Valley East Kern Water Agency water transmission system to provide imported water supplies in lieu of over-pumping groundwater from the Basin.

It is our understanding that the IWVGA is currently facing several program challenges including legal challenges with internal and external parties, technical challenges with the 24-inch pipeline connection through areas of environmental concern as well as the need to develop booster pump stations to bring water over the El Paso Mountains located between California City and Ridgecrest. Additional complexities include the alignment of the pipeline will traverse land owned and managed by the Bureau of Land Management (BLM). Affected stakeholders include significantly the China Lake Naval Air Weapons Station (NAWS) as well as local municipal users such as the City of Ridgecrest.



**BLUE MOUNTAIN**  
DEVELOPMENT

The project schedule as currently outlined is anticipated to be completed by late 2025 or early 2026 with construction anticipated to begin by early 2027 and completed by late 2029. The United States Army Corps of Engineers will be the constructing entity for the project. Integrated into the technical and environmental delivery of the project is the implementation of grant funding and Federal level appropriations. IWVGA has entered into an agreement with Provost and Pritchard Consulting Group (P&P) for the preparation of the alignment study and recommend a final alignment for design. This scope of work also included design services for the preparation of CEQA and NEPA documents. Transystems Corporation was also retained to assist in securing the right of way required for the project.

The project has completed several milestones with a current status of 60% Design Plans and Environmental Technical Study Memorandums, an EIS, a draft Right of Way Acquisition Plan. Additionally, the environmental review of the Project requires consultation with several agencies including the BLM, the California Department of Fish and Wildlife (CDFW) and the Regional Water Quality Control Board. The Project's Federal Lead Agency (The BLM) requires Special Use Permits to ensure that the Project complies with Environmental Assessment.

IWVGA Staff and Board Members have expressed concerns that the Project technical management through P&P has not complied with the Project schedule. With the current performance under critical review, the Project requires a critical evaluation and a corrective management approach to ensure the project delivery in constructible and cost-effective solution to meet the IWVGA Groundwater Sustainability Plan vision and objectives.

Blue Mountain Development (BMD) is a multifaced small firm specializing in delivering complex projects with multi-faceted aspects including planning, environmental, design, construction, and regulatory compliance for project permits. The firm, founded in 2008, has retained a high level principal management approach for private, public and non-profit based clients. With an adaptive management approach, complex projects are successfully integrated focused on planned, technical, regulatory, and fiscally driven solution for clients' program or project goals. This unique ability to integrate project requirements with fiscal demands as well as at times sensitive political objectives sets the firm apart from traditional project management firms.

Omar Dandashi, Senior Vice President, is proposed to manage directly the IWVGA Imported Water Project with the support of key members of the Blue Mountain Development Team. With over 30 years of experience in public and private sector complex infrastructure delivery, he brings a unique blend of experience in integrating politically sensitive projects with technical and regulatory complexities into a position of delivery. This experience is integrated in a strong construction delivery experience level focusing on project delivery from the perspective of a constructed solution back towards the components to ensure its delivery.



On behalf and reporting directly to the IWVGA Water Resources Manager Staff / Stetson Engineering, the level of effort for the Project management include the integration of the following elements:

- **Imported Water Project Consultant Management** – The consultant team consists of P&P Design, P&P Environmental, Transystems ROW, and other subconsultants including Stantec, SEI, Bennett Trenchless Engineers and RF Yeager Engineering. Review of current consultant performance to include objective evaluation of project success challenges and recommendations for updated approaches, strategies, and consultant team changes or additions. Direct contract management including delivery schedules and change orders for scope of work to be managed as part of this element.
- **Project Risk & Strategy Development & Implementation** – Risk factors to be evaluated with focus on technical, environmental, regulatory, fiscal, and schedule impacts. Quality control in work product and strategies for full performance are included in this element.
- **Project Delivery for Construction by the US Army Corps** – Key to the overall project delivery and funding strategy is production of biddable and constructible package ready for turn over to the Army Corps. The delivery of the this construction level product is the result of the overall project goal. The standards for this delivery method is key to the overall project success and will be a key element in developing a viable project.
- **Ensure Schedule and Milestone Compliance to Meet Project Funding Strategy** – The overall project funding is required to be integrated into each milestones and facet of the project milestones and schedule. This integration remains in lock step with the overall requirements for grants and Federal appropriations.

BMD is requesting 100 hours of staff time for the months of August and September 2025 to initially review, evaluate, and develop a strategy to complete the project for delivery to United States Army Corps in September 2026. Subsequent monthly program management is anticipated to 50 hours month for duration between the months of October 2025 to November 2026. Attached is a breakdown of the total not to exceed budget of \$220,000. The staff rates of \$275 per hour will remain in effect for the duration of the contract activities.



**BLUE MOUNTAIN**  
DEVELOPMENT

Attached for your reference is the BMD Statement of Qualifications and key principals resumes. As always, we remain available to discuss this proposal. Please feel free to reach me at 909.268.9918. Thank you again for the opportunity to propose on the IWVGA Imported Water Project..

Respectfully,

**Omar M. Dandashi, PE**  
Senior Vice President

cc. Carol Thomas Keefer (IWVGA)  
April Keigwin (IWVGA)  
Phil Hall (IWVGA)  
Steve Johnson (Stetson)  
Bianca Cabrera (Stetson)  
Micheal McKinney (Capital Core Group)  
Todd Tatum (Capital Core Group)  
Nick Biro (Blue Mountain Development)

**INDIAN WELLS VALLEY GROUNDWATER AUTHORITY**  
**IWVGA IMPORTED WATER PROJECT**



Program Management Fee Estimate

TASK	MONTHS	PRINCIPAL & TECHNICAL DIRECTOR	TOTAL HOURS	TOTAL COST
		\$ 275.00		
Project Review & Evaluation (June / July 2025)	2	100	200	\$ 55,000.00
Monthly Project Management (August 2025 / September 2026)	12	50	600	\$ 165,000.00
Total		<b>150</b>	<b>800</b>	<b>\$ 220,000.00</b>
			<b>REQUESTED BUDGET</b>	<b>\$ 220,000.00</b>



# NICHOLAS BIRO "NICK"

## PRESIDENT

### PERSONAL PROFILE

Nicholas Biro "Nick" is the President of Blue Mountain Development and currently functions as the Owners Representative for several of the firm's projects as well as the lead for day-to-day company management matters. Drawing on an extensive background spanning over two decades of real estate development, asset management, and complex project management, Nick brings his qualifications of over \$3 Billion in project development experience in large-scale, master-planned projects throughout Southern California, Arizona, and Texas including private residential, commercial, industrial and hospitality development, and infrastructure. His background encompasses experience in project planning, finance, entitlement, environmental compliance, design, and construction.

Mr. Biro's business and professional acumen places him in a position of respected management, making him a natural, goal-driven leader, with an exceptional ability to take vision to reality, even while growing business and partner respect and trust.

Mr. Biro has been responsible for multiple aspects of program, project, department staff, and project operations, including program management, construction administration, government agency negotiation, political and public relations, public utility relationship building, community outreach, and communications, project finance and budget management, as well as, extensive partnership focused relations.

His credentials are supported by department and staff integration in areas focused on organizational and project vision as well as in operational enhancements structured towards project delivery. His professional background is sustained by excellent communication skills and the ability to utilize technology in operational efficiencies of organizations to maintain project vision success.



📞 310.993.9555

✉️ [nbiro@blue-mt-development.com](mailto:nbiro@blue-mt-development.com)

🌐 [blue-mt-development.com/](http://blue-mt-development.com/)

📍 Redondo Beach, CA

### LICENSES

American Institute of Certified Planners (AICP),  
#16241 (not active)

Real Estate Broker License #01853152

General Engineering and Building  
Contractor License. A & B  
#982332

### EDUCATIONAL HISTORY

M.P.D.S., 1998, Planning & Development, School of  
Policy Planning and Development,  
University of Southern California

B.S., 1997, Business Management, The Graziadio  
School,  
Pepperdine University



**BLUE MOUNTAIN**  
DEVELOPMENT



# OMAR M. DANDASHI, PE

## SENIOR VICE PRESIDENT

Omar M. Dandashi is the Senior Vice President of Blue Mountain Development and currently functions as the Project Executive for several of the firm's projects. Drawing on an extensive background with over two decades of development and complex project management, Senior Executive Omar Dandashi brings diverse and well-structured qualifications to the development of over \$750 million in large-scale, master-planned projects including public facilities, private development, and infrastructure. His background and experience focus on integrated project delivery, project planning, finance, entitlement, environmental compliance, design, and construction.

Mr. Dandashi's team-oriented personality and professional acumen place him in a position of respected management, making him a natural, goal-driven leader, with an exceptional ability to take vision to reality, even while growing business and partner respect and trust. He carries this ability further, earning that same recognition from those who aid him in his endeavors.

Mr. Dandashi has been responsible for multiple aspects of program, project, department staff, and project operations, including program management, construction administration, government agency negotiation, political and public relations, public utility relationship building, community outreach, and communications, project finance and budget management, as well as, extensive partnership focused relations.

His credentials are supported by department and staff integration in areas focused on organizational and project vision as well as in operational enhancements structured towards project delivery. His professional background is sustained by excellent communication skills and the ability to utilize technology in operational efficiencies of organizations to maintain project vision success.

Mr. Dandashi has served as an industry speaker, guest lecturer, and advocate for industry-wide issues, service oft times collaborating with close partnerships within the business, regulatory, governmental, and environmental communities promoting common solutions to current challenges. Integrated into this passion is his on several Boards of non-profit organizations focused on education, social awareness, and equestrian lifestyle. He remains most proud of his devotion to creating social awareness through his service on the Advisory Board of the University of LaVerne in the College of Arts and Sciences, as well as serving as a Director of the Orange County Equestrian Coalition and through the anti-human trafficking ministry at Vantage Point Church.

## PROJECT ROLES

- Project Executive
- Forward Planning Director
- Program Manager
- Technical Project Manager
- Senior Strategist

## YEARS OF EXPERIENCE

25+

## PROFESSIONAL REGISTRATION

Professional Engineer,  
California 51426

## EDUCATION

**Master of Science,**

Engineering, University of California –  
Irvine

**Bachelor of Science,**

Engineering, University of California –  
Irvine

☎ 310.993.9555

✉ [odandashi@Blue-Mt-Development.com](mailto:odandashi@Blue-Mt-Development.com)

🌐 [blue-mt-development.com/](http://blue-mt-development.com/)

📍 Redondo Beach, CA

# JAMES D. LING, P.E.

## Development Manager

**James is a results-oriented Registered Civil Engineer with demonstrated success in construction management and project management**

With over 25 years of hands-on experience in public infrastructure, property development, private consulting, and public service, James brings unique skills to manage project risk and deliver complex projects to meet design, schedule, cost, and quality objectives.

Project experience includes public works infrastructure projects, hospitality/resorts, residential, commercial, and industrial developments. James is quick to establish cooperative working relationships with clients, public agencies, residents, consultants, and contractors from diverse backgrounds and cultures.

## Competencies

- Site evaluation and associated development proposals, cost estimates, schedules, and work scope.
- Bid documentation support, tender queries, and evaluating submissions for construction bid packages.
- Compliance with contract documents, schedule, and allocated budget.
- Review RFI queries, technical shop drawings, and material submissions.
- Site reviews, punch lists, and defect checking throughout the construction phase.
- Underground substructure utility coordination and as-built checking.
- Coordination with City/ County/ Federal staff, utility agencies, consultants, and contractors.
- Administrative and technical guidance for public works infrastructure and development design such as Street Improvements, Grading, Hydrology & Hydraulics, Stormwater compliance, Geotechnical review, Right-of-Way dedication, and various Survey products.
- Wet and Dry Utility coordination to facilitate will-serve letters, abandon/quitclaim existing easements and provide for new replacement easements.
- ADA compliance for project accessibility, the path of travel, and parking requirements.
- 2D/ 3D real-time site visualization to enhance project communications, construction progress monitoring, and maximizing efficiencies.



## Contact

[jliling@blue-mt-development.com](mailto:jliling@blue-mt-development.com)

714-425-3457

[blue-mt-development.com/](http://blue-mt-development.com/)

13431 Verona Tustin, CA 92872

## Licenses

**B.S., University of California,  
Berkeley,  
1992**

Applied Drone Technology Certificate,  
Department of Construction Science  
and Management, Clemson University,  
SC., 2021

**Years of  
Experience: 25+**

## Education

**Professional Civil Engineer**  
No. 56715  
(State of California, 1997)

**Certified Commercial Drone Pilot**

**FTN C1563235**  
(Federal Aviation Administration,  
2021)

# Associations

American Society of Civil Engineers  
American Public Works Association  
American Concrete Institute

# Experience

## CONSTRUCTION MANAGER/ RESIDENT ENGINEER

### Blue Mountain Development, Inc.

Development Consulting Services firm specializing in project delivery of infrastructure and development projects serving in the capacity as the Owner's Representative.

## GENERAL MANAGER

### Coory Engineering & Land Surveying – Orange, CA

General Civil Engineering and Land Surveying Private Consulting firm providing services for municipal, industrial, commercial, residential, and institutional clients.

## DEVELOPMENT SERVICES DIVISION MANAGER/ PRINCIPAL ENGINEER

### City of Anaheim, Public Works Dept – Anaheim, CA

Public Works Division - providing comprehensive development-related services for municipal and private sector development including Planning Commission & City Council support, plan check review, and permitting.

# Past Projects

## Public Works & Infrastructure:

**Peck Reservoir Replacement, Manhattan Beach, CA** – Resident Engineer/ Assistant Construction Manager for a new 8 million gallon concrete reservoir to serve the City of Manhattan Beach's water supply, distribution, firefighting, and emergency needs. The project includes a new pump station building, operations control building, treatment facilities, and a new offsite pipeline to replace existing well water transmission pipelines.

**South Main Street Corridor, Santa Ana, CA** – Assistant Construction Manager for 2.5 miles of street improvements including traffic calming measures, enhanced focal area crosswalks, tree planters, new bus shelters, ADA curb ramps, decorative street lighting, pavement rehabilitation, sewer, and water line improvements.

**Foothill Boulevard Improvements, Irwindale, CA** – Project Manager for the PS&E package including street widening, new right-turn lane, new catch basins, traffic signal modifications, undergrounding of SCE overhead power lines, and relocation of existing fire hydrants and street light poles.

**Arrow Highway Intersection Improvements, Irwindale, CA** – Project Manager for the PS&E package to reconstruct an existing median island and add an additional left-turn lane. Includes coordination of new traffic signals, pavement, striping, and signage improvements.

**Budlong Avenue Improvements, Los Angeles, CA** – Design Project Manager and Field Engineer for construction of ADA curb ramps and new alley approaches including associated pullbox, water meter, and street light relocations.

## On-Call Plan Check Services:

**Public Works Departments, City of Irwindale and City of Santa Fe Springs, CA** – PS&E plan check support for private on-site and public off-site improvements including street improvements, precise grading, sewer, water, storm drain, LID, hydrology, and hydraulics.

## Public Agency/ Institutional:

**Beach Cities Health District – Healthy Living Campus, Redondo Beach, CA** – Entitlement and Preliminary design support of a new masterplan to redevelop the existing campus. Project planning includes subsurface utility engineering due diligence and site development coordination for assisted living, memory care, community services, medical service space, youth center, and programmable open spaces.

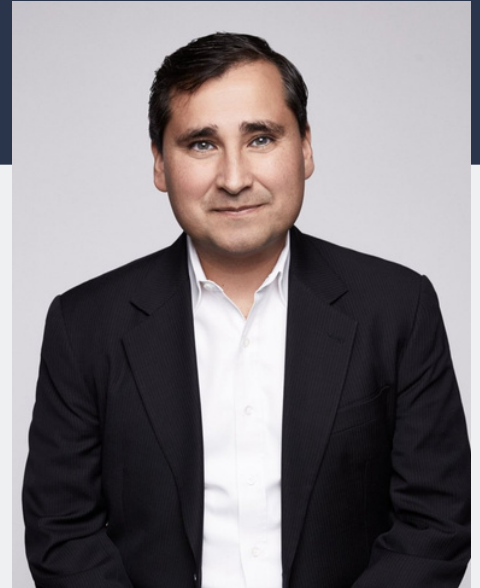
## Affordable Housing:

**Amani Apartments, Los Angeles, CA** – Design Project Manager for the PS&E package, Utility coordination, and Construction support for a 5-story new development with 54 units of Senior rental housing and at-grade commercial space.



# GABRIEL QUEZADA

REAL ESTATE INVESTMENT EXECUTIVE



## PERSONAL PROFILE

Uniquely qualified with 20+ years of cross-functional real estate experience, steering strategic recommendations on new investments and partnerships to maximize growth and profitability. Leverage broad-based industry knowledge to build mutually beneficial relationships, streamline operational processes, mitigating risk in proposed investments & operations. Background includes proven success in developing 2 investment platforms and assembling asset management, and property management teams. Equipped with relationships across all sectors with a specialization in multifamily, industrial, and logistics.

## WORK EXPERIENCE

### SENIOR VICE PRESIDENT VERITAS INVESTMENTS LA

Recruited by President - Southern CA to position this multifamily investor and operator based in San Francisco for growth. Oversee day-to-day asset management and execution for multimillion-dollar multifamily portfolio. Engage with 3rd-party service providers and financial partners. Led a team of 5 direct reports.

- Drove strategy for and managed \$100M+ in equity investments, totaling \$330M AUM in Southern CA
- Led \$17M+ in capital improvement construction projects, including renovations and additional dwelling units (ADUs) to enhance marketability and top-line revenue for properties
- Conducted fundraising for equity and debt capital, including preparing prospectuses and investor presentations.

### DIRECTOR TURNER IMPACT CAPITAL INC.

Brought on by President to establish the groundwork for a new \$1B multifamily real estate investment fund. Led acquisition, asset management, and portfolio management functions. Directed daily asset management and reporting for a \$400M, 5,000-unit multifamily portfolio. Coordinated with 3rd-party service providers and financial partners. Oversaw a team of 3 direct reports and an external team of 10+.

- Played a key role in raising \$257M in equity by assisting in creating deck material displaying a performance matrix on initial investments, and presentations with potential investors.
- Conducted acquisition of 15 communities, totaling \$400M in assets.
- orchestrated \$8M+ in capital improvement projects to optimize property marketability, focusing on life safety, security, and deferred maintenance.
- Contributed to launching a new dedicated property management group and executing asset-level strategies, synergizing interest among ownership and onsite management.
- Expertise in managing high-performance sustainable buildings and repositioning communities to high-performance sustainable buildings through system upgrades that led to cost savings of 20%+.

### Vice President AIG GLOBAL REAL ESTATE INVESTMENT CO.

Entrusted to source and manage investment transactions as acquisition market leader. Oversaw asset management and reporting for \$255M, 1,195-unit multifamily development portfolio. Coordinated building valuations, operational and construction reviews, and risk management reporting.

- Managed \$125M+ in equity investments, representing \$355M AUM in Southern CA
- Demonstrated broad real estate investment expertise, creating strategies for mixed-use residential, commercial/medical office, and industrial properties.
- Recapitalized a \$2B multifamily portfolio with 86 properties totaling 16,800 units. Previously served as Senior Analyst at TVP Assets Inc. (2002 to 2005) and Associate at Colony Realty Partners (2007)

📞 562-277-4911

✉️ gquezada@blue-mt-development.com

🌐 blue-mt-development.com/

📍 Long Beach, CA

## CORE COMPETENCIES

- Real Estate Transactions
- Investment Strategy
- Portfolio Management
- Asset Management
- Financial Analysis
- Property Business Plans
- Contract Negotiations
- Investment Committee Memoranda
- Construction Management
- Risk Management & Compliance
- Stakeholder Management
- Relationship Building
- Team Leadership

## EDUCATIONAL HISTORY

MASTER OF BUSINESS ADMINISTRATION -  
MIT SLOAN SCHOOL OF MANAGEMENT

BACHELOR OF SCIENCE IN FINANCE  
GEORGETOWN UNIVERSITY



BLUE MOUNTAIN  
DEVELOPMENT

# JUSTINE FLORES

Operations Director

Operations efficiency professional, supporting the needs of specialized projects, such as: program development and implementation, community outreach, and departmental strategic plan. Expertise in creating custom technical systems that take teamwork and communication to new heights.

## Experience

### COMMUNITY OUTREACH/PR

#### Blue Mountain Development, Inc.

Development Consulting Services firm specializing in project delivery of infrastructure and development projects serving in the capacity as the Owner's Representative.

- Implementation of software strategies with interns
- Facilitated effective internal communications among 500+ Business owners
- Managing materials/ distribution while leading a team of 10 city engineers
- Facilitated an online database of all the business owners in the project's radius - Resolved over 400 Community calls of concern

## Past Projects


### Public Works & Infrastructure:

**South Main Street Corridor, Santa Ana, CA** – Assistant Construction Manager for 2.5 miles of street improvements including traffic calming measures, enhanced focal area crosswalks, tree planters, new bus shelters, ADA curb ramps, decorative street lighting, pavement rehabilitation, sewer, and water line improvements.



## Contact

 jflores@blue-mt-development.com

 720-435-6161

 Costa Mesa, CA

 blue-mt-development.com/

## Education

**AA - Business Marketing**  
**Community College of**  
**Denver- Colorado**

**Columbia Engineering**  
**Executive Education.**  
Construction Project  
Management



**BLUE MOUNTAIN**  
DEVELOPMENT

STATEMENT OF QUALIFICATIONS • MARCH 14, 2023

A photograph of a man with white hair and a beard, wearing a dark suit, white shirt, and patterned tie. He is looking down at a document he is holding. The background is a blurred office setting with wood paneling.

REALIZING YOUR PROJECT

# FROM CONCEPT TO COMPLETION

WITH OVER 25 YEARS OF EXPERIENCE ACROSS PUBLIC AND PRIVATE SECTOR PROJECTS, BLUE MOUNTAIN DEVELOPMENT SPECIALIZES IN ALL PHASES OF PROJECT DELIVERY AND MANAGEMENT IN CLOSE COLLABORATION WITH OUR TEAMING PARTNERS FOR OUR PUBLIC AGENCY, DEVELOPMENT AND INSTITUTIONAL INVESTMENT CLIENTS.

**40**  
COMPLETED  
PROJECTS

**20 YEARS**  
YEARS'  
EXPERIENCE



**3 BILLION**

**PROJECT DEVELOPMENT  
EXPERIENCE**

**600 MILLION**

**PROJECT CONSTRUCTION  
EXPERIENCE**

# WHAT WE DO

Blue Mountain Development is a professional consulting services firm specializing in complex project delivery of real estate development, municipal, and institutional projects providing strategic planning, entitlements, regulatory and technical management through project delivery for real estate developers, institutional investors, public clients, and homebuilders.

Founded in July 2008 to assist institutional investors mitigate risk during the market downturn by maintaining and preserving land entitlements and evaluating disposition and build out strategies for land portfolios; Blue Mountain Development has provided Development Management, Asset Management and Project Management services for the processing of project entitlements, environmental permits and infrastructure construction for its clients' land portfolios while helping these organizations navigate the complexities of working with Professional Services firms and Governmental Agencies.

# WHY CHOOSE US

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UNSURPASSED  
PROJECT CONSULTING  
EXPERIENCE

---

ASSET MANAGER AND  
PRINCIPAL /OWNER'S  
REPRESENTATIVE FOR  
OVER 20 YEARS

---

EXCEPTIONAL  
BACKGROUND IN  
PROJECT ACQUISITIONS,  
PROJECT DELIVERY AND  
DISPOSITION

---

COMMITTED TO  
THE DELIVERY OF  
DEVELOPMENT PROJECTS  
FROM CONCEPT TO  
COMPLETION

---

INSTITUTIONAL EXPERIENCE AND EXPERTISE —  
LOCAL PRESENCE



**UNLOCKING VALUE,  
DELIVERING VISION.**



TRUSTED

TEAMING PARTNERSHIPS

360°

PROJECT DELIVERY

LOCAL

KNOWLEDGE & EXPERIENCE

LEADING

MANAGEMENT & EXECUTION

# NICHOLAS BIRO “NICK” | PRESIDENT



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## PROJECT ROLES

Owners Representative  
Director of Land Development  
Asset Manager  
Development Manager  
Project Manager  
General Building Contractor

---

## YEARS OF EXPERIENCE

25+

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## LICENSES

American Institute of Certified Planners (AICP) – Not Active  
Real Estate Broker  
General Engineering Contractor  
BRE #01853152  
CSLB 982332 – A & B

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## EDUCATION

MPDS, Master of Planning and Development Studies  
– Sol Price School of Public Policy – University of  
Southern California  
Bachelor of Science, Business Management –  
Pepperdine University

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## CONTACT

nbiro@blue-mt-development.com  
Mobile: 310.993.9555

**Nicholas “Nick” Biro is President of Blue Mountain Development and currently functions as the Owner’s Representative for several of the firm’s projects, as well as provide day-to-day management of the company. Drawing on an extensive background spanning more than two decades of real estate development, asset management and complex project management, Nick brings over \$3 billion in project development experience in large-scale, master-planned projects throughout Southern California, Arizona and Texas, including private residential, commercial, industrial, infrastructure and hospitality development. His experience encompasses project planning, finance, entitlement, environment compliance, design, and construction.**

Mr. Biro’s business and professional acumen places him in a position of respected management, making him a natural, goal-driven leader, with an exceptional ability to take vision to reality, even while growing business and partner respect and trust.

Mr. Biro has been responsible for multiple aspects of program, project, department staff and project operations, including program management, construction administration, government agency negotiation, political and public relations, public utility relationship building, community outreach and communications, project finance and budget management, as well as, extensive partnership focused relations.

His credentials are supported by department and staff integration in areas focused towards organizational and project vision as well as in operational enhancements structured towards project delivery. His professional background is sustained by excellent communication skills and the ability to utilize technology in operational efficiencies of organizations to maintain project vision success.

# OMAR MARC DANDASHI | SENIOR VICE PRESIDENT



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## PROJECT ROLES

Project Executive  
Forward Planning Director  
Program Manager  
Technical Project Manager  
Senior Strategist

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## YEARS OF EXPERIENCE

25+

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## PROFESSIONAL REGISTRATION

Professional Engineer, California 51426

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## EDUCATION

Master of Science, Engineering, University of California - Irvine

Bachelor of Science, Engineering, University of California - Irvine

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## CONTACT

odandashi@blue-mt-development.com  
Mobile: 909.268.9918

**Omar Dandashi is the Senior Vice President of Blue Mountain Development, currently functions as the Owner's Representative for several of the firm's projects, as well as operational planning of the company. Drawing on an extensive background comprising over two decades in development and complex project management, Senior Executive Omar Dandashi brings diverse and well-structured qualifications in the development of more \$750 million in large-scale master-planned projects, including public facilities, private developments and infrastructure. His experience includes integrated project delivery, project planning, public-private partnerships, finance, entitlement, environment compliance, design and construction. Omar's team-oriented personality, client driven approach and professional acumen has made him a natural leader with a unique ability to take a vision to reality while creating strong partnerships and business relationships.**

Mr. Dandashi has been responsible for multiple aspects of department staff and project operations including program management, construction management, government agency negotiation, political and public relations, public utility relationship building, community outreach and communications, project finance and budget management, as well as extensive partnership focused relations. His credentials are supported by department and staff integration in areas focused towards organizational and project vision as well as in operational enhancements structured towards project delivery. His credentials are sustained by excellent communication skills and the ability to utilize technology into operational efficiencies of organizations to maintain project vision success.

Mr. Dandashi has served as an industry speaker, guest lecturer, and advocate for industry issues, frequently collaborating with associates in the business, regulatory, governmental, and environmental communities to promote common solutions to difficult challenges. He is also noted for his service on the boards of several non-profit organizations. Mr. Dandashi is particularly proud of his efforts to create mentoring and informal educational grown initiatives through his service on the University of LaVerne's College of Arts and Sciences Advisory Board, as well as serving as a director of the Orange County Equestrian Coalition and participation in Vantage Point Church's anti-human trafficking ministry.

# GABRIEL QUEZADA | VICE PRESIDENT



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## PROJECT ROLES

Owners Representative  
Asset Manager  
Work-out Specialist

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## YEARS OF EXPERIENCE

20+

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## EDUCATION

Master of Business Administration, Massachusetts Institute of Technology, Sloan School of Management

Bachelor of Science, Finance, Georgetown University

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## CONTACT

[gquezada@blue-mt-development.com](mailto:gquezada@blue-mt-development.com)  
Mobile: 562.277.4911

**Gabriel Quezada is the Vice President of Blue Mountain Development, and currently functions as the Owner’s Representative for several of the firm’s projects. With over 20 years of experience, Mr. Quezada has cultivated an uncommon blend of real estate industry expertise, from investment strategy and asset / portfolio management to operations and construction management. Mr. Quezada excels at identifying, quantifying, and mitigating risk in proposed investments, operations, and capital structures.**

Over his career, Mr. Quezada has been directly involved in over \$3 Billion of acquisitions, dispositions, work-outs and financings through over 100 transactions. Mr. Quezada’s diverse and innovative approach, vast capital knowledge and relationships, and execution experience enable Blue Mountain Development to guide clients through various economic cycles.

Prior to joining Blue Mountain Development, Mr. Quezada was Senior Vice President at Veritas Investments Los Angeles (“VILA”), where he was responsible for the successful launch of the firm’s Los Angeles office. During his tenure at VILA, Mr. Quezada oversaw day-to-day asset management, driving strategy for and managing \$100 Million in equity investments, and led over \$20 Million in capital improvement projects, including renovations and additional dwelling units (“ADUs”) focused on enhancing marketability and top-line revenue. Prior to joining VILA, Mr. Quezada was Vice President at Turner Impact Capital, where he helped establish the groundwork for new \$1 Billion multifamily real estate investment fund consisting of a 5,000-unit multifamily portfolio throughout the United States. Previously, Mr. Quezada has held positions with AIG Global Real Estate, both in New York and Los Angeles.

# JAMES D. LING, P.E. | DEVELOPMENT MANAGER



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## PROJECT ROLES

Owners Representative  
Program Manager  
Resident Engineer  
Project Manager

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## YEARS OF EXPERIENCE

25+

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## PROFESSIONAL REGISTRATION

Professional Engineer, California 56715  
FAA Certified Commercial Drone Pilot, FTN C1563235

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## EDUCATION

Bachelor of Science, Civil Engineering,  
University of California - Berkeley

Certificate, Applied Drone Technology, Department  
of Construction Science and Management, Clemson  
University, S.C.

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## CONTACT

jling@blue-mt-development.com  
Mobile: 714.425.3457

**James Ling is the Development Manager of Blue Mountain Development and currently functions as the Owners Representative for several of the firm's projects. Drawing on an extensive background in engineering design, project management and construction management, James brings unique skills to manage project risk and deliver complex projects to meet design, schedule, cost, and quality objectives.**

With over 25 years of hands-on experience in public infrastructure, property development, private consulting and public service, Mr. Ling has been instrumental in delivering projects across many industries including public works improvements, large infrastructure projects, hospitality/ resorts, residential, mixed-use, commercial and industrial developments.

Having also worked across Asia for over a decade as an owner's representative with internationally recognized British, Hong Kong and Chinese real estate development firms, Mr. Ling has in-depth experience in international project management, operations and construction delivery.

Mr. Ling's adaptive abilities, resourcefulness and a strong team-orientated work ethic allow him to establish cooperative working relationships with clients, public agencies, consultants and contractors from diverse backgrounds and cultures.

At the forefront of digital transformation, Mr. Ling also leads Blue Mountain Development in leveraging technology and drone automation to collect and analyze project data faster, safer and with greater accuracy. This digital work flow provides our client partners many exciting opportunities to improve project efficiencies, strengthen teams, reduce costs and gain competitive advantages across all project phases.

Mr. Ling's vast project experience and unique contributions on the design, municipal and client owners' sides, allows him to give Blue Mountain Development's clients the best possible solutions to achieve project success.

# JUSTINE FLORES | OPERATIONS DIRECTOR



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## PROJECT ROLES

Project Coordinator  
Community Liason

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## YEARS OF EXPERIENCE

5+

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## EDUCATION

Community College of Denver  
Certificate, Construction Management,  
Columbia University

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## CONTACT

[jflores@blue-mt-development.com](mailto:jflores@blue-mt-development.com)  
Mobile: 720.435.6161

**Operations efficiency professional, supporting the needs of specialized projects, such as: program development and implementation, community outreach, and departmental strategic plan. Expertise in creating custom technical systems that take teamwork and communication to new heights.**

Justine has also achieved a project management certification in construction and was nominated in 2021 as an Inspiring entrepreneur in business by 'Shoutout Los Angeles'.

# Construction Chal

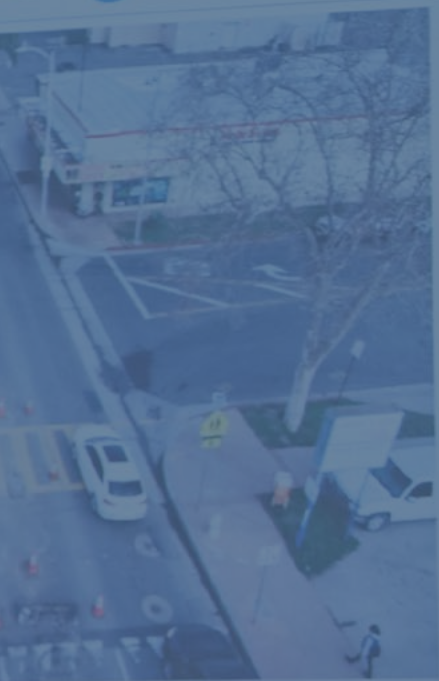


CITY OF SANTA ANA, PUBLIC WORKS AGENCY, 30 CANE C

REPRESENTATIVE  
WORK



# Challenges



18 PLAZA, SANTA ANA, CA 92702

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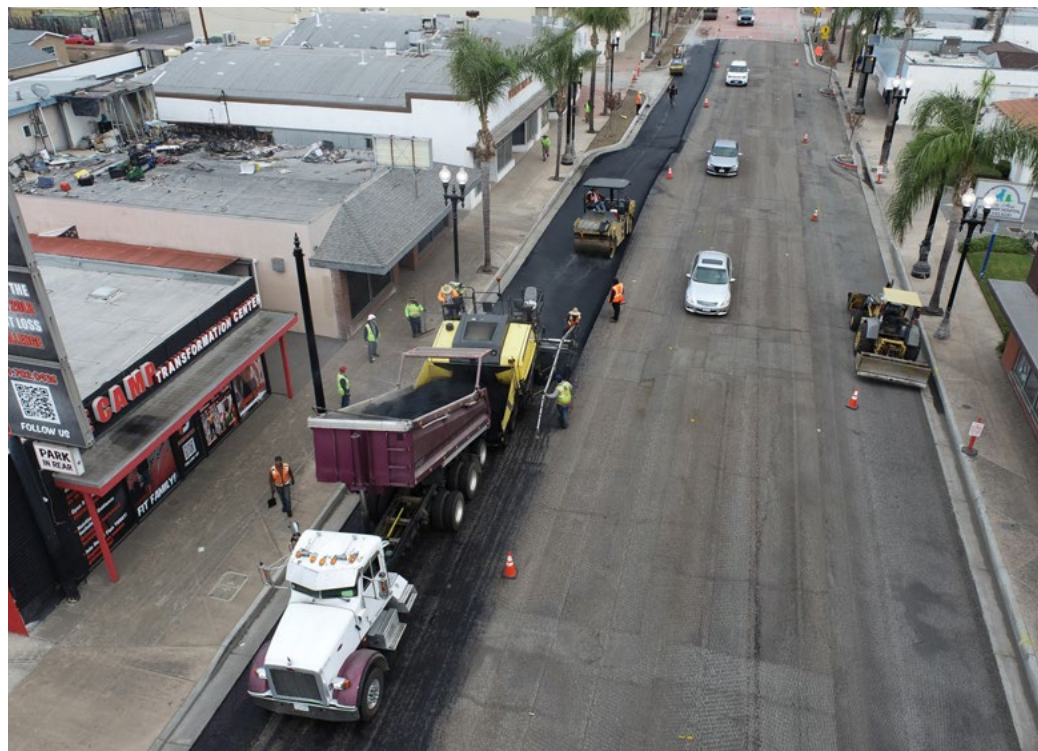




**SOUTH MAIN STREET (SMS) | SANTA ANA, CALIFORNIA**

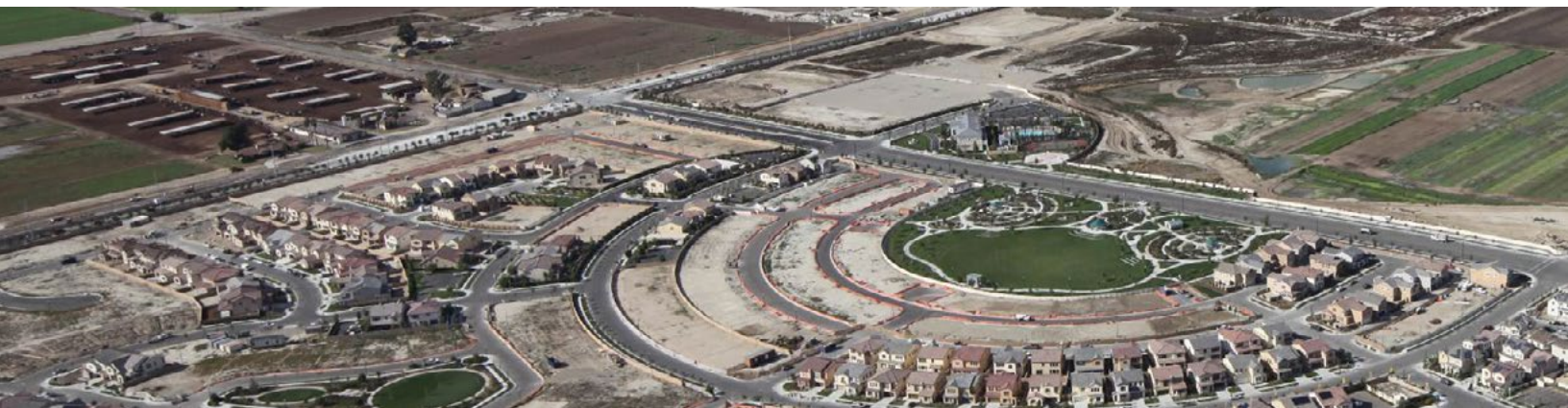
**CITY OF SANTA ANA**  
Constructions Manager and Public Relations administrators  
Completed 2023

Contact: City of Santa Ana - Sean Thomas | [stthomas5@santa-ana.org](mailto:stthomas5@santa-ana.org) | 714.647.5400



**BMD, Inc. served as the Construction Management firm for the SMS project. The project covers 2.5 miles along South Main Street. With a community of over 500 businesses and residential units.**

**Project improvements included underground Improvements, street improvements, landscaping, and a public relations team to support the community outreach efforts. BMD, Inc. oversaw the entire project, including the construction oversight of all 4 phases of the \$21 million project.**



## ONTARIO RANCH / NEW MODEL COLONY | ONTARIO, CALIFORNIA

### CITY OF ONTARIO

Completion: 2014 (Planning / Design); 2018 (Construction)

Contact: City of Ontario - Scott Murphy | [smurphy@ci.ontario.ca.us](mailto:smurphy@ci.ontario.ca.us) | 909.395.2419



Ontario Ranch included the development of a master planned infrastructure program for a 4,000-acre major expansion, also known as the New Model Colony. The development was a joint partnership with multiple land developers, homebuilders, and the City of Ontario. The program included \$500 million of infrastructure components, including over 35 miles of new roadways, underground infrastructure, bridges, water distribution system, and parks for a new 19,000 home community. Program Management services included the following: planning; grant management; design development; construction drawings; preparation of bid packages; the development of an interactive communications plan; detailed right-of-way acquisition program for over 200 individual property owners; and the development of a comprehensive partnering relationship with Southern California Edison to enable forward planning on major electrical transmission relocations, distribution conversion, new business distribution, easement and right-of-way purchases.



**SERRANO SUMMIT | LAKE FOREST, CALIFORNIA**

**IRVINE RANCH WATER DISTRICT**  
Completed 2020

Contact: IRWD - Rob Jacobson | [jacobson@irwd.com](mailto:jacobson@irwd.com) | 949.453.5358



Serrano Summit is a 98.9-acre master planned community with over 500 single family residential units in six residential neighborhoods within the City of Lake Forest, one of the premier metro areas in Orange County. It features a new state-of-the-art civic center, a public connection to Serrano Creek, passive parks and a recreation center — providing an engaging central destination featuring a variety of architectural styles.



## **MILL CREEK WETLANDS | CHINO, CALIFORNIA**

**CITY OF ONTARIO | COMPLETED 2016**

The Mill Creek Wetlands is a unique multi-jurisdictional project that creates, protects and restores the region's native ecosystems while enhancing recreational and educational uses as part of a regional watershed management plan. Spearheaded by the City of Ontario and supported by the City of Chino, the County of San Bernardino, the Inland Empire Utilities Agency, the Orange County Water District, and the United States Army Corps of Engineers, the project transforms a fallow and underutilized area within the Prado Basin into a natural water quality



treatment system that provides regional environmental and recreational benefits. The project's unique regional approach is also supported by the State Water Resources Control Board, the Natural Resources Agency and the Department of Water Resources through grant funding, and is an integral part of the Santa Ana Watershed Project Authority's Integrated Regional Water Management Plan, "One Water, One Watershed". The project is the recipient of multiple state grants and has received several awards. It is currently operational for public use while offering educational opportunities as an example of a thriving ecosystem.



## **MENIFEE TOWN CENTER | MENIFEE, CALIFORNIA**

### **REGENT PROPERTIES**

Project Manager for the grading and infrastructure construction of Phases I / \$20M and Phase II / \$6M of the Meniffee Town Center from 2011-2015  
Completed 2015

Contact: Regent Properties – Eric Fleiss | 310.806.9800



Blue Mountain Development, Inc. served as Owner's Representative for Regent Properties, serving as land development director for the 220-acre Menifee Town Center Specific Plan.

BMD, Inc. oversaw the processing of a Tentative Parcel Map, Public Use Permit, Utility Plans of Service, and Joint Use License Agreement with Riverside County Flood Control, and coordinated the preparation of improvement plans for the entire project, including the construction oversight of the backbone infrastructure. \$14M Phase I (Santa Rosa Academy) and \$6M Phase II, including mass grading, streets, water, sewer, recycled water, storm drain, dry utilities, landscaping and project entry monuments.



## 540 IMPERIAL | EL SEGUNDO, CALIFORNIA

**CALDWELL LAND SOLUTIONS / DR HORTON**

Applicant Representative for the Development of 58 Residential unit  
Completed 2019

Contact: DR Horton – Barbara Murakami | 951.739.5443



(CLS) D.R. Horton - Development Manager for 540 E. Imperial Ave. Specific Plan; this 58 unit (24 SFD and 34 multifamily units) subdivision in the City of El Segundo. The approved Tentative Tract Map, Specific Plan and Development Agreement require amendment and processing.



## **ALCAST FOUNDRY | REDONDO BEACH, CALIFORNIA**

### **ALCAST FOUNDRY, INC.**

Owner Representative - 36 unit Town homes

Completed 2022

Contact: Alcast Foundry - Steve Portner | 310.710.1132



Entitlements including a Vesting Tentative Tract Map and Conditional Use Permit and Environmental Remediation Plan with LA County.

BLUE MOUNTAIN DEVELOPMENT

# CLIENTS



**Alcast MFG Inc.**





Lewis Group Of Companies



FREEHOLD  
CAPITAL  
MANAGEMENT\*



SANTA  
CATALINA  
ISLAND COMPANY



**BLUE MOUNTAIN**  
DEVELOPMENT

[WWW.BLUE-MT-DEVELOPMENT.COM](http://WWW.BLUE-MT-DEVELOPMENT.COM)

2423 Sebald Ave., Redondo Beach, CA 90278

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# IWVGA ADMINISTRATIVE OFFICE

*STAFF REPORT*

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**TO:** IWVGA Board Members **DATE:** August 13, 2025

**FROM:** IWVGA Water Resources Manager

**SUBJECT: AGENDA ITEM 12 – WATER RESOURCES MANAGER’S REPORT**

## **AGENDA ITEM 13a – GRANT FUNDING UPDATE**

### SGMA Implementation Round 1 Update

- Invoice #10
  - Covers October 2024 to December 2024
  - Total requested payment: \$504,898.51
  - Status: Received payment.
- Invoice #11
  - Covers January 2025 to March 2025
  - Total requested payment: \$593,216.49
  - Status: Submitted to DWR, awaiting payment.
- Invoice #12
  - Covers April 2025 to June 2025
  - Due to DWR by end of August.

### Urban Community Drought Relief Program Update

- The IWVGA has been awarded \$3,345,000 to consolidate shallow well system(s) into a public water system.
- Potential systems/wells for consolidation in areas near impacted shallow wells are being further investigated, preliminary feasibility study and cost estimates are currently being prepared.
  - Rademacher consolidation project currently underway
  - Reimbursement Agreement between IWVGA and IWVWD signed
  - Phase 1 construction complete
    - IWVWD completed pressure testing and disinfection
    - Coordination with contractor for Sanchez property meter-to-house connection currently underway
  - Phase 2 design completed and sent to Division of Drinking Water for approval
- Stark St consolidation feasibility study underway
- Invoice #4
  - Covers October 2024 to December 2024
  - Total requested payment: \$23,757.75
  - Status: Received payment.

- Invoice #5
  - Covers January 2025 to March 2025
  - Total requested payment: \$61,155.14
  - Status: DWR approved, awaiting payment.
- Invoice #6
  - Covers April 2025 to June 2025
  - Due to DWR by end of August.

## **AGENDA ITEM 13b – GSP IMPLEMENTATION PROJECTS/MANAGEMENT ACTION UPDATES**

### Imported Water Project

- Imported Water Pipeline Design Services
  - Continuing coordination with BLM for a Special Use Permit for pipeline construction
    - Coordinating in-field meeting to discuss construction access and permanent maintenance access
    - Reviewing Draft Plan of Design (POD) based on BLM's comments
  - Continuing ongoing coordination with Caltrans, United Pacific Rail Road (UPRR), California Department of Parks and Recreation (Cal Parks), and Southern California Edison (SCE)
    - Bi- weekly meetings with SCE
      - Continued discussion on facilities required at pump stations
      - Continued discussion with SCE design staff on design requirements for crossing underneath active SCE lines
      - Continued to engage with SCE environmental staff and the Project's environmental consultant on the potential requirements for incorporating the new SCE infrastructure
    - Continuing coordination with UPRR regarding encroachment permit for crossing along alignment near Highway 395
    - Cal Parks provided Right of Entry Permit for proposed and temporary construction easements for Staff review
    - Continuing to coordinate with Cal City to address their comments on their review of 60% Design Plans
    - Planning to meet with Cal Trans after a field meeting with BLM to discuss temporary and permanent access routes off Hwy 395 and the Hwy 395 jack and bore crossing.
      - Field meeting with BLM required prior to meeting with Cal Trans
  - Dahl Engineering continued performing QA/QC and constructability review for pump station design
  - Coordinating approval of Contract Scope Amendment No. 3 for Bennett Trenchless Engineers subconsultants to complete Trenchless Crossing Design and for FW Yaeger subconsultants to complete the Corrosion Design at the 90% Level
  - Geotechnical Consultant (SEI, Inc.) continuing work on the geotechnical reports for each of the main components of the conveyance system (pipeline, pump stations, tank, trenchless crossings)
    - P&P reviewing GEI's geotechnical reports, except for the geotechnical report for the pipeline which is being provided early-August

- WRM Staff reviewing Draft TM for the trenchless crossings (a 30% submittal deliverable)
- AVEK/ Kennedy Jenk's provided updated Technical Memorandum for additional modeling of design considerations of upstream hydraulics for California City Feeder and North Feeder
- Next Steps:
  - Finalize the following now that revised AVEK (Kennedy/Jenks) hydraulic modeling results are available:
    - Tank TM (a 30% submittal deliverable)
    - Electrical Systems and Instrumentation and Controls TM (a 30% submittal deliverable)
    - Refined System Hydraulics and Transient Mitigation Analysis TM (a 30% submittal deliverable)
    - Draft Mechanical Pump Selection (a 30% submittal deliverable)
  - Provide the updated Preliminary Permitting Requirements TM per Staff comments
  - Provide Draft Corrosion Design TM
  - Incorporate additional SCE power infrastructure into design plans
  - Next Milestones
    - Provide 90% Design Submittal
    - Provide 100% Design Submittal
- Imported Water Pipeline Environmental Services
  - Coordination Meetings
    - Continuing coordination with the BLM
    - Continued to engage with SCE environmental staff and the Project's design consultant on the potential requirements for incorporating the new SCE infrastructure into the Environmental documents
  - Coordinating approval of Scope and Budget Amendment No. 8 for an additional Revegetation and Restoration Plan as required by the BLM's DRECP
  - Draft EA/ EIR joint document to be updated per additional SCE components
  - Draft Biological Evaluation to be updated for additional SCE components
  - Draft Biological Assessment to be updated for additional SCE component
  - Coordinating with United States Fish and Wildlife Service, BLM, and GA/ WRM Staff on requirements to obtain an Incidental Take Permit
  - BLM and US Department of Defense completed the Final Redacted Draft of the Cultural Report
    - Redacted Cultural Report was sent to cultural staff at SCE
  - Continuing coordination with AVEK on Mojave Tank Farm Alignment
  - Continuing to consider right-of-way alignment options with Kern County
  - Air Quality, Greenhouse Gas, Energy, and Noise reports to be updated for additional SCE components
  - Next Steps:
    - Provide updated schedule
    - Provide draft EA for 45- day Public Comment Period
    - Next Milestones:
      - Provide Final EA/ EIR
- Imported Water Pipeline Right-of-Way Services
  - Continuing Acquisition Services Task, Preliminary Title Report and Appraisal

- Report tasks
    - Staff reviewing draft Right of Way document templates
    - Staff reviewing draft Right of Way Acquisition Plan
  - Next Milestone:
    - Provide a final Right of Way Acquisition Plan by late-2025
    - Complete plats and legal descriptions
- Submittals to DWR
  - Continuing monthly coordination meetings with DWR on IP Grant progress
  - Staff provided an Updated Deliverable Due Date Schedule per Grant Agreement Amendment No. 1
  - DWR provided the Authority a letter regarding the process for Grant Closeout
    - An updated Deliverable Due Date Schedule must be provided by August 28, 2025
  - Upcoming deliverable due dates:
    - December 31, 2025
      - Draft Grant Completion Reports
      - Design and Specifications
      - CEQA/ NEPA Documentation
      - Copies of Right of Way
    - March 31, 2026: Final Grant Completion Report
- National Environmental Protection Agency (EPA) Drinking Water System Infrastructure Resilience and Sustainability Program (Resiliency Grant)
  - In August 2024, the EPA announced their grant of \$2.79 million to the IWVGA for Imported Water Project planning activities
  - Grant will be used as additional funding to complete planning tasks
  - Expecting a grant agreement to be executed in mid-to-late 2025 and services occurring 90 days prior to execution of the grant agreement may be billed towards the EPA Grant
  - Recent unresponsiveness from EPA regarding grant due to EPA project officer on medical leave
  - August 8, 2025: Meeting with EPA Grant coordinator for status update on draft Grant Agreement
- US Army Corps of Engineers Planning Assistance to States (PAS) Program
  - GA Staff is coordinating with USACE on tasks
- Pipeline Construction
  - Passage of the Thomas R. Carper Water Resources Development Act of 2024 (WRDA-24) authorized \$50 million for the United States Army Corps of Engineers (USACE) to begin activities for water and water supply infrastructure in Kern County, California
    - July 18: 2025: Kick-off meeting with the USACE Los Angeles Division, Capital Core, and Authority Staff to discuss next steps for transition of the Project construction to USACE
    - Next Steps:
      - Discuss project phasing
      - Coordinate draft Agreement with the USACE

## Shallow Well Mitigation Program

There are currently no active applications. There is an anticipated application from Mr. Matt Jackson on N. Bull Run Street in Inyokern. Mr. Jackson emailed IWVGA on January 16, 2025, and reported that he believes his well is running dry. IWVGA staff responded to Mr. Jackson with the application materials and notified him that the well must be registered with IWVGA. Mr. Jackson submitted an application on March 16, 2025, however a more recent well evaluation is needed to determine the well's flow rate and groundwater level. Mr. Jackson is currently waiting to have Garrison Brothers complete the evaluation.

## **AGENDA ITEM 13c – MISCELLANEOUS ITEMS**

### Data Collection and Monitoring

- Ongoing coordination with Navy for planned wellhead surveys and downhole video logging of selected Navy wells.
  - Navy coordination for wellhead surveys at Range wells scheduled for week of September 2.
- Fall 2025 water level monitoring and water quality sampling events scheduled for week of September 8.

### Subflow from Rose Valley to IWV

- Ongoing work with BLM regarding Cultural Survey and Permitting for second monitoring well
- Next steps: (1) obtain BLM concurrence on the scope of the cultural/archeological field survey, (2) conduct a cultural/archeological field survey, and (3) BLM Right-of-Way grant
- Periodic correspondence with BLM regarding delayed authorization of archeological survey at proposed RVS-2 well site.
- Continued coordination with BLM on permit to install next RVS Monitoring Well
- Navy/Coso contract deadline extended to August 31, 2026 for completing the RVS Monitoring Well project.
  - Navy/Coso no-cost extension executed July 8, 2025.

## **ACTION(S) REQUIRED BY THE BOARD**

There are no actions required by the Board.

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**FOR IMMEDIATE RELEASE**

**PRELIMINARY COURT RULING LIMITS U.S. NAVY WATER RIGHTS**

***Ruling doesn't change estimates of China Lake water use, but will likely mean less, more expensive water for Indian Wells Valley Water District***

**RIDGECREST, Calif. (July 31, 2025)** – A preliminary ruling limiting the federal reserved water rights at U.S. Naval Air Weapons Station China Lake does not change the actual water use estimates being used in groundwater management; however, it does have the potential to decrease the allocation and increase the costs of groundwater for the Indian Wells Valley Water District.

This is according to the Indian Wells Valley Groundwater Authority, the state-mandated agency responsible for managing the 597 square mile Indian Wells Valley groundwater basin. While not responsible for determining water rights, the Authority did support the Navy's federal reserved rights claim in excess of 6,500 acre-feet per year (AFY) of water.

The preliminary ruling limits China Lake to 2,008 acre-feet of groundwater per year.

In the Authority's groundwater sustainability plan, it had previously assumed that the Navy would need 2,041 AFY for its on-base needs, and this ruling is not expected to change that assumption. The ruling does, however, open the door for plaintiffs Searles Valley Minerals and Meadowbrook Dairy Real Estate to further litigate for a larger share of water rights, which will almost certainly come at the expense of the Water District and smaller water users.

"We have always maintained that it is not our role to determine water rights, but we will support the scientific and legally supported claims to groundwater from the key water pumpers in the valley," said Scott Hayman, chair of the Indian Wells Valley Groundwater Authority. "Given we were always looking at the Navy's water use at about 2,000 AFY, it doesn't change the stated need within the groundwater sustainability plan to bring in imported water to ensure viability of the basin for future generations."

According to the Authority, this ruling and the adjacent adjudication efforts are costly distractions from what should be a collaborative effort to bring an alternative water source to the Indian Wells Valley Groundwater Basin.

"The only winners here are private interest that want more water at the expense of the residents and businesses of Ridgecrest," said Hayman. "Meadowbrook Dairy stands to benefit from this costly legal exercise to successfully secure more water rights and then sell them back to the water district, with costs passed on to water district customers."

###

## **About the Indian Wells Valley Groundwater Authority**

The Indian Wells Valley Groundwater Authority (IWVGA) is the groundwater sustainability agency for the critically overdrafted Indian Wells Valley groundwater basin. The basin spans portions of Kern, Inyo, and San Bernardino Counties. It is home to the City of Ridgecrest and the U.S. Naval Air Weapons Station China Lake, a critical low-flight, weapons development, and testing facility. The groundwater basin serves approximately 38,000 residents.

IWVGA is a joint powers authority that includes representatives from Kern County, the City of Ridgecrest, Inyo County, San Bernardino County, and the Indian Wells Valley Water District. Two federal agencies, the United States Navy and the Bureau of Land Management, are also represented as ex-officio members of the IWVGA Board.

### **Contact Information**

Robert Chevez, Westbound Communications  
rchevez@westboundcommunications.com  
909-714-0172

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