

ENGINEERING COMMITTEE MEETING AGENDA

February 26, 2026 – 3:00 P.M.
Phelan Community Center
4128 Warbler Road, Phelan, CA 92371
& Via Conference Call (see below)

ENGINEERING COMMITTEE MEETING – 3:00 P.M.

Call to Order – Pledge of Allegiance

Roll Call

1) **Approval of Agenda**

2) **Public Comment** – Under this item, any member of the public wishing to directly address the Board on any item of interest that may or may not be within the subject matter jurisdiction of the Board, but not listed on the agenda, may do so at this time. However, the Board is prohibited by law from taking any action on any item not appearing on the agenda unless the action is otherwise authorized by the Brown Act. Any member of the public wishing to directly address the Board on any item listed on the agenda may do so when the item is being considered by the Board. *If you wish to address the Board, please do so by the method listed on the first page of this agenda.* Speakers are requested to be brief in their remarks. The Chair may limit each speaker to a comment period of five (5) minutes.

3) **Approval of Minutes**

4) **Oeste Recharge Study Project**

5) **Discussion Regarding Water System**

- Pumps and Wells Services Agreement
- 10-Year Tank Rehabilitation & Maintenance Service
- Water Quality
- Service Line Replacement Program Update
- Other Repairs/Replacements/Updates/Maintenance

6) **State Regulations Update**

7) **Review of Current Projects**

- Well No. 18
- Well No. 16
- Tank 6A

8) **Staff Reports**

9) **Review of Action Items**

- a) **Prior Meeting**
- b) **Current Meeting**

10) **Set Agenda for Next Meeting** – March 26, 2026



Mission Statement:

The Mission of the Phelan Piñon Hills Community Services District is to efficiently provide authorized services and maximize resources for the benefit of the community.

Authorized Services:

- *Water*
- *Parks & Recreation*
- *Street Lighting*
- *Solid Waste & Recycling*

11) **Adjournment**

Pursuant to Government Code Section 54954.2(a), any request for a disability-related modification or accommodation, including auxiliary aids or services, that is sought in order to participate in the above-agendized public meeting should be directed to the District's General Manager at (760) 868-1212 at least 24 hours prior to said meeting.

Agenda materials can be viewed online at www.pphcsd.org

Remote Viewing:

To watch the livestream (view only – nonparticipating), visit our YouTube channel:

[PPHCSD YouTube Channel Link](#)

Remote Participation:

To provide public comment, or otherwise participate remotely, select the meeting you wish to attend on the District's website and then click the "Join Remote Meeting" option.

<https://www.pphcsd.org/meetings>

Please be advised that remote participation and livestreaming options are provided as a courtesy to the public and technical issues could occur, resulting in delays or the inability to participate remotely or livestream. It is recommended that you attend in person to ensure you are able to participate.

Written Comments:

You may also email your public comment to the District Clerk at awilliams@pphcsd.org by the meeting start time listed on this agenda. Your comment will be added to the record by the District Clerk.

Please check the District website for updates on this meeting. We encourage you to sign up for our email notifications by emailing awilliams@pphcsd.org or by visiting our website and completing the signup form at www.pphcsd.org under the "Agendas and Minutes" tab.



SPECIAL ENGINEERING COMMITTEE MEETING MINUTES

January 21, 2026 – 5:00 p.m.
Phelan Community Center
4128 Warbler Road, Phelan, CA 92371
& Remotely Via Zoom or Conference Call

Board Members Present: Jeanna Mills, Vice President/Chair
Chuck Hays, Director

Staff Present: Don Bartz, General Manager
Chris Cummings, Assistant Water Operations Manager
George Cardenas, Asst. General Manager/Engineering Mgr.
Jennifer Oakes, Parks Manager/Board Clerk

Call to Order

Director Mills called the meeting to order at 5:00 p.m.

Roll Call

All Committee Members were present at Roll Call.

- 1) **Approval of Agenda**
Director Hays moved to approve the Agenda. Vice President Mills seconded the motion. Motion carried unanimously.
- 2) **Public Comment** – None
- 3) **Approval of Minutes**
Vice President Mills moved to approve the Minutes. Director Hays seconded the motion. Motion passed unanimously.
- 4) **Review of Committee Roles and Responsibilities**
Mr. Bartz introduced this item. The Committee approved a revision to the Engineering Committee meeting schedule, establishing the fourth Thursday of each month at 4:00 p.m. as the regular meeting time.
- 5) **Review of 10-Year Capital Plan for the 2026/2027 Budget**
The Committee reviewed the 10-Year Capital Plan for the 2026/2027 Budget.
- 6) **Informational – Storm Related Infrastructure Impacts and Preliminary Cost Estimates**

Mr. Cummings introduced this item.

7) **Discussion Regarding Purchasing of a Case Skip loader 570N EP**

Mr. Cummings introduced this item. The Committee recommended moving it to the Board of Directors for approval.

8) **Discussion Regarding Water System**

- **Pumps and Wells Services Agreement**
- **10-Year Tank Rehabilitation & Maintenance Service**
- **Water Quality**
- **Service Line Replacement Program**
- **Other Repairs/Replacements/Updates/Maintenance**

Mr. Cummings provided updates on the water system.

9) **State Regulations Update**

Nothing further to report.

10) **Review of Current Projects**

- **Well No. 18**
- **Well No. 16**
- **Tank 6A**

Mr. Cummings provided an update on these items.

11) **Staff Reports**

Nothing further to report.

12) **Review of Action Items**

- a) **Prior Meeting** – The committee directed staff to obtain a quote from ASTERRA and to schedule the presentation for a future Board meeting.
- b) **Current Meeting** – None

13) **Set Agenda for Next Meeting** – February 26, 2026

14) **Adjournment**

With no further business before the Committee, the meeting was adjourned at 5:42 p.m.

Agenda materials can be viewed online at www.pphcsd.org





A. 4176 Warbler Road
 P.O. Box 294049
 Phelan, CA 92329
 P. (760) 868-1212
 F. (760) 868-2323
 W. www.pphcsd.org

Water Operations Manager's Report January 2026

Introduction

The District's water supply is over 2,000 years old according to a report from the United States Geological Survey (USGS). Our water supply is primarily from the Oeste aquifer, and partially from the Alto aquifer. The water is supplied to the District's distribution system through fourteen groundwater wells which have an average depth of approximately 1,000 feet. The District's water system also consists of 35 reservoirs with a combined capacity of approximately 12,000,000 gallons; 32 pressure reducing stations in 17 pressure zones; 69 booster pumps; and approximately 348 miles of water lines. The District currently serves over 7,359 metered accounts.

The District's goal is to provide safe, reliable drinking water to our customers. As required, Sodium Hypochlorite is added to the water for disinfecting purposes; Running Annual Average (RAA) for 2025 was .77 mg/L.

Summary

The District's water distribution system is in compliance with the State Water Resources Control Board- Division of Drinking Water, The Environmental Protection Agency, the Safe Drinking Water Act, Cal OSHA, and all other governing agencies.

Current chlorine demand has remained low and steady due to routine maintenance and flushing. Chlorine demand is found by subtracting the chlorine residual from the total chlorine added to the water system. A low chlorine demand indicates water-free or nearly free of pathogenic microorganisms.

Water Quality Samples

The following is a summary of all water quality samples collected this month and any pertinent information related to said samples.

TEST TYPE	NO. OF COLLECTIONS THIS MONTH	TESTING SCHEDULE	NOTES
Raw water and Bac-t samples	84 samples	Monthly	All in compliance, Sampled Weekly
General physical samples	8 samples	Monthly	All in compliance, Sampled Weekly
TTHM/HAA5	4 samples sets	Quarterly	All in compliance.
Title 22	0 sample sets	TBD	All in Compliance.
Inorganics	0 samples	Yearly	All in compliance.
Radiological (Gross Alpha)	0 samples	Every 3 Years	All in compliance.
Per- and polyfluoroalkyl substances (PFAS) and perfluorooctane sulfonate (PFOS)	0 samples	3 Years by 2027	All in compliance.
Regulated VOC	0 samples	As needed	All in compliance.
Nitrate as N	1 samples	As needed	All in Compliance.
Chromium 6	10 samples	Quarterly	All in Compliance.
Secondary GP'S	4 samples	As needed	All in Compliance.
Lead & Copper	0 samples	Every 3 Years	All in Compliance

Production and Service Order Report

The following is a summary of the District's water production and service orders for the current month.

Total Monthly Production	164.99 A. F. 1 % less than 2025
2025 Monthly Production	166.02 A. F.
USA's Marked	580
Service Orders Completed	360 service orders completed
Main/Service Line Leaks	7 service line leaks were repaired. 11 Main line leak/ breaks repaired
Hydrant Repairs/Replacements	2 hydrants repaired/1 replaced
Residential Meters Sold	10
Commercial Meters Sold	0
YTD Total Meters Sold (Calendar)	10 (60 in 2025) (64 in 2024) (56 in 2023) (86 in 2022) (95 in 2021)
Construction Meters Out	6
Service Lines Replaced	11

Job Code Summary

Job Code	Total Completed
C-Lock - Lock	133
C-Read & Unlock-Open - Read & Unlock - Opening	13
C-Read & Unlock-OC-DM - Read & Unlock - Opening-OC-DM	44
D-Closing Read & Lck - Closing Read & Lock DO NOT USE	2
D-Closing Read-OC-DM - Closing Read & Lock-OC-DM DO NOT USE	2
M- Investigate Lock - Verify Meter Still Locked	7
M- Verify Acct Class - Verify Account Class	0
M- Water Audit - Audit Water Usage	5
M-Backflow - Backflow Information	0
M-Cost Estimate Req - Cost Estimate Request	2
M-Data - Data Log	0
M-Bees- Bees	0
M-Investigate Leak - Investigate Leak	4
M-Investigate No Wtr - Investigate No Water	4
M-Lock No N/O Info - Meter Locked No New Owner Info	0
M-Low/No Consumption - Investigate Low/No Consumption	0
M-Meter Leaking - Meter Leaking	0
M-Meter UTL - Buried - Meter UTL - Buried	4
M-Pressure Ck Hi-Low - Pressure Check Hi-Low	2
M-R/R Angle Stop - Repair/ Replace Angle Stop	9
M-R/R Gate Valve - Repair/ Replace Gate Valve	6
M-Read - Read (do not update Read)	0
M-Repair Svc Line - Repair Service Line	7

M-Repair/Install Box - Meter Box	1
M-Replace Serv Line - Replace Service Line	11
M-Stake Meter Loc - Stake Meter Location	2
M-Status - Status	5
M-Turn off-Cust Req - Turn off - Customer Request	3
M-UNLOCK – UNLOCK	24
M-Verify Leak Repair - Verify Leak Repaired	0
M-Water Loss Leak - Door Hanger Water Loss Leak	1
M-Water Quality Taste - Water Quality - Taste	0
S- Replace Register - Register Not Sending Signal	0
S- Meter Downsize - Meter Downsizing	0
Service Change - Service Status Change	0
S-Manual Meter Swap Concord	0
S-Replace Reg Hotrod - Replace Register Hotrod Died	0
S-MXU Change Out	6
S-Replace Register- Replace Register	0
Grand Totals	326

Summary of Current Projects

The following is a brief summary of all current and completed projects for the reported period

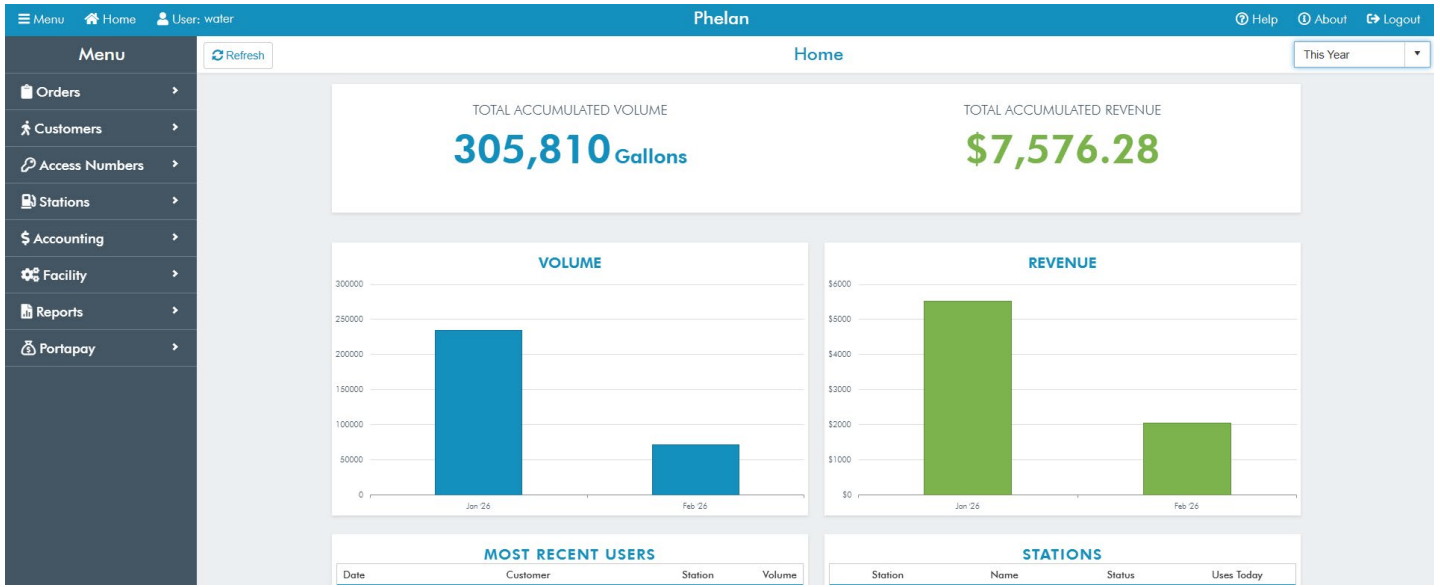
Current Projects

- Well Soundings at all wells are being done monthly
- Well 14 Production for December 0.00 AF, YTD 0.29 AF @ \$1,224 per AF replacement C/Y 2025
- Valves and Hydrants Maintenance: 2 hydrants flushed and painted YTD Total-2
- Service line replacement program. 11 Replaced Calendar Year to Date, 86 Replaced Fiscal Year to Date
- Air-Vac maintenance & flushing program-0 Flushed & Maintenance YTD-0 of 336
- Cla-Val control valves (PRV'S) inspected/set to hyd. model as a water conservation measure- 100% Complete
- Insertion Meters on Booster Station Effluent @ Sites 10, 2B, 3C, 1C, - 100% Complete
- Well #16- Site fenced, water main for well effluent installed, conductor casing installed, pilot hole to 1100' Total Depth, sieve analysis complete, casing ordered, reamed to 1,140' and counting, mechanical development completed, test pumping at 1260 GPM
- Well #18- Site fenced, water main for well effluent installed, conductor casing installed, drilling pilot hole complete, casing & gravel pack ordered
- Storm damage at Sheep Creek Wash Crossing repair (5 Crossings)- 5% Complete

Projects Completed

- PRV at Station #22 overhauled and replaced with the addition of isolation valves- 100% Complete
- Smithson Springs Reservoirs 1 & 2 inspection, cleaned with divers- 100 % Complete
- Tank washouts of Site W10, 7A-1,7A-2- 100% Complete (Contract Scope is 10 per year)
- Reservoir 10-1, 10-2, 1A-1,2B, 2-1,2-2 Exteriors painted in-house by staff- 100% Complete
- Vegetation is being mitigated and disposed of on all Water Operations Facilities- 100% Complete
- 114 Dead ends flushed of 317 = every year no matter what < No goal, this is mandatory
- Electrical Efficiency test performed @ every booster and well within the District- 100%
- 40 Valves Turned this month as part of the district Valve Exercising Program, 155 Year to Date Turned of 4291
- 1936 hydrants = 65 flushed this Year to Date 39 Painted Goal is 968 annually, this is done Bi-Annual
- Boil notice for District System # 3610120 Lifted after Bacteriological confirmation

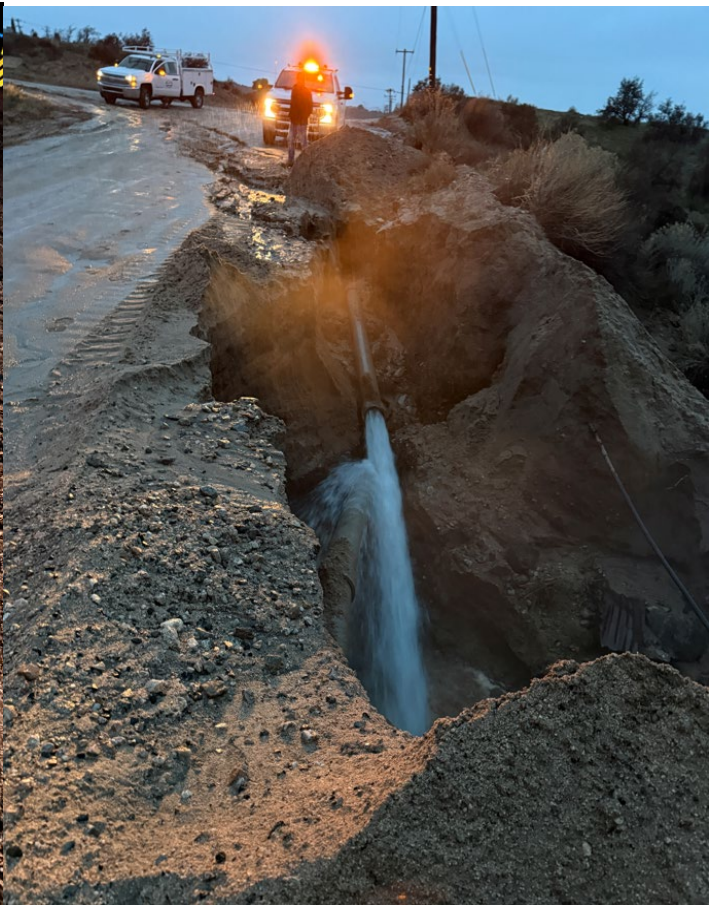
The Fill Station Year To Date Statistics



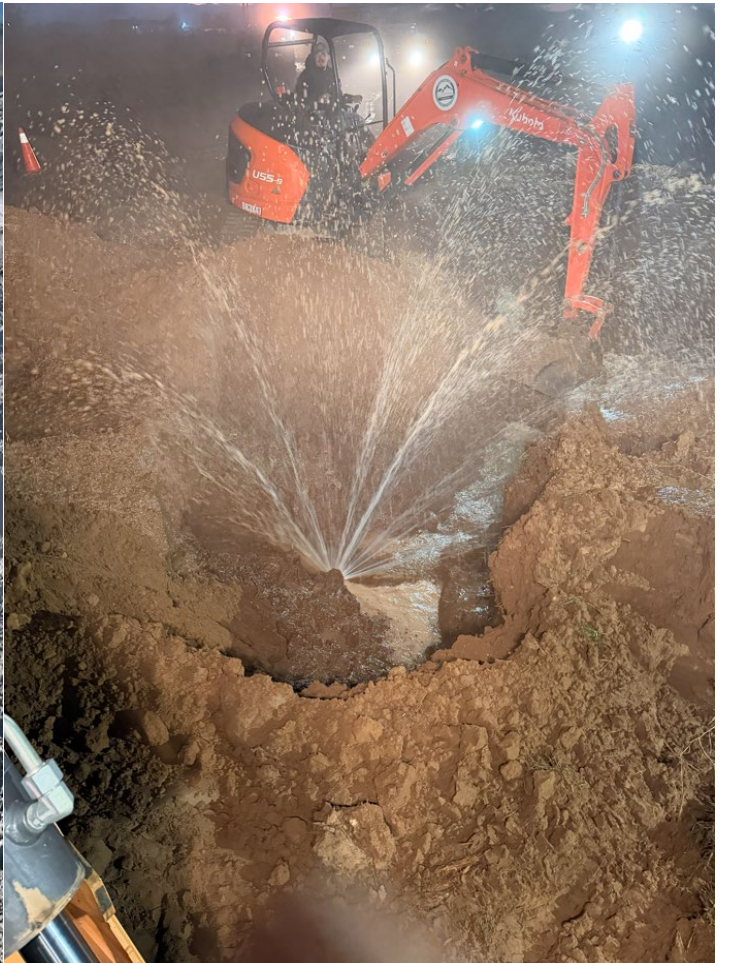
Storm 2025 Pictures, 11 mainline breaks, 20+ services replaced,











***Phelan Pinon Hills Community Services District
Engineering Manager's Report
February 25, 2026***

Alternative Energy - 1.16 MW Solar Photovoltaic

Two inverters were received and scheduled for installation for the week of February 23rd. Troubleshooting production data inaccuracy will follow. The system should be at 100% generation operations. OptConnect portal has been established for solar generation. The portal is used to report annually to the U.S. Department of Energy Information Administration (EIA). Fiscal Year 2025 generation is due March 13, 2026. Renewable energy credits (REC) are tracked through the EIA.

Future 6A-2 Tank (1.5 MG)

The 2020 Water Master Plan (WMP) recommends expanding the storage capacity at Reservoir Site 6A from 0.42 MG to 1.5 MG. The Capital Improvement Project (CIP) outlines the construction of a new 1.5 MG tank. CEQA was completed. Recently the National Environmental Policy Act (NEPA) compliance for a \$2,000,000 grant under the Consolidated Appropriations Act of 2024, administered by the U.S. Department of Housing and Urban Development (HUD) has been completed and approved. Grant B-24-CP-CA-0289 requires NEPA compliance. Staff will be coordinating with the consultant to engage with HUD's grant facilitator. Staff are working on preparing a Request for Qualifications for the construction design and bid documents.

***Civic Center / Emergency Operations Center (EOC) Project
9535 Sheep Creek Road (APN 3066-261-10)***

Contractor: SPEC Construction, Randall Yaeger, Superintendent
Construction Manager: CPM, Chase Cooper, Project Manager

Due to the weather, utilities will commence the week of February 23rd. Utilities plumbing, fire service, Race Communications, Frontier, and So Cal. Gas. The Edison 5-inch conduit installation is scheduled for early March.

The revised Joshua Tree Incidental Take Permit (ITP) invoice for \$10,309.50 was issued for 22 Joshua Trees impacting the grading for the retention basin located at the northeast corner of the 14-acre parcel. The cost breakdowns are as follows:

greater than 5 meters in height:

$$(15) \times \$521.75 = \$7,826.25$$

between 1 meter and 5 meters in height:

$$(7) \times \$354.75 = \$2,483.25$$

Under 1 meter in height:

$$(0) \times \$354.75 = \$0$$

A portion of the park/office parking lot for demolition and the installation of the 24-inch diameter storm pipeline and storm drain has been fenced off.

Pending is solicitation for the Furnishing, Fixtures and Equipment (FF&E).

***Phelan Park Enhancement Project
4276 Warbler Road (APN 3066-261-10)***

(Pickleball Court, Community Garden and Fitness Equipment, ADA Pathways, Parking Improvement)

Contractor: Chaffee Construction, Adam Wiley, Project Manager

- Phase 1 - parking lot and driveway improvements, ADA concrete pathways (west half)
- Phase 2 - ADA concrete pathways (east half), (2) pickleball courts, community garden, Edison conduit, and wall/fence

Phase 1 was completed in December. With the Phase 2 grade revisions finalized and the 3' x 5' pull box pending delivery, work is scheduled to commence the week of February 23. The Civic Center Project subcontractor will complete the electrical connection in early March. Two 5-inch Edison conduits have been installed and approved by Edison. Excavation for the east wall footing has been completed.

***Phelan Park Expansion (APN 3066-251-18)
nothing new to report***

Phase 2 – event plaza, splash pad, multi-use field (soccer), restrooms, concession, playground, native serenity garden

Phase 3 – equestrian, multi-use (baseball), skate park, pump track

Approved

- | | |
|--|--|
| 1. (PROJ 2022-000184) | Formal Application: Public Notice March 22, 2025 |
| 2. (TRSTY 2021-00016) | Traffic Study |
| 3. (SR 0112960) | Percolation Study |
| 4. (GTR 2022-00128) | Geotechnical Report |
| 5. Biological Assessment | complete |
| 6. Cultural and Paleo Report | complete |
| 7. Infiltration Report | complete |
| 8. Hydrology Study | complete |
| 9. Noise Study | complete |
| 10. (SCH#202308071) | CEQA IS/MND |
| 11. | |
| 12. Preliminary Grading and Street Improvements (Warbler Road) – Pending County conditions | |
| 13. Zone change – From PH/CG (General Commercial) to PH/RC (Rural Commercial) thru CEQA | |
| 14. (SCH#202308071) CEQA IS/MND – Board of Supervisor approval (February 2025 meeting) | |

Pending

15. (SBC-DRNSTY 2022-00056) WQMP / Drainage – Red Brick
16. County Fire Department Review
17. Western Joshua Tree Conservation Act (WJTCA) study

Urban Water Management Plan (UWMP)

The requirements for an Urban Water Management Plan (UWMP) are set forth in two sections of the California Water Code: Sections 10610–10656 and Section 10608. Every urban water supplier that either provides more than 3,000 acre-feet of water annually or serves more than 3,000 urban connections is required to prepare and submit a UWMP.

The UWMP must include the following elements:

- An assessment of the reliability of water supplies over a 20-year planning horizon
- A description of demand management measures
- A water shortage contingency plan
- A discussion of the use and planned use of recycled water

UWMPs are required to be prepared every five (5) years. The guidelines for the 2025 UWMP were made available in January 2026. They must be adopted and submitted to the Department of Water Resources by July 1, 2026, within 30 days of adoption.

The District is participating with all ten (10) regional retail agencies and the Mojave Water Agency to prepare its UWMP in coordination with MWA’s Regional UWMP. Good progress is being made on drafting the reseller chapters. MWA will schedule individual one-on-one meetings with each reseller in early March.

Draft subchapters currently under review include:

1. Introduction
2. Water Service and System Description
3. Population, Land Use, Economy, and Demographics
4. Water Supply and Infrastructure Characterization

Private Water Mainline Extension Projects

Nothing new to Report

-Pinon Road - to serve APN 3067-111-21

Proposed 353 Linear Feet of 8-inch PVC water pipeline, located on Pinon Road west from Ponderosa Road. Owner: **Joel Jacoby**. Engineer: **TRLS Engineering Inc.** Second plan check completed. Status: pre-construction meeting pending.

-Joshua Street - to serve APN 3038-131-08

Proposed 665 Linear Feet of 8-inch PVC water pipeline, located on Joshua Street east of Caughlin Road. Owner: **Donovan Homes**. Engineer: **TRLS Engineering Inc.** Second plan check completed on April 27, 2021. Status: County Fire Department approval.

-Schlitz Road - to serve APN 3101-571-02

Proposed 320 Linear Feet of 8-inch PVC water pipeline, located on Schlitz Road from Palmdale Road south 320 feet. Owner: **So. Cal Services**. Engineer: **TRLS Engineering Inc**. Second plan check complete. Status: County Fire Department approval.

-Salerno Road - to serve APN 3101-431-08

Proposed 950 Linear Feet of 8-inch PVC water pipeline, located on Salerno Road from Bambi Court west to 350 west of Johnson Road. Owner: **Bessie Perez / Yolanda Valdillez**. Engineer: **Merrell Johnson Companies**. Status: 1st plan check completed

-Sunset Road - to serve APN 3070-121-15

Proposed 386 Linear Feet of 8-inch PVC water pipeline, Sunset Road east of Tumbleweed Road. Owner: **Luis Zuniga**. Engineer: **J.E. Miller & Associates**. Status: Construction completed

-La Mirada Road - to serve APN 3098-471-12 & -18

Proposed 375 Linear Feet of 8-inch PVC water pipeline, located on LA Miranda Road beginning north from Cayucos Drive. Engineer: **ServiTop Engineering**. Pre-construction meeting held 10/24/2023. Installation completed by FMPipeline. Status: Pending final documents

-Acanthus Street – to serve APN 3098-471-12 (2nd meter)

Proposed 1,290 Linear Feet of 8-inch PVC water pipeline from Cayucos Drive north on Acanthus Street. Engineer: **ServiTop Engineering**. Status: 2nd plan check completed

-Bonanza Road - to serve APN 3065-371-24

Proposed 650 Linear Feet of 8-inch PVC water pipeline, Bonanza Road east of Trinidad Road. Owner: Able Robles. Engineer: **J.E. Miller & Associates**. Status: 2nd plan check completed

- Baldy Mesa Road - to serve APN 3065-481-11

Proposed 1167 Linear Feet of 8-inch PVC water pipeline, on Baldy Mesa Road north from Phelan Road. Owner: Mark and Cathy Kuir (Mini Storage) Engineer: **Bonadiman & Associates** Design plans were revised with a connection at Arrowhead Road and Lindero Road, east on Lindero Road then north on Baldy Mesa Road to avoid heavy traffic intersection of Phelan Road and Baldy Road. Status: 2nd plan check completed

- Sunset Road - to serve APN 3070-081-01

Proposed 353 Linear Feet of 8-inch PVC water pipeline, Nevada Road west. Owner: Maria Reyes. Engineer: **Land Creative Solutions**. Status: 1st plan check completed

- Manada Road - to serve APN 3038-031-29

Proposed 1,086 Linear Feet of 8-inch PVC water pipeline, Manada Road. Snowline Drive south to parcel. Owner: Miguel Rubalcava. Engineer: **TRLS Engineering, Inc.** Status: 1st plan check completed

San Bernardino County Public Works Department

Local Projects:

Phelan Road Bridge at Sheep Creek Wash

The Culvert/Bridge has been closed to all traffic since December 24th due to the damage sustained from the Christmas Eve storm. Circulated the design for review on February 9th. Advertising for bids on February 17th and awarding the contract on March 11. Repairs are scheduled to begin mid-March and completion by April 10th. Estimated project total cost: \$1,120,000 including 15% soft cost.

Scope of work: remove and replace damaged guardrails, shoulder repair, asphalt dike installation, excavation and replace rock rip-rap, and repair concrete cutoff walls.

Highway 18 (Palmdale Road) - County line to Highway 395

The district received a facilities request letter from the San Bernardino County Transportation Authority (SBCTA), in coordination with the California Department of Transportation (Caltrans), regarding the Median Widening Project between US-395 and the Los Angeles/San Bernardino County line. The proposed design includes two 12-foot travel lanes (one in each direction), a 16-foot-wide median, and an 8-foot-wide shoulder. Construction is tentatively scheduled to begin in Spring 2028.