



**BEAUMONT-CHERRY VALLEY WATER DISTRICT**  
560 Magnolia Avenue, Beaumont, CA 92223

**NOTICE AND AGENDA  
SPECIAL MEETING OF THE BOARD OF DIRECTORS  
ENGINEERING WORKSHOP**

*This meeting is hereby noticed pursuant to  
California Government Code Section 54950 et. seq.*

**Tuesday, March 24, 2026 - 6:00 p.m.**  
**560 Magnolia Avenue, Beaumont, CA 92223**

**TELECONFERENCE NOTICE**

*The BCVWD Board of Directors will attend in person at the BCVWD  
Administrative Office and/or via Zoom video teleconference pursuant to  
Government Code 54953 et. seq.*

*To access the Zoom conference, use the link below:*

<https://us02web.zoom.us/j/84318559070?pwd=SXlzMFMZCMGhOYTFIL2tnUGlpU3h0UT09>

*To telephone in, please dial: **(669) 900-9128***

*Enter Meeting ID: **843 1855 9070** / Enter Passcode: **113552***

*For Public Comment, use the “**Raise Hand**” feature on the video call  
when prompted. If dialing in, dial **\*9** to “**Raise Hand**” when prompted*

*BCVWD provides remote attendance options primarily as a matter of  
convenience to the public. Unless a Board member is attending remotely  
pursuant to provisions of GC 54953 et. seq., BCVWD will not stop or  
suspend its in-person public meeting should a technological interruption  
occur with respect to the Zoom teleconference or call-in line listed on the  
agenda. Members of the public are encouraged to attend BCVWD meetings  
in person at the above address, or remotely using the options listed.  
Members of the public are not required to provide identifying information in  
order to attend public meetings. Through the link above, the Zoom platform  
requests entry of a name and email address, and BCVWD is unable to  
modify this requirement.*

*Meeting materials are available on the BCVWD website:*

<https://bcvwd.gov/document-category/regular-board-agendas/>

# BCVWD ENGINEERING WORKSHOP – MARCH 24, 2026

**Call to Order: President Williams**

**Pledge of Allegiance: Director Covington**

**Invocation: Director Slawson**

**Request or Announcement, and Verification of Remote Meeting Participation Pursuant To GC 54953.8**

**Roll Call and Introduction of Staff Members Present**

**Public Comment**

Roll Call - Board of Directors

	President Lona Williams
	Vice President Andy Ramirez
	Secretary David Hoffman
	Treasurer John Covington
	Member Daniel Slawson

**PUBLIC COMMENT: RAISE HAND OR PRESS \*9 to request to speak when prompted. If you are present in the Board Room, please fill out a Request to Speak card and deliver it to the Recording Secretary.**

At this time, any person may address the Board of Directors on matters within its jurisdiction. However, state law prohibits the Board from discussing or taking action on any item not listed on the agenda. Any non-agenda matters that require action will be referred to Staff for a report and possible action at a subsequent meeting.

**Please limit your comments to three minutes.** Sharing or passing time to another speaker is not permitted.

## **ACTION ITEMS**

**Action may be taken on any item on the agenda.**

*Information on the following items is included in the full Agenda Packet.*

- 1. Adjustments to the Agenda:** In accordance with Government Code Section 54954.2, additions to the agenda require a 2/3 vote of the legislative body, or if less than 2/3 of the members are present, a unanimous vote of those members present, which makes the determination that there is a need to take action, and the need to take action arose after the posting of the agenda.
  - a. Item(s) to be removed or continued from the Agenda
  - b. Emergency Item(s) to be added to the Agenda
  - c. Changes to the order of the agenda
- 2. Consideration of Request from the City of Beaumont for Water Service at the 2026 Cherry Festival** (pages 5 - 17)
- 3. Resolution 2026-\_\_ Acceptance of an Easement from the San Gorgonio Pass Water Agency for future District Facilities on APN 404-010-016** (pages 18 - 32)
- 4. Request for Will-Serve Letter and Approval of Annexation for Proposed City of Beaumont Transit Yard on Riverside County Assessor's Parcel Number 417-110-018 at the southwest corner of W. 4th Street and Veile Avenue in the City of Beaumont** (pages 33 - 42)

**5. Requests for Extension of Previously Approved Will-Serve Letters for Tracts located within the Fairway Canyon Master Plan Development Phase 4C west of Sorenstam Drive and south of Brewer Drive in in the City of Beaumont (pages 43 - 72)**

- a) Request for Extension of Will-Serve Letter for Tract No. 31462-17
- b) Request for Extension of Will-Serve Letter for Tract No. 31462-19
- c) Request for Extension of Will-Serve Letter for Tract No. 31462-27
- d) Request for Extension of Will-Serve Letter for Tract No. 31462-28
- e) Request for Extension of Will-Serve Letter for Tract No. 31462-29

**6. Resolution 2026-\_\_:** Authorizing an Amendment to the 2026-2030 Capital Improvement Budget for the American Avenue (P-2750-0095) and 11th Street (P-2750-0056) Replacement Pipeline Projects; Authorize the General Manager to Execute a Contract with Borden Excavating, Inc.; and Authorize the Expenditure of Additional Funds for Current and Future Soft Costs (pages 73 - 116)

**7. Topic List for Future Meetings**

*A Board Member may request that a matter directly related to District business be placed on the agenda of a regularly scheduled meeting of the Board of Directors (Policy 4030.5)*

	Item requested	Date of request	Requester
1	Update on Grand Avenue pipeline project (April)	1/22/26	Covington
2	Legal Counsel update on SGMA activities	3/11/26	

**8. Announcements**

*Check the meeting agenda for location and potential teleconference information.*

- San Gorgonio Pass Regional Water Alliance: Wednesday, Mar. 25 at 5 p.m.
- Beaumont Basin Watermaster Committee: Wednesday, Apr. 1 at 11:00 a.m.
- Collaborative Agencies Committee: Wednesday, Apr. 1 at 5:00 p.m.
- Finance & Audit Committee meeting: Thursday, Apr. 2 at 3:00 p.m.
- Regular Board Meeting: Wednesday, Apr. 8 at 6:00 p.m.
- Personnel Committee: Tuesday, Apr. 21 at 5:30 p.m.
- Engineering Workshop: Thursday, Apr. 23 at 6:00 p.m.

**9. Closed Session**

- a) CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION  
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: One case
- b) CONFERENCE WITH LEGAL COUNSEL – INITIATION OF LITIGATION  
Pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9  
One case
- c) CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to California Government Code Section 54956.8  
Property: APN 407-170-008 and 407-170-029  
Agency Negotiator: Dan Jaggars, General Manager  
Under Negotiation: Price and terms of payment

- d) CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
Pursuant to California Government Code Section 54956.8  
Property: APN 407-150-016  
Agency Negotiator: Dan Jagers, General Manager  
Under Negotiation: Price and terms of payment

## 10. Report on Action Taken During Closed Session

## 11. Adjournment

### NOTICES

**AVAILABILITY OF AGENDA MATERIALS** - Agenda exhibits and other writings that are disclosable public records distributed to all or a majority of the members of the Beaumont-Cherry Valley Water District Board of Directors in connection with a matter subject to discussion or consideration at an open meeting of the Board of Directors are available for public inspection in the District's office, at 560 Magnolia Avenue, Beaumont, California ("District Office") during business hours, Monday through Thursday from 7:30 a.m. to 5 p.m. If such writings are distributed to members of the Board less than 72 hours prior to the meeting, they will be available from the District Office at the same time or within 24 hours' time as they are distributed to Board Members, except that if such writings are distributed one hour prior to, or during the meeting, they can be made available in the Board Room at the District Office. Materials may also be available on the District's website: <https://bcvwd.gov/>. (GC 54957.5)

**REVISIONS TO THE AGENDA** - In accordance with §54954.2(a) of the Government Code (Brown Act), revisions to this special meeting Agenda may be made up to 24 hours before the Board Meeting, if necessary, after mailings are completed. Interested persons wishing to receive a copy of the set Agenda may pick one up at the District's Main Office, located at 560 Magnolia Avenue, Beaumont, California, up to 24 hours prior to the Board Special Meeting.

**REQUIREMENTS RE: DISABLED ACCESS** - In accordance with Government Code §54954.2(a), and the Americans with Disabilities Act (ADA), requests for a disability related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting, should be made to the District Office. Notification of at least 48 hours in advance of the meeting will generally enable staff to make reasonable arrangements to ensure accessibility. The Office may be contacted by telephone at (951) 845-9581, email at [info@bcvwd.gov](mailto:info@bcvwd.gov) or in writing at the Beaumont-Cherry Valley Water District, 560 Magnolia Avenue, Beaumont, California 92223.

**CERTIFICATION OF POSTING:** A copy of the foregoing notice was posted near the regular meeting place of the Board of Directors of Beaumont-Cherry Valley Water District and to its website at least 24 hours in advance of the special meeting (Government Code §54954.2(a)).



**Beaumont-Cherry Valley Water District  
Special Board Meeting  
March 24, 2026**

**Item 2**

**STAFF REPORT**

**TO:** Board of Directors

**FROM:** Dan Jagers, General Manager

**SUBJECT:** Consideration of Request from the City of Beaumont for Water Service at the 2026 Beaumont Cherry Festival

**Staff Recommendation**

Provide direction to the General Manager regarding the City of Beaumont’s request for temporary water service for the 2026 Cherry Festival.

**Executive Summary**

The Beaumont-Cherry Valley Water District (District) received a formal request from the City of Beaumont (City), dated March 11, 2026, requesting temporary potable water service for the 2026 Cherry Festival. The event is scheduled to occur from May 28 through May 31, 2026, at the southwest corner of Beaumont Avenue and Cougar Way.

The Cherry Festival is a significant annual community event that supports local traditions, vendor activity, and community engagement. Due to the proposed relocation of the event to a City-owned site that is not currently served by water infrastructure, the City has requested the District’s assistance in providing temporary water service.

District staff has evaluated the request and determined that temporary service can be provided through the use of construction (fire hydrant) meters. Based on preliminary estimates provided by the City, the event is expected to require approximately 40 CCF (centum cubic feet) of water.

**Table 1 – Project Summary**

Applicant	City of Beaumont
Development Type	Temporary Potable Service
Development Name	2026 Beaumont Cherry Festival
Annexation Required (Yes/No)	No
Estimated Domestic Water Consumption	0.09 EDUs
Estimated Irrigation Water Consumption	0.00 EDUs
<b>Total Water Consumption</b>	<b>0.09 EDUs (40 ccf or +/-30,000 gallons)</b>

**Background**

On March 11, 2026, the City of Beaumont submitted a formal request to the District seeking temporary potable water service for the 2026 Beaumont Cherry Festival. The request identifies the event location, dates, and anticipated water demand, and emphasizes the importance of reliable water access to support vendors, sanitation, and public safety operations.

Separately, the City prepared a staff report dated February 17, 2026, evaluating the relocation of the Cherry Festival to a City-owned 30-acre parcel. This analysis identified temporary water service as a necessary component of event operations and included a planning-level estimate for water-related services.



The City has requested coordination with the District to provide a potable water source for the event.

### **Discussion**

The City of Beaumont is proposing to relocate the 2026 Beaumont Cherry Festival to a City-owned 30-acre parcel (APN 404-140-001) located in the vicinity of the southwest corner of Beaumont Avenue and Cougar Way. As identified in the City's staff report, the site is currently unimproved and does not have existing utility infrastructure, including potable water service.

Due to the absence of permanent water facilities, the City has requested that the District provide temporary potable water service to support event operations. Water service is necessary for vendor use, food preparation, sanitation, and public health and safety during the event.

District staff has evaluated the request and determined that the most feasible method to provide service is through the use of temporary construction (fire hydrant) meters connected to existing nearby distribution infrastructure. This approach allows for metered and controlled water delivery without requiring permanent infrastructure improvements at the site.

Based on the City's estimated demand of approximately 40 CCF, total water usage for the event is relatively minimal.

Attachment 3 identifies potential connection points in the vicinity of the project site where temporary service may be provided. The conditions of development shall be set based on direction provided to the General Manager.

### **Fiscal Impact**

District staff estimates that the cost for 40 CCF of water consumption (based on current construction water rates) is approximately \$441.20. The rental deposits for the temporary construction meter(s) is \$3,940.00 (without backflow prevention device) or \$4,180.00 (with backflow prevention device), which are refundable upon the return of the meter(s) in acceptable condition.

### **Attachments**

1. City of Beaumont Request Letter – Water Services for Cherry Festival (March 11, 2026)
2. City of Beaumont Staff Report – Cherry Festival 2026 Relocation Analysis
3. Cherry Festival Temporary Service Connection Exhibit

Staff Report prepared by Evan Ward, Associate Civil Engineer I



March 11, 2026

Beaumont Cherry Valley Water District  
560 Magnolia Avenue  
Beaumont, CA 92223

**RE: Water Services for Beaumont Cherry Festival**

Dear Beaumont Cherry Valley Water District Board Members,

On behalf of the City of Beaumont, I would like to request the support from the District to provide water service for the upcoming Beaumont Cherry Festival, which will be held from May 28-31, 2026, at the southwest corner of Beaumont Avenue and Cougar Way.

The Beaumont Cherry Festival is one of the community's most anticipated annual events, bringing together residents, families, and visitors to celebrate Beaumont's agricultural heritage and local traditions. As the event continues to grow, ensuring reliable water access is essential for vendor operations, food preparation, sanitation stations, and overall public safety.

We respectfully request the District's assistance in providing temporary water access for the event. City staff would be happy to coordinate directly with District staff regarding logistics, connection locations, timing, and any requirements necessary to facilitate service. The City anticipates using 40 CCF total for the event. This includes, site preparation, vendors, attractions, and sanitary stations.

The partnership between the City and the Beaumont-Cherry Valley Water District plays an important role in making community events like the Cherry Festival possible, and we greatly appreciate your consideration of this request.

Please feel free to contact me if you would like to discuss the request further or coordinate with City staff.

Thank you for your continued support.

Sincerely,

Gustavo J. Romo  
*Interim City Manager*  
Desk (951) 572-3212 x306 | Fax (951) 769-8526  
[gromo@beaumontca.gov](mailto:gromo@beaumontca.gov)



**Staff Report**

**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Gustavo J. Romo, Interim City Manager  
**BY:** Joseph Cale, Management Analyst  
**DATE:** February 17, 2026  
**SUBJECT:** Cherry Festival 2026 – Relocation Analysis

**Description:** Provide City Council with a cost breakdown analysis for the potential relocation of the Cherry Festival to a 30-acre City-owned property.

**Background and Analysis:**

At the February 3, 2026, City Council meeting, the City Council discussed the potential relocation of the Cherry Festival to a vacant 30-acre City-owned site and directed staff to return with a cost breakdown and feasibility analysis. The analysis below identifies anticipated cost categories associated with hosting the Cherry Festival at the proposed site and distinguishes between costs to the City and costs to the Cherries of the Pass Foundation. With the exception of Entertainment, Community Engagement, and Food/Beer categories—which are expected to change for 2026—estimates are primarily based on 2025 event costs. All cost estimates are planning-level only and subject to refinement.

**Estimated City Costs (Planning-Level)**

<i><b>Cost Category</b></i>	<i><b>Description</b></i>	<i><b>Estimated Cost</b></i>
Traffic Control	Full-service traffic control	<b>\$30,000</b>
Temporary Event Fencing	Perimeter and interior temporary event fencing	<b>\$78,000</b>
Lighting	Parking lot (20 units) and event (30 units) event temporary lighting	<b>\$8,750</b>
Water	Temporary water service	<b>\$7,000</b>
Restrooms & Sanitation	Portable restrooms and handwashing stations	<b>\$11,000</b>
Security	Event security	<b>\$3,500</b>
Weed Abatement	Contracted weed abatement	<b>\$42,000</b>

PD Services	Overtime for Police services	\$63,000
Fire Services	Supplemental Fire services	\$26,229
Transit Services	Shuttling to and from the event	\$6,172
PW Staff	Staff time for the event	\$30,000
Community Services Staff	Staff time for the event	\$30,000
Insurance*	Special event insurance, may not be needed with change in venue*	\$13,191
Shade Structures*	Temporary event shade structures, if directed	\$15,000
Parking Lot Fee System*	System for collecting parking fees, if directed	\$10,000
Contingency	Staff Requested 10% Contingency	\$37,524
	<b><u>Total</u></b>	<b><u>\$412,766</u></b>

In 2025, the City had a total event cost of **\$259,884**.

**Estimated Cherries of the Pass Foundation Costs (Planning-Level)**

<b><i>Cost Category</i></b>	<b><i>Description</i></b>	<b><i>Estimated Cost</i></b>
Facility	Rental of a facility for the event	\$50,000
Tents/Tables/Chairs	Tents, tables, and chairs for the food court and stage areas.	\$7,351
Security	Event security services	\$72,000
Lighting/Water Truck/Sanitation Services	Event lighting, water truck, and sanitation services for restrooms and trash	\$5,373
Temporary Event Fencing	Perimeter and interior temporary event fencing	\$14,967
Restrooms & Sanitation	Portable restrooms and handwashing stations	\$26,025
<b>Entertainment (2026)*</b>	<b>Entertainment has been fully sponsored, pending official statement*</b>	<b>\$0</b>
Staffing	Parks district and volunteers	\$1,500
Generators	Generator Power	\$5,755
Marketing	Marketing and advertising costs	\$16,440
Merchandise	Various merchandise for the event	\$3,568

Insurance	Special event, accidental, and directors	<b>\$39,840</b>
Food/Beer (2026)*	Food and beer to be sold at the event	<b>\$17,000</b>
Community Engagement (2026)*	Activities for community engagement	<b>\$5,000</b>
	<b><u>Total</u></b>	<b><u>\$264,819</u></b>

Currently the budget for Cherries of the Pass Foundation is \$142,500. The Foundation budgets for all expenses anticipated prior to the event. The funding gap of \$122,319 is anticipated to be covered through event-generated revenues.

**Additional Considerations:**

***Proximity to Nearby School Uses***

A middle school is located across from the proposed 30-acre site. To reduce potential conflicts with school operations, festival activities on Thursday and Friday are planned to begin at **5:00 p.m.**, after regular school hours. This scheduling approach is intended to minimize impacts related to traffic, noise, and pedestrian activity during school operations and may reduce the need for additional mitigation measures during daytime school hours.

***Preliminary Public Safety Review***

The City’s Police and Fire Departments have conducted a preliminary review of the proposed site plan for the 30-acre parcel. Based on this initial review, both departments have indicated that relocation of the Cherry Festival to the site is feasible from a public safety and emergency access standpoint. Additional review and coordination would continue as site plans are refined and event details are finalized.

***Weather and Site Conditions***

The proposed 30-acre parcel is currently an unimproved site, which introduces some risk related to weather conditions during the event, including potential impacts from rain or wind. Staff notes, however, that the Cherry Festival has historically operated as a **rain-or-shine event**, and event planning and operations have previously accounted for weather-related contingencies. Any weather-related mitigation measures would be evaluated as part of final site planning and event operations.

***Cost Efficiencies with Fourth of July Fireworks Preparation***

The City is already planning to utilize the same 30-acre City-owned parcel as the launch site for the City’s Fourth of July fireworks event. Preparation for the fireworks event requires weed abatement/discing maintenance and temporary fencing at the site.

Because the Cherry Festival would occur during the last weekend of May, weed abatement/discing maintenance and temporary event fencing completed in advance of the Cherry Festival could also satisfy maintenance requirements for the Fourth of July fireworks event. As a result, these costs may be leveraged across both events, reducing duplicative work and creating potential cost efficiencies for the City.

### ***Facility Rental Cost Avoidance***

Relocating the Cherry Festival to a City-owned parcel would eliminate the need for the Cherries of the Pass Foundation to secure a privately operated venue for the event. Based on prior festival operations, the Foundation would avoid an estimated **\$50,000 or more** in facility rental fees through use of the City-owned site. This cost avoidance represents a material financial benefit to the Foundation and may partially offset increased operational costs associated with hosting the event at the 30-acre parcel.

### ***City-Owned Equipment Availability***

The City owns a limited number of generators and light towers that may be available to supplement power and lighting needs at the 30-acre site. Utilization of City-owned equipment could reduce the need for third-party rentals and may help offset certain relocation-related costs. Availability and deployment of this equipment would be subject to operational needs, staffing capacity, and coordination with other City activities.

### ***Key Cost Considerations***

- All costs are preliminary and for planning purposes only.
- Optional City cost estimates are included for transparency and Council direction.
- Final cost allocation between the City and the Foundation would be subject to Council direction and any applicable agreements.

### **Fiscal Impact:**

The City has approximately **\$219,000** budgeted for costs associated with the Cherry Festival. **\$100,000** is budgeted for sponsorship, **\$59,000** is budgeted for Traffic Control, **\$14,000** is budgeted for the weed abatement for the parcel, **\$10,000** budgeted for fencing for the 4<sup>th</sup> of July. Within individual department overtime budgets, **\$6,000** was budgeted for Transit Services and **\$30,000** is budgeted for Community Services.

The Police Department budgeted **\$63,000** in overtime costs, however, it also shows this as revenue reimbursement.

The additional impact to the general fund would be \$193,766. This amount could be covered by **GL 100-1235-7096-0000 – Program Costs**. The **Program Costs GL** has **\$1,001,704**. **\$500,000** of the funds are specifically allocated for Business Incentive

Programs, while the remaining funds are intended to cover the other programs identified in the Economic Development Department Budget. One such program is **Community Engagement**, which special events would fall under.

The cost to prepare this staff report is estimated at **\$500**.

**Recommended Action:**

Receive and file the report and provide direction to staff.

**Attachments:**

- A. Cherry Fest Expense and Budget sheet
- B. Beaumont Cost Estimate

# Cherry Festival Expense & Budget Sheet

	2025 Expense	2026 Budget		2025 Expense	2026 Budget
<b>Facility Rent</b>					
<b>Fencing</b>					
	50000	25000	<b>Tents, Table, Chairs cont.</b>		
6ft Temp Panels	5425		8' rectangle tables	156	
Gates	825		folding chairs w zipties	1295	
Green Windscreen	5669		Delivery, Set up & Break Down	1695	
Sandbags	569		Engineered Docs.	500	
8ft fence w/ Blk Windscreen	1639		<b>Total T, I, C</b>	7351	4000
Barricades	840			1983	
<b>Total Fencing</b>	14,967	7000	<b>Generators</b>		
Regular Toilets	15896		Fuel	2150	
Handicap Toilets, Containment Trays,			delivery & pickup	1622	
Handwash Sinks, Hand Sanitizer Stands, AM			<b>Total Generators</b>	5755	1500
Envir. Waste Service, Hot Cold Sink / Holding				7200	40000
Tanks, Toilet Paper/ Paper Towels	included				
VIP Solar Trailer	6525				
AM Envir. Waste Service/ WKND	3604		<b>Light Towers &amp; Water Truck</b>	5373	3000
<b>Total Toilets</b>	26025	13000	<b>Maintenance (trash/bathrooms)</b>		
30' x 40'	1200		included in Parks		
30' x 50'	960		District MOU		
42' stakes, Fire Cert., Safe Package	Included				
Fire extinguisher	36		<b>Marketing</b>	1500	1500
no smoking/exit sign	30		CCC volunteers	16440	8000
lighted exit sign	94		<b>Community Engagement</b>	0	5000
exct. Cords and 3-way splitters	62		<b>Merchandise</b>	3568	2500
lighting	453		<b>Insurance (Special Event, Accidental, Directors)</b>	39,840	15000
60" round tables	310		<b>Food/Beer</b>	3955	17000
umbrellas	560		<b>Entertainment*</b>	151,500	0
			<b>Total Expense / Total Budget</b>	394,706	142,500

\* **Entertainment Budget** - Entertainment has been sponsored and fully funded, and is now pending an official statement from the Foundation.

This budget reflects a reduction from prior years due to decreased revenue.

This budget is projected to exceed the allocated amount. However, only a portion of the associated expenses are payable prior to the festival (ex. Insurance & entertainment to be paid in full and deposits made towards fencing, toilets, tents and security.) The remaining balances will be covered using revenue generated from this year's festival. This approach mirrors the payment strategy implemented from last year's festival.

This budget reflects expenses directly associated with the Cherry Festival only. It does not include broader Foundation operating costs, such as, but not limited to, office expenses, staff and contractor compensation, or annual liability insurance.



**CITY OF BEAUMONT**  
 Public Works Department  
 550 E. 6th Street  
 Beaumont, C A 92223  
 (951) 769-8522  
 BeaumontCa.gov

## Preliminary Cost Estimate

By:  
Robert

Date:  
1/28/2026

Project:  
Special Event at 30-Acre Site

Location:  
Cougar and Beaumont

Item No.	Item	Unit	Estimated Quantity	Unit Price	Item Price
1	Advertising	LS	1	\$ 1,400.00	\$ 1,400.00
2	Community Services	LS	1	\$ 30,000.00	\$ 30,000.00
3	Event Lights	EA	30	\$ 175.00	\$ 5,250.00
4	Event Restrooms	LS	1	\$ 11,000.00	\$ 11,000.00
5	Event Shade Structures	LS	1	\$ 15,000.00	\$ 15,000.00
6	Fire Services	LS	1	\$ 26,229.00	\$ 26,229.00
7	Insurance	LS	1	\$ 13,191.00	\$ 13,191.00
8	Parking Lot Fee system	LS	1	\$ 10,000.00	\$ 10,000.00
9	Parking Lot Lights	EA	20	\$ 175.00	\$ 3,500.00
10	PD Services	LS	1	\$ 63,000.00	\$ 63,000.00
11	PW Services	LS	1	\$ 30,000.00	\$ 30,000.00
12	Security Guard	Night	7	\$ 500.00	\$ 3,500.00
13	Site Fencing Perimeter and Interior	LS	1	\$ 78,000.00	\$ 78,000.00
14	Site tilling and disc	LS	3	\$ 14,000.00	\$ 42,000.00
15	Site Water	LS	1	\$ 7,000.00	\$ 7,000.00
16	Traffic Control	LS	1	\$ 30,000.00	\$ 30,000.00
17	Transit Services	LS	1	\$ 6,172.00	\$ 6,172.00
Subtotal					\$ 375,242.00
Contingency					10% \$ 37,524.20
<b>Total Expenses</b>					<b>\$ 412,766.20</b>

<b>FY 26</b>	<b>Budget</b>		<b>Budgeted Revenue</b>
	Sponsorship	\$ 100,000.00	
	Traffic Control	\$ 59,000.00	
	Weed Abatement	\$ 14,000.00	
	Fencing 4th of July	\$ 10,000.00	
	Transit Overtime	\$ 6,000.00	
	Community Services Overtime	\$ 30,000.00	
	Police Overtime	\$ 63,000.00	\$ 63,000.00

Subtotal	\$ 282,000.00	\$ 63,000.00
<b>Total Revenue</b>		<b>\$ 219,000.00</b>

<b>Funding Gap</b>		<b>\$ 193,766.20</b>
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Attachment 3 - Cherry Festival Temporary Service Connection Location(s)





**Beaumont-Cherry Valley Water District  
Special Board Meeting  
March 24, 2026**

**Item 3**

**STAFF REPORT**

**TO:** Board of Directors

**FROM:** Dan Jagers, General Manager

**SUBJECT:** **Resolution 2026-\_\_ : Acceptance of an Easement from the San Gorgonio Pass Water Agency for future District Facilities on APN 404-010-016**

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**Staff Recommendation**

Adopt Resolution 2026-\_\_ approving, authorizing, and directing the General Manager to accept an Easement for District-owned water facilities on Assessor's Parcel Number (APN) 404-010-016.

**Executive Summary**

The San Gorgonio Pass Water Agency (SGPWA) owns property identified as APN 404-010-016, located south of Brookside Avenue in the City of Beaumont. The Beaumont-Cherry Valley Water District (District) is currently coordinating with SGPWA regarding the installation of water system improvements necessary to serve a proposed heli-hydrant facility and to extend infrastructure toward a potential future District groundwater production well site.

As part of this coordination, the District requires a permanent easement across the SGPWA-owned parcel to install, operate, access and maintain District-owned water facilities associated with the proposed waterline connection and future infrastructure improvements.

District policy requires approval of the Board of Directors to authorize the General Manager to execute and accept easement documents once executed by the property owner. Acceptance of the proposed easement will provide the District with permanent access rights necessary to operate, maintain, repair, and replace District water facilities installed within the parcel.

**Background**

The San Gorgonio Pass Water Agency has proposed installation of a heli-hydrant facility on property located at APN 404-010-016 to support aerial wildfire suppression operations within the San Gorgonio Pass region. The District has been coordinating with SGPWA regarding the provision of water service to the proposed facility through connection to the District's existing water system along Brookside Avenue.

The District Potable Master Plan identifies a future well site in this area, and during the evaluation of the connection, District staff determined that the parcel may also be a suitable location for a future District groundwater production well. In order to support both the heli-hydrant project and potential future District infrastructure, the District proposed installing a waterline connection from the existing main in Brookside Avenue extending toward the parcel.

Because the proposed District waterline infrastructure will be located on property owned by SGPWA, a permanent easement is required to allow the District to construct, operate, and maintain its facilities.

SGPWA has agreed to grant the District a permanent easement for these purposes and the SGPWA Board of Directors approved the easement at their recent Board meeting on March 16, 2026. The easement will provide the District with the necessary rights for access, operation, maintenance, repair, and replacement of District water facilities located within the parcel.



Similar easement acceptance actions have previously been approved by the Board when District facilities are located outside of public right-of-way. As described in a prior staff report example, District policy requires Board authorization before the General Manager may accept and record such easements on behalf of the District.

### **Discussion**

District staff has coordinated with SGPWA Staff to establish an appropriate easement area on APN 404-010-016 that will accommodate the District's proposed waterline infrastructure and provide sufficient access for future operation and maintenance.

The proposed easement will grant the District the right to:

- Install potable water pipelines and associated appurtenances
- Operate and maintain District-owned water facilities
- Access the easement area for inspection, maintenance, repair, and replacement activities
- Provide ingress and egress to the easement area as necessary for District operations

Granting the easement ensures that the District maintains the legal authority to operate and maintain water system infrastructure located on the parcel.

Once executed and recorded, the Grant of Easement will run with the land and remain in effect for the benefit of the District and its successors. The easement will allow the District to access the property at reasonable times for purposes of constructing, inspecting, operating, maintaining, repairing, or replacing the installed facilities.

Acceptance of the easement will also support long-term infrastructure planning by preserving the District's ability to extend water facilities within the parcel should development of a future District well site occur.

Upon approval of the proposed resolution, the General Manager will be authorized to execute the Certificate of Acceptance and consent to recordation of the easement with the Riverside County Recorder's Office, consistent with California Government Code requirements governing the acceptance of real property interests by public agencies.

### **Fiscal Impact**

Acceptance of the easement will have no fiscal impact to the District. All costs associated with recordation, if any, will be paid for by BCVWD from the future well site budget (Capital Expansion – Restricted Funds).

### **Attachments**

1. Resolution 2026-\_\_: Accepting an Easement for Public Utility Purposes
2. Grant of Easement for APN 404-010-016
3. Certificate of Acceptance
4. Proposed Easement Location Map

Staff Report prepared by Evan Ward, Associate Civil Engineer I

# Attachment 1

## RESOLUTION 2026-\_\_

### A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEAUMONT-CHERRY VALLEY WATER DISTRICT ACCEPTING AN EASEMENT FOR PUBLIC UTILITY PURPOSES

**WHEREAS**, California Government Code (“Code”) Section 27281 provides that a deed or grant of any interest in or easement upon real property to a public agency such as Beaumont-Cherry Valley Water District (“District”) shall not be accepted for recordation without a consent of the District evidenced by a certificate or resolution of acceptance; and

**WHEREAS**, Code Section 27281 further provides that the District may authorize one or more officers and agents to accept and consent to such deeds or grants; and

**WHEREAS**, District Policies and Procedures, Part III, Section 15 requires approval of the Board of Directors for easement acceptance via a resolution; and

**WHEREAS**, a permanent easement is needed for the purpose of operating, servicing, maintaining or replacing domestic water facilities within a portion of the parcel listed below; and

**WHEREAS**, property owner, the San Geronio Pass Water Agency, proposes to execute a Grant of Easement (“Easement”) in favor of the District (a copy of which is attached hereto as Attachment “A”); and

**WHEREAS**, the Board of Directors (“Board”) of the District desires to authorize Daniel K. Jaggars, General Manager of the Beaumont-Cherry Valley Water District to accept and consent to the recordation of the Easement.

**NOW THEREFORE, BE IT RESOLVED** that the Board of Directors of the Beaumont-Cherry Valley Water District finds and determines as follows:

1. That the District accepts the easement offered to it by the owners of the parcel hereinafter listed:

Riverside County Assessor’s Parcel 404-010-016

**NOW THEREFORE, BE IT FURTHER RESOLVED** that:

2. The Secretary of the Board shall cause a copy of this Resolution certified by the Secretary of the Board of Directors to be filed for record in the office of the Recorder of the County of Riverside, State of California;
3. Daniel K. Jaggars, the District’s General Manager, is hereby authorized and directed to accept and consent to the recordation of the Easement on behalf of the District;
4. Daniel K. Jaggars is hereby authorized to execute the Certificate of Acceptance attached to the Easement and to perform such other acts and deeds as may be necessary or convenient to effect the purposes of this Resolution and the transactions herein authorized.
5. This Resolution shall take effect immediately upon its adoption.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

ATTEST:

---

Director Lona Williams, President of the Board of Directors of the Beaumont-Cherry Valley Water District

---

Director David Hoffman, Secretary to the Board of Directors of the Beaumont-Cherry Valley Water District

Attachment A: Grant of Easement Between Beaumont-Cherry Valley Water District and San Gorgonio Pass Water Agency

404010016

DRAFT

# Attachment 2

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

Beaumont-Cherry Valley Water District  
560 Magnolia Avenue  
Beaumont, California 92223  
Attention: Daniel K. Jaggers

---

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

This Agreement is recorded at the request and for the benefit of Beaumont-Cherry Valley Water District and is entitled to be recorded without fee or tax (Govt. Code, § 27383; Rev. & Tax Code, § 11922).

## GRANT OF EASEMENT (Permanent Easement to Beaumont-Cherry Valley Water District)

APN: 404-010-016

---

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, San Gorgonio Pass Water Agency ("**Grantor**") does hereby grant to Beaumont-Cherry Valley Water District ("**Grantee**") a permanent non-exclusive easement ("**Permanent Easement**") in, over, on, under, across, and along a portion of certain real property located in the City of Beaumont, County of Riverside, State of California, with Assessor's Parcel Number APN 404-010-016, legally described in Exhibit "C," attached hereto and by this reference made part hereof (the "**Property**"). The portion of the Property whereon Grantee's Permanent Easement is located is referred to herein as the "**Easement Area**" and is legally described and depicted in Exhibits "A" and "B," attached hereto and by this reference made a part hereof.

The Permanent Easement is for installation, access, operation, inspection, repair, replacement, maintenance, and related appurtenant activities at any time and from time to time, a water pipeline and related facilities (collectively the "**Grantee Facilities**") within the Easement Area. The Grantee Facilities authorized under this Permanent Easement are limited to those required for provision of water service and include, but are not limited to, pipelines, markers, air valves, manholes, valves, meters, surge control devices, test stations, buried communication devices, buried electrical conduits and devices, pull boxes, and all related incidents, fixtures, utility control equipment, and appurtenances.

The Permanent Easement is subject to the following terms and conditions:

1. Grantee, including its officers, employees, agents and contractors, shall have the non-exclusive right of ingress and egress to and from the Easement Area for all purposes associated with servicing, maintaining, or constructing Grantee's Facilities. Grantee's ingress and egress rights include the right for personnel, vehicles, and construction equipment to, at any time, traverse over and along the Easement Area as well as the right to use lanes, drives, rights-of-way, and roadways within the Property which now exist or which hereinafter may be constructed.

Grantee may use and temporarily place and operate tools, equipment, machinery, and materials on the Easement Area.

2. This Permanent Easement is subject to all existing fencing, canals, irrigation ditches, laterals, pipelines, roads, electrical transmission facilities, and communication lines existing on the date this easement is granted, and all future uses which do not directly or indirectly interfere with or endanger Grantee's exercise of the rights described herein. Grantee acknowledges that other utilities, including but not limited to electrical, communications and water, already exist within the Easement Area and Grantee shall ensure that its activities within the Easement Area do not disrupt or damage such other utilities.
3. Grantor reserves and retains the right to make any use of the Easement Area, including but not limited to surface and subsurface areas.
4. Grantor agrees that no buildings or similar structures shall be installed, constructed, erected, placed or maintained in any portion of the Easement Area. Grantor shall have the right to erect and maintain fences and gates on and around the Easement Area provided that Grantee is provided access to any such gates. Grantor shall not conduct, or permit others to conduct, activities within or proximate to the Easement Area that could result in damage to Grantee's Facilities. Such activities include, but are not limited to, grading operations, ripping, stockpiling, or the use of explosives.
5. Grantee shall have the right to clear and keep clear from the Easement Area any trees, brush, or other vegetation or flora, including the roots thereof, located within the Easement Area.
6. Grantee shall not install fences or gates in or around the Easement Area.
7. Grantee shall have the right of entry over the Easement Area for future construction, reconstruction, operation, repair or maintenance of Grantee's Facilities as set forth herein.
8. Except in emergencies, Grantee shall provide Grantor at least 24 hours written notice prior to engaging in any construction, maintenance, or other activities with the potential to interfere with Grantor's use of the Easement Area, and Grantee shall coordinate with Grantor to minimize any such interference.
9. Grantee shall promptly, and its sole cost and expense, repair, replace, and/or return to the same condition as existed prior to the disturbance any portion of the Easement Area that Grantee may disturb in connection with construction or maintenance of Grantee's Facilities.
10. The covenants and conditions of this Grant of Easement shall run with the land and shall be binding on the successors and assigns of Grantor and Grantee and shall inure to the benefit of Grantee and its successors and assigns.
11. Any notices relating to this Grant of Easement shall be given in writing and shall be deemed sufficiently given and served for all purposes when delivered personally, by generally recognized overnight courier service, by facsimile (provided that sender retains a printed confirmation of delivery to the facsimile number provided below), or three (3) days after deposit in the United States mail certified or registered, return receipt requested, with postage prepaid, addressed as set forth below:

**ADDRESS OF GRANTOR:**

San Geronio Pass Water Agency  
1210 Beaumont Ave  
Beaumont, CA 92223

**ADDRESS OF GRANTEE:**

Beaumont-Cherry Valley Water District  
560 Magnolia Ave  
Beaumont, CA 92223

Either party may change its address by written notice to the other given in the manner set forth above.

12. All Exhibits attached hereto are incorporated herein and made a part hereof as if fully set forth.

Executed this \_\_\_\_ day of \_\_\_\_\_, 2026.

GRANTOR:  
San Geronio Pass Water Agency

By: \_\_\_\_\_  
Lance Eckhart, General Manager

Approved as to Form:

By: \_\_\_\_\_  
Best Best & Krieger



GRANTEE:  
Beaumont-Cherry Valley Water District

The foregoing Grant of Easement from San Gorgonio Pass Water Agency, to Beaumont-Cherry Valley Water District is hereby:

APPROVED:

By: \_\_\_\_\_  
Daniel K. Jagers, General Manager

DRAFT

**EXHIBIT "A"**  
**WATERLINE EASEMENT**  
**LEGAL DESCRIPTION**

BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING WITHIN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER SAID SECTION 34, ALSO BEING ON THE CENTERLINE OF BROOKSIDE AVENUE;

**THENCE** NORTH 89°57'28" EAST, ALONG SAID CENTERLINE OF BROOKSIDE AVENUE, A DISTANCE OF 147.96 FEET;

**THENCE** LEAVING SAID CENTERLINE, SOUTH 0°02'32" EAST, A DISTANCE OF 44.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BROOKSIDE AVENUE, AS DESCRIBED BY THAT IRREVOCABLE RIGHT-OF-WAY OFFER OF DEDICATION, RECORDED FEBRUARY 7, 2013, AS DOCUMENT NO. 2013-006792, OFFICIAL RECORDS OF SAID COUNTY, FOR THE **TRUE POINT OF BEGINNING**;

**THENCE** NORTH 89°57'28" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 85.00 FEET;

**THENCE** LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 0°02'32" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 64.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID BROOKSIDE AVENUE;

**THENCE** ALONG SAID PARALLEL LINE, SOUTH 89°57'28" WEST, A DISTANCE OF 85.00 FEET;

**THENCE** NORTH 0°02'32" WEST, A DISTANCE OF 20.00 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 1700 SQUARE FEET, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" AND BY THIS REFERENCE MADE A PART THEREOF

PREPARED UNDER MY SUPERVISION

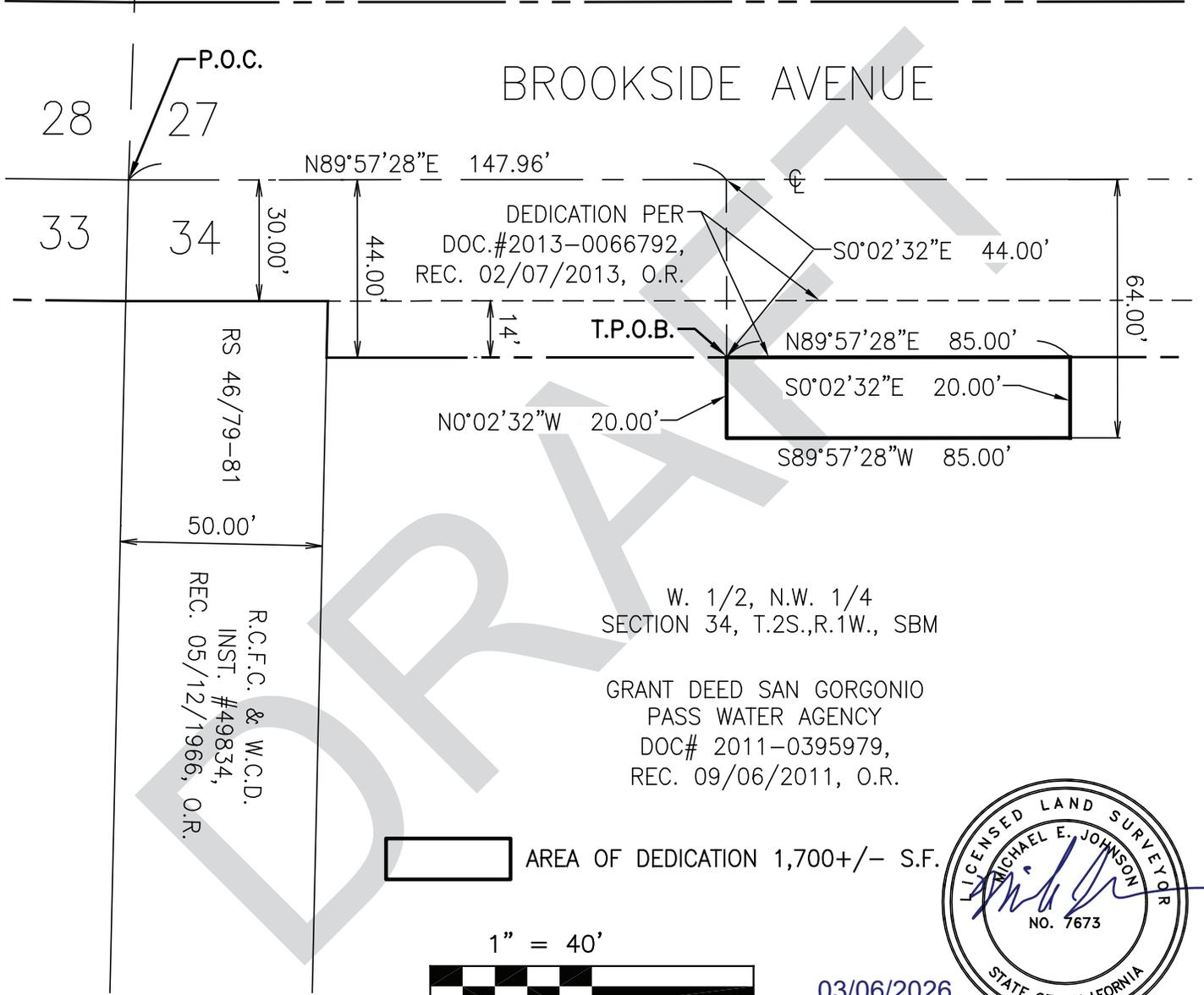
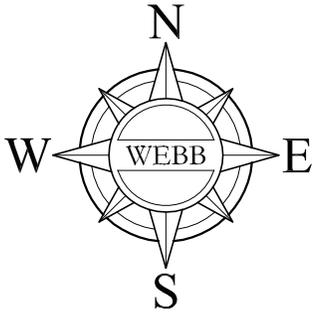
  
\_\_\_\_\_  
Michael E. Johnson, L.S. 7673

03/06/2026  
Date

Prepared By: MEJ  
Checked By: JKA



EXHIBIT "B"  
WATERLINE EASEMENT



03/06/2026

SEC. 34, T2S, R1W, SBM



BEAUMONT CHERRY VALLEY WATER DISTRICT

\\chqpan01.webb.lan\W04\2023\23-3063\510 Task Order 10 - Brookside East Heli Hydrant & Heli Pad\Drawings CAD\Mapping\Legals and Plats\20250422 BCVWD Essement.dwg 3/6/2026 2:04 PM MikeJ

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

SHEET 1 OF 1

W.O.  
25-0422

SCALE: 1"=40'

DRWN BY MEJ  
CHKD BY JKA

DATE 3/05/2026  
DATE 3/06/2026

SUBJECT: BCVWD EASEMENT

**EXHIBIT “C”**  
LEGAL DESCRIPTION OF THE OVERALL PARCEL

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;

**EXCEPTING** THAT PORTION WITHIN THE 100-FOOT STRIP OF LAND FOR BEAUMONT AVENUE, AS DESCRIBED IN DECREE OF CONDEMNATION DATED APRIL 22, 1935, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 24, 1935 IN BOOK 230, PAGE 175 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

**ALSO EXCEPTING** THAT PORTION SHOWN AS PARCELS 5140-3 AND 5140-4A AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 46, PAGE 79 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED MAY 12, 1966 AS INSTRUMENT NO. 49834 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

**ALSO EXCEPTING** THAT PORTION SHOWN AS PARCEL 5020-5 AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 51, PAGES 88 THROUGH 98 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY CORPORATION GRANT DEED RECORDED NOVEMBER 15, 1977 AS INSTRUMENT NO. 227541 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

**ALSO EXCEPTING** THEREFROM THAT PORTION AS CONVEYED TO THE BEAUMONT UNIFIED SCHOOL DISTRICT BY DEED RECORDED MAY 12, 1994 AS INSTRUMENT NO. 197011 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**ALSO EXCEPTING** THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF BEAUMONT, A MUNICIPAL CORPORATION AND PUBLIC AGENCY BY DEED RECORDED APRIL 24, 2009 AS INSTRUMENT NO. 0202955 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APNs: 404-010-016 & 404-010-017

**Attachment 3**

**CERTIFICATE OF ACCEPTANCE  
GOVERNMENT CODE SECTION 27281**

This is to certify that the interest in real property conveyed by the grant dated \_\_\_\_\_ from San Geronio Pass Water Agency to Beaumont-Cherry Valley Water District, is hereby accepted by order of the Board on \_\_\_\_\_ and grantee consents to the recordation thereof by its duly authorized officer.

In Witness Whereof, I have hereunto set my hand this \_\_\_ day of \_\_\_\_\_, 2026.

Beaumont-Cherry Valley Water District

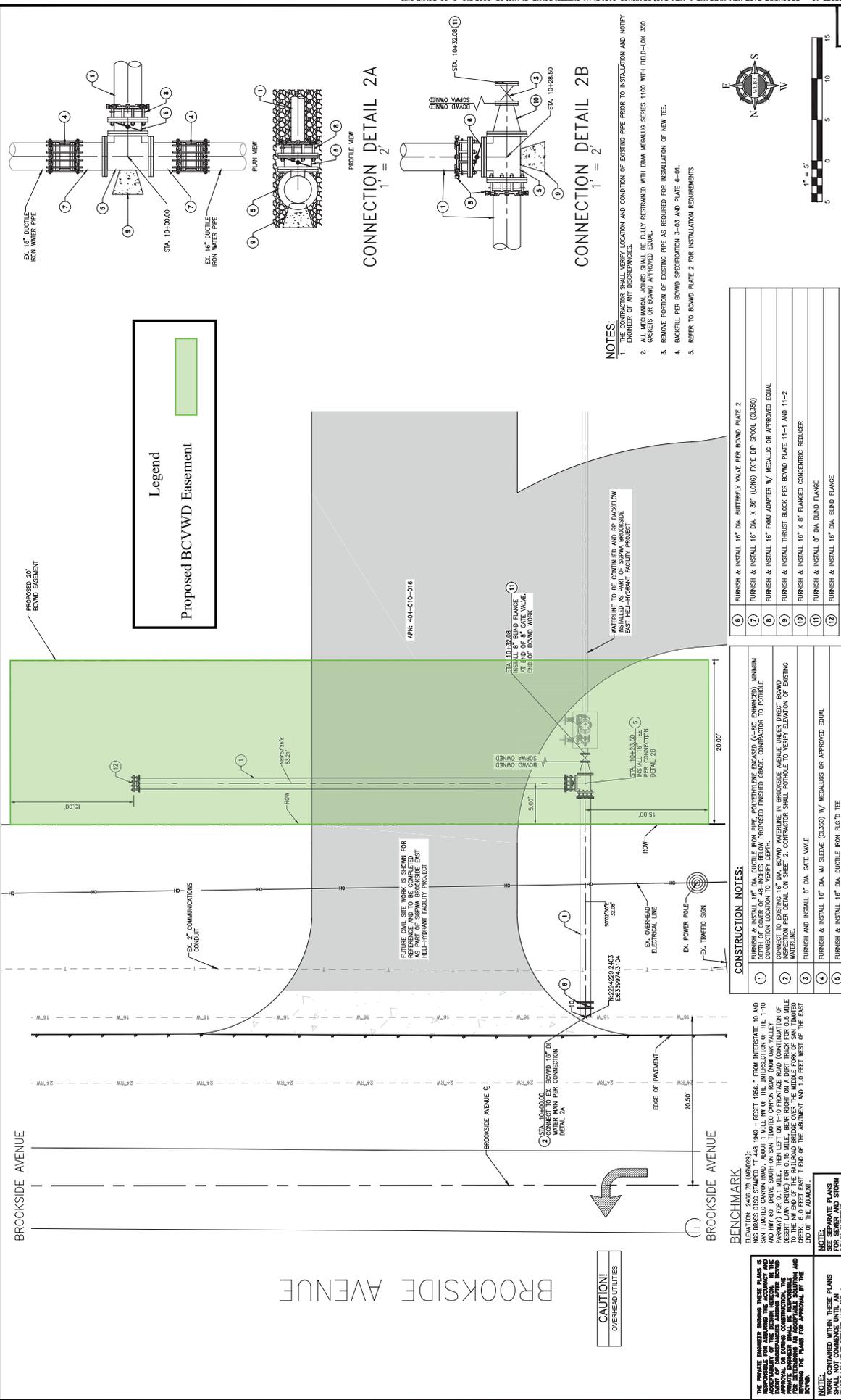
By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

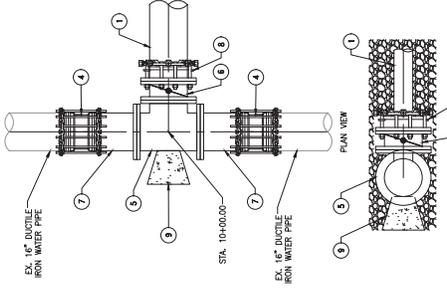
DRAFT



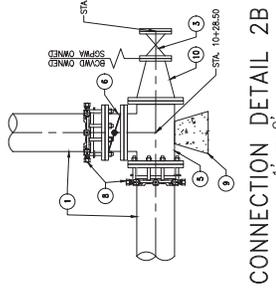


**Legend**

Proposed BCVWD Easement



**CONNECTION DETAIL 2A**



**CONNECTION DETAIL 2B**

- NOTES:**
1. CONTRACTOR SHALL VERIFY LOCATION AND CONDITION OF EXISTING PIPE PRIOR TO INSTALLATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
  2. ALL MECHANICAL JOINTS SHALL BE FULLY RESTRAINED WITH EBM METALUGS SERIES 1100 WITH FELD-LOK 300 GASKETS OR BCVWD APPROVED EQUAL.
  3. REMOVE PORTION OF EXISTING PIPE AS REQUIRED FOR INSTALLATION OF NEW TEE.
  4. BACKFILL PER BCVWD SPECIFICATION 3-03 AND PLATE 6-01.
  5. REFER TO BCVWD PLATE 2 FOR INSTALLATION REQUIREMENTS.

6	FURNISH & INSTALL 16" DIA. BUTTERFLY VALVE PER BCVWD PLATE 2
7	FURNISH & INSTALL 16" DIA. X 36" (LONG) PIPE DIP SPOOL (C1350)
8	FURNISH & INSTALL 16" COUL ADAPTER W/ METALUGS OR APPROVED EQUAL
9	FURNISH & INSTALL THROST BLOCK PER BCVWD PLATE 11-1 AND 11-2
10	FURNISH & INSTALL 16" X 8" FLANGED CONCENTRIC REDUCER
11	FURNISH & INSTALL 8" DIA. GATE VALVE
12	FURNISH & INSTALL 16" DIA. BLIND FLANGE

**CONSTRUCTION NOTES:**

1. FURNISH & INSTALL 16" DIA. DUCTILE IRON PIPE, POLYETHYLENE ENCASED (V-BG ENHANCED), MINIMUM 3788 MCCRAY STREET RIVERSIDE CA. 92506 PH: (951) 588-1970 FAX: (951) 788-1256
2. CONNECT TO EXISTING 16" DIA. BCVWD WATERLINE IN BROOKSIDE AVENUE UNDER DIRECT BCVWD INSPECTION PER DETAIL ON SHEET 2. CONTRACTOR SHALL POITHOLE TO VERIFY ELEVATION OF EXISTING WATERLINE.
3. FURNISH & INSTALL 8" DIA. GATE VALVE
4. FURNISH & INSTALL 16" DIA. M1 SLEEVE (C1350) W/ METALUGS OR APPROVED EQUAL
5. FURNISH & INSTALL 16" DIA. DUCTILE IRON FLD.2 TEE

**CONSTRUCTION NOTES:**

1. FURNISH & INSTALL 16" DIA. BUTTERFLY VALVE PER BCVWD PLATE 2
2. FURNISH & INSTALL 16" DIA. X 36" (LONG) PIPE DIP SPOOL (C1350)
3. FURNISH & INSTALL 16" COUL ADAPTER W/ METALUGS OR APPROVED EQUAL
4. FURNISH & INSTALL THROST BLOCK PER BCVWD PLATE 11-1 AND 11-2
5. FURNISH & INSTALL 16" X 8" FLANGED CONCENTRIC REDUCER
6. FURNISH & INSTALL 8" DIA. GATE VALVE
7. FURNISH & INSTALL 16" DIA. BLIND FLANGE

**NOTE:**

THE THESE DRAWINGS SHOW THE PLANS AND ELEVATIONS FOR THE PROPOSED PROJECT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.

**CAUTION!**  
OVERHEAD UTILITIES

**REVISIONS**

NO.	DESCRIPTION	DATE	CITY

**ENGINEERING CONSULTANTS**  
 3788 MCCRAY STREET  
 RIVERSIDE CA. 92506  
 PH: (951) 588-1970  
 FAX: (951) 788-1256

Approved By: **MARK B. SWANSON**  
 District Engineer  
 P.C.E. No. 72532

**ALBERT A. WEBB ASSOCIATES**

OWNER: TV  
 DESIGN BY: MT  
 DRAWN BY: MT  
 CHECKED BY: MD  
 SCALE: PER PLAN  
 DATE: 3/9/2023  
 JOB NO.: 23-0663-010

**PROJECT INFORMATION**

CITY OF BEAUMONT, CALIFORNIA  
 BROOKSIDE EAST HELI-HYDRANT WATER LINE  
 APN 404-010-010  
 BROOKSIDE AVENUE  
 = STA. 10+00.00 TO STA. 10+32.00

**REVISIONS**

NO.	DESCRIPTION	DATE	CITY

**NOTE:**

THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.

**CAUTION!**  
OVERHEAD UTILITIES

**CAUTION!**  
OVERHEAD UTILITIES

BROOKSIDE AVENUE



**Beaumont-Cherry Valley Water District  
Special Board Meeting  
March 24, 2026**

**Item 4**

**STAFF REPORT**

**TO:** Board of Directors

**FROM:** Dan Jagers, General Manager

**SUBJECT:** Request for Will-Serve Letter and Approval of Annexation for Proposed City of Beaumont Transit Yard on Riverside County Assessor’s Parcel Number 417-110-018 at the southwest corner of W. 4th Street and Veile Avenue in the City of Beaumont

**Staff Recommendation**

Consider the request for a Will-Serve Letter and Annexation Approval for the City of Beaumont Transit Yard development (located on Riverside County Assessor’s Parcel No. 417-110-018), within the City of Beaumont located at the southwest corner of W. 4th Street and Veile Avenue and:

1. Consider the Will-Serve Letter for the Project
  - a. Approve the Application for Water Service and furnish a Will-Serve Letter with conditions as enumerated, or
  - b. Deny the Application for Water Service
2. Consider Project Annexation into the District Service Boundary
  - a. Approve the Request for Annexation of APN 417-110-018 to the District, or
  - b. Deny the Request for Annexation of APN 417-110-018 to the District

**Executive Summary**

The Applicant (Kent Klueter with Gillis + Panichapan Architects, Inc., on behalf of the Owner, City of Beaumont) proposes to construct a transit yard facility consisting of equipment storage, fleet operations, and an administration building. The project will be developed in two phases and is located outside the District’s current service boundary; therefore, annexation into the District is required. Table 1, below, provides a brief summary of the proposed project.

**Table 1 – Project Summary**

Applicant	Kent Klueter (Gillis + Panichapan Architects, Inc.)
Owner / Developer	City of Beaumont
Development Type	Commercial / Industrial
Development Name	City of Beaumont Transit Yard
Annexation Required (Yes/No)	Yes
Estimated Domestic Water Consumption	2.0 EDUs
Estimated Irrigation Water Consumption	2.3 EDUs
<b>Total Estimated Water Consumption</b>	<b>4.3 EDUs</b>



## **Background**

The District received a Will-Serve Letter application for a proposed transit yard development located on Assessor's Parcel Number (APN) 417-110-018. The project site is located at the southwest corner of W. 4th Street and Veile Avenue.

The proposed project will be constructed in two phases. Phase 1 includes equipment storage areas for Compressed Natural Gas (CNG), electrical equipment, and hydrogen equipment, as well as bus parking and a fleet maintenance garage. Phase 2 includes construction of a 9,982 square-foot administration building and additional parking improvements.

The project site is currently outside of the District's service boundary; therefore, annexation into the District will be required prior to providing water service.

There is an existing 24-inch potable ductile iron pipe (DIP) water main located within the frontage of the project parcel within W. 4th Street that is served from the District's 2750 Pressure Zone that may serve the Project's domestic water demands. There is also an existing 24-inch non-potable ductile iron pipe (DIP) water main located within the frontage of the project parcel within W. 4th Street that is served from the District's 2800 Pressure Zone that may serve the Project's irrigation demands.

## **Discussion**

The Applicant has provided estimates to determine the potable and non-potable water demands for the Project (Phase 1 and Phase 2). Based on the information provided, the estimated potable water demand for the Project is approximately 875 gallons per day (GPD) or 2.0 EDUs, and the estimated non-potable water demand is approximately 1,017 GPD or 2.3 EDUs.

**Table 2 – Estimated Project Water Consumption**

<b>Description</b>	<b>Est. Water Consumption (GPD)</b>	<b>Est. Water Consumption (EDUs)<sup>1</sup></b>
Domestic Water Demand	875	2.0
Irrigation Water Demand	1,017	2.3
<b>Total Water Demand</b>	<b>1,892</b>	<b>4.3</b>

1. Based on 1 EDU = 440 GPD per the updated Capacity Charges.

Final domestic and irrigation meter sizes will be determined by the Applicant. Fire flow requirements will be determined by the City of Beaumont Fire Department. Should the Project's fire flow requirements exceed the capacity of the existing facilities fronting the Project, the Applicant shall be responsible for upgrading said facilities to adequately serve the Project.

## **Conditions of Service**

The Applicant shall conform to all District requirements for water service and all City of Beaumont requirements.

1. The Applicant will be required to annex into the District's service boundary prior to receiving water service. Deposits and fees associated with annexation shall be the responsibility of the City of Beaumont.
2. The Applicant shall prepare a Plan of Service as part of the LAFCO annexation requirements. This document shall be received and approved by the District prior to annexation.



3. The Applicant will be required to pay commercial front-footage fees along all property frontages where facilities (potable and non-potable) are currently installed. The Project parcel is considered a commercial corner lot.
4. The Applicant may be required to install fire service connection(s) to support the City of Beaumont Fire Department's requirements for off-site and/or on-site fire hydrants.
5. The Applicant shall prepare and submit water improvement plans for review and approval by the District prior to construction.
6. The Applicant shall enter into a water facilities extension agreement and pay all applicable fees and deposits associated with potable and non-potable water service.
7. The Applicant will be required to pay for additional storage relating to the Project's volumetric quantity of water greater than baseline fire flow demands (1,000 GPM for 2 hours) per District policy.
8. The District reserves the right to review annual consumption data (water consumption audit) for potable and non-potable usage and adjust applicable Capacity Charges if usage exceeds 875 GPD (2.0 EDUs) for domestic demand or 1,017 GPD (2.3 EDUs) for irrigation demand.
9. In the event the Applicant redevelops the Project site, the Applicant may be required to request additional water service, upgrade facilities, and pay additional Capacity Charges.
10. To minimize the use of potable water, the District requires the Applicant to conform to the City of Beaumont Landscaping Ordinances which pertain to water efficient landscape requirements and the following:
  - a. Landscaped areas which have turf, shall have smart irrigation controllers which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall. Automatically determine watering schedule based on weather conditions and not require seasonal monitoring changes. Orchard areas, if any, shall have drip irrigation.
  - b. Landscaping in non-turf areas should be drought tolerant, consisting of planting materials which are native to the region. Irrigation systems for these areas should be drip or bubbler type.
  - c. Conversion of drought-tolerant landscaping to turf is prohibited.

### **Fiscal Impact**

None. All fees and deposits will be paid by the Applicant prior to providing service.

### **Attachments**

1. Resolution 2026-\_\_: Requesting LAFCO to Take Proceedings for Annexation of a Portion of the District's Service Boundary, with Exhibit A
2. City of Beaumont Transit Yard Location Map
3. Phase 1 City of Beaumont Transit Yard
4. Phase 2 City of Beaumont Transit Yard
5. City of Beaumont Transit Yard Will-Serve Letter Application

Staff Report prepared by Evan Ward, Associate Civil Engineer I

**RESOLUTION 2026-\_\_**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
BEAUMONT-CHERRY VALLEY WATER DISTRICT  
REQUESTING THE RIVERSIDE LOCAL AGENCY  
FORMATION COMMISSION TO TAKE PROCEEDINGS FOR  
ANNEXATION OF A PORTION OF THE DISTRICT'S  
SERVICE BOUNDARY: RIVERSIDE COUNTY ASSESSOR'S  
PARCEL NUMBER 417-110-018**

**WHEREAS**, the Beaumont-Cherry Valley Water District (BCVWD) desires to initiate proceedings pursuant to Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for the annexation of approximately 6.15 acres of property ("annexation property") to the BCVWD's service area; and

**WHEREAS**, Riverside County Local Agency Formation Commission (LAFCO) is the responsible agency that oversees the establishment, expansion, governance, and dissolution of local government agencies and their service areas to meet current and future community needs; and

**WHEREAS**, notice of intent to adopt this resolution of application has not been given to the Commission, each interested agency and each subject agency at least 21 days prior to the adoption of this Resolution; and

**WHEREAS**, a description of Assessor's Parcel No. 417-110-018, the uninhabited area within the City of Beaumont proposed to be annexed to BCVWD, is attached hereto as Exhibit "A", and by this reference incorporated herein; and

**WHEREAS**, BCVWD has received a will-serve letter application from a consultant on behalf of the property owner, the City of Beaumont, which is interested in developing within the annexation area, which will need water service from BCVWD, and this proposal is consistent with the sphere of influence of BCVWD; and

**WHEREAS**, it is desired to provide that the proposed annexation be subject to the following terms and conditions:

1. The Applicant will submit the annexation application, along with this Board approved Resolution, to LAFCO which has the jurisdiction of approving or disapproving of the annexation proposal with or without conditions
2. A Plan of Service study will be required to be submitted with the annexation application to LAFCO and will need to demonstrate BCVWD's capability of providing water service to the annexation area
3. Costs associated with the annexation into BCVWD through LAFCO shall be the responsibility of the applicant

**NOW THEREFORE BE IT RESOLVED** by the BCVWD Board of Directors as follows:

1. This Resolution of Application to LAFCO is hereby approved and adopted by the Board of Directors of the Beaumont-Cherry Valley Water District

2. The Riverside Local Agency Formation Commission is hereby requested to take proceedings for the annexation of property as described in Exhibit "A", according to the terms and conditions stated above and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
3. The General Manager of the Beaumont-Cherry Valley Water District is hereby directed and authorized to execute, on behalf of the District, such documents as necessary for completing this proposed annexation
4. That the Secretary to the Board of Directors shall certify to the passage and adoption of this Resolution and is hereby authorized and directed to file, or cause to be filed, a certified copy of this Resolution with the Riverside Local Agency Formation Commission
5. This Resolution shall be effective as of the date of adoption.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

ATTEST:

\_\_\_\_\_  
Director Lona Williams, President of the  
Board of Directors of the  
Beaumont-Cherry Valley Water District

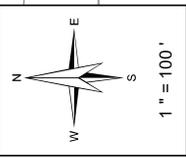
\_\_\_\_\_  
Director David Hoffman, Secretary to the  
Board of Directors of the  
Beaumont-Cherry Valley Water District

Attachment: Exhibit A – Map Book 417, Page 11

Exhibit A - Map Book 417, Page 11

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

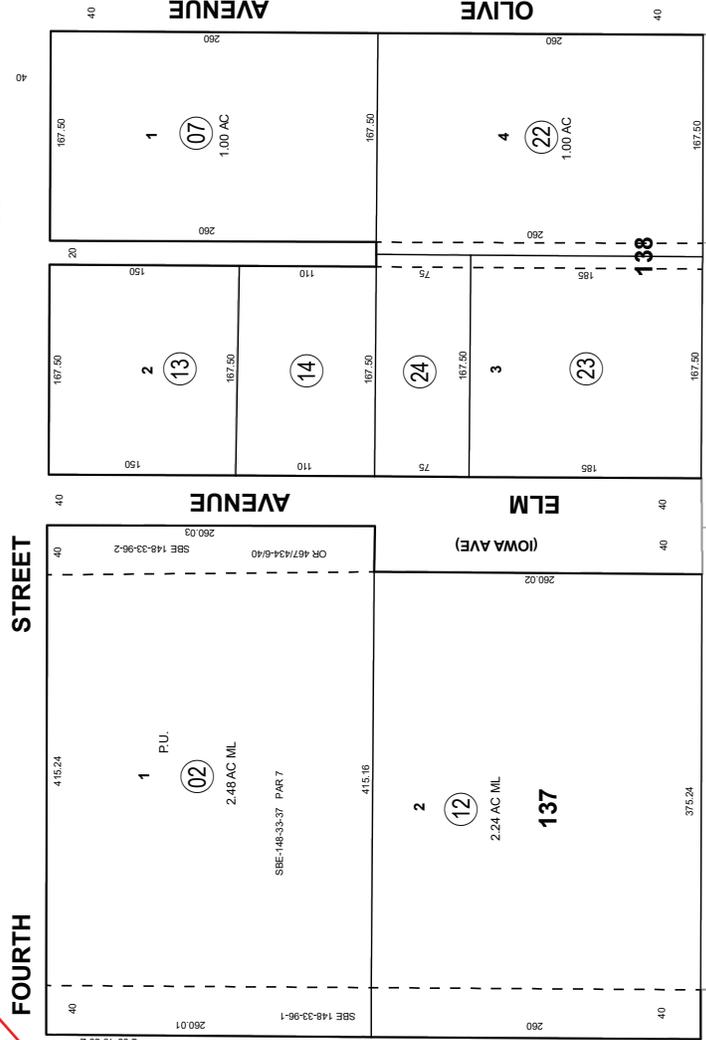
417-11  
15-17



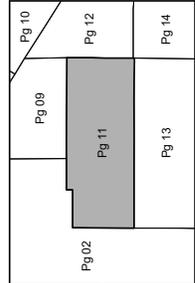
- Legend**
- Lot Lines
  - - - Right-Of-Way
  - - - Old Lot Lines
  - - - Reference R.O.W
  - - - Other Easements
  - • • • • Lease Area
  - Subdivision Tric Mark

TRA 002-027  
S 88-42-00 W

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Date	Old Number	New Number
6/11/1971	006	005,010
5/22/1974	502	002
4/11/1976	3-5	12-14
4/11/1976	9-10	15-16
3/11/1981	1	17,ST
2/12/2005	17	18,ST
7/5/2018	ADD ASMT	19,21
7/5/2018	8,19	22
7/5/2018	15,20	23
7/5/2018	16,21	24



Map Reference  
MB 6/16 - 17 S.B. AMENDED MAP OF TOWN OF BEAUMONT  
Aug 2018

**Data**  
RS 13/49  
RS 55/47  
ASSESSOR'S MAP 2-C-20



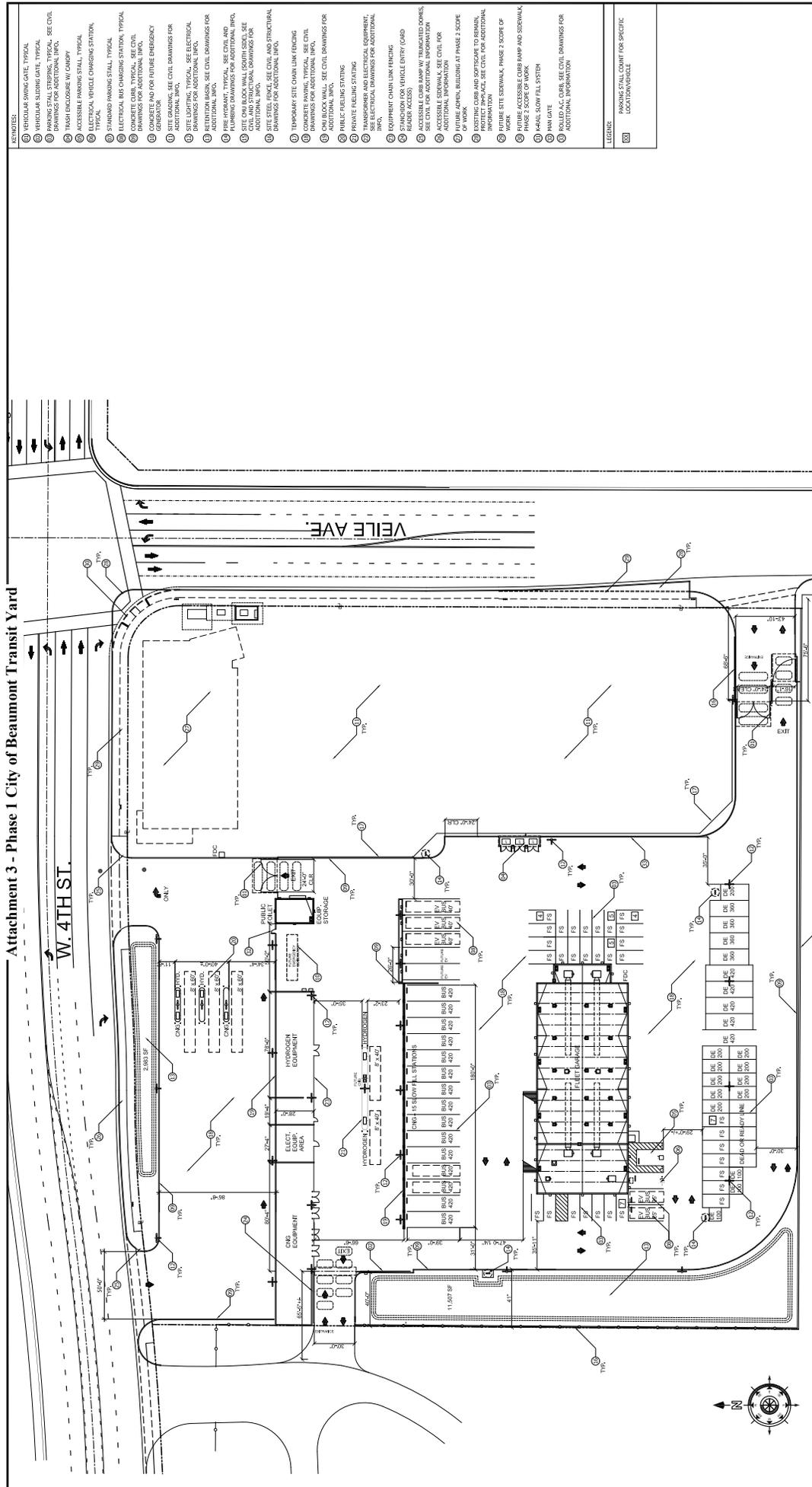
ASSESSOR'S MAP BK417 PG.11  
Riverside County, Calif.

jasantos

Attachment 2 - City of Beaumont Transit Yard Location Map



Attachment 3 - Phase 1 City of Beaumont Transit Yard



**PROPOSED SITE PLAN - PHASE I**  
 CITY OF BEAUMONT, CALIFORNIA  
 IMPROVEMENT PLANS FOR:  
 T-25-01 BEAUMONT CITY & TRANSIT YARD  
 721 W. 4TH STREET, BEAUMONT, CA 92223

FILE NO: T-25-01  
 SHEET 12 OF SHEETS  
 DRAWING NO: A-1.1

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 STAFF ENGINEER  
 RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PRINCIPAL ENGINEER  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CITY ENGINEER

ISSUED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 L.P. \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 L.P. \_\_\_\_\_  
 AS NOTED: \_\_\_\_\_  
 DATE: 07/22/08  
 PROJECT NUMBER: 0507

**GP**  
 Gilis & Panichagan Architects, Inc.  
 1101 OUAL STREET  
 CALIFORNIA 92660  
 TEL 714 968-4260

PROFESSIONAL SEAL: GILIS & PANICHAGAN ARCHITECTS, INC. No. C-2334, Exp. 12/31/08

REVISIONS:

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REVISIONS: BY: \_\_\_\_\_ ENGINEER  
 DESCRIPTION: \_\_\_\_\_  
 APPR. DATE: \_\_\_\_\_  
 L.P. \_\_\_\_\_  
 CITY

LEGEND:  
 1. PARKING STALL COUNTY FOOT SPECIFIC  
 2. LOCATION/VEHICLE

KEYNOTES:  
 1. VEHICULAR SWING GATE, TYPICAL  
 2. VEHICULAR SLIDING GATE, TYPICAL  
 3. PARKING STALL STRIPING, TYPICAL. SEE CIVIL DRAWINGS FOR ADDITIONAL INFO.  
 4. PAVEMENT EXPOSED BY CURB  
 5. PAVEMENT FINISH SHALL BE TYPICAL  
 6. ELECTRICAL VEHICLE CHARGING STATION, TYPICAL  
 7. STANDARD PARKING STALL, TYPICAL  
 8. ELECTRICAL BATTERY CHARGING STATION, TYPICAL  
 9. CONCRETE CURB, TYPICAL. SEE CIVIL DRAWINGS FOR ADDITIONAL INFO.  
 10. CONCRETE CURB FOR FUTURE EMERGENCY GENERATOR  
 11. SITE GRADING. SEE CIVIL DRAWINGS FOR ADDITIONAL INFO.  
 12. RETENTION BASIN. SEE CIVIL DRAWINGS FOR ADDITIONAL INFO.  
 13. ADDITIONAL INFO. SEE CIVIL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.  
 14. SITE ON BLOCK WALL (SOUTH SIDE). SEE CIVIL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.  
 15. SITE STEEL FENCE. SEE CIVIL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.  
 16. TEMPORARY SITE CHAIN LINK FENCING  
 17. CONCRETE PAVING, TYPICAL. SEE CIVIL DRAWINGS FOR ADDITIONAL INFO.  
 18. ELECTRICAL INFO. SEE CIVIL DRAWINGS FOR ADDITIONAL INFO.  
 19. PUBLIC FUELING STATION  
 20. PRIVATE FUELING STATION  
 21. TRANSFORMERS AND ELECTRICAL EQUIPMENT. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFO.  
 22. EQUIPMENT CHAIN LINK FENCING  
 23. STATION FOR VEHICLE ENTRY CARD (HARDY ACCESS)  
 24. STATION FOR VEHICLE ENTRY CARD (HARDY ACCESS)  
 25. ACCESSIBLE SIDEWALK. SEE CIVIL FOR ADDITIONAL INFORMATION  
 26. UTILITY ROOM. BUILDING AT PHASE 2. SCOPE OF WORK  
 27. EXISTING CURB AND SLOPES TO REMAIN. PROTECT IN PLACE. SEE CIVIL FOR ADDITIONAL INFORMATION  
 28. STAIRS. SEE CIVIL FOR ADDITIONAL INFORMATION  
 29. SITE SIDEWALK. PHASE 2. SCOPE OF WORK  
 30. RAMP ACCESSIBLE CURB RAMP AND SIDEWALK  
 31. 4-INCH SLOPE FALL SYSTEM  
 32. IMA DATE  
 33. POLLED A.C. CURB. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION



**Attachment 5 - City of Beaumont Transit Yard Will-Serve Letter Application**



**BEAUMONT CHERRY VALLEY WATER DISTRICT**

560 Magnolia Avenue • PO Box 2037  
 Beaumont, CA 92223-2258  
 Phone (951) 845-9581  
 www.bcvwd.org

**Will Serve Request**       **Water Supply Assessment (SB210)**

Applicant Name: Kent Klueter	Contact Phone # 714 668 4262
Mailing Address: 1101 Quail Street	Fax #:
City: Newport Beach	E-mail: kklueter@gparchitects.org
State & Zip: CA 92660	
<b>Service Address:</b>	
<b>Assessor's Parcel Number (APN), Tract Map No. Parcel Map No.:</b> 417-110-018	
<b>Project Type:</b> <input type="checkbox"/> Single-Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Minor Subdivision (5 lots or less) <input type="checkbox"/> Major subdivision (6+ lots) <input type="checkbox"/> Other	
<b>Site Map Attached:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**The letter should be delivered to:**

<b>Recipient:</b> kent klueter _____ _____ _____
<b>PLEASE CHOOSE ONE:</b> <input type="checkbox"/> Mail (above address) <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Will pick up

The District reserves the right to impose terms and conditions in Will Serve Letters and/or Water Supply Assessment Reports that take into account water availability issues, conservation issues and the District's existing facilities, all of which impact the District's ability to provide service to the subject property and maintain the District's ability to meet existing water demands.

\_\_\_\_\_  
 Applicant's Signature

1/8/2026  
 \_\_\_\_\_  
 Date



**Beaumont-Cherry Valley Water District  
Special Board Meeting  
March 24, 2026**

**Item 5a**

**STAFF REPORT**

**TO:** Board of Directors

**FROM:** Dan Jagers, General Manager

**SUBJECT:** Request for Extension of Previously Approved “Will Serve Letter” for Tract No. 31462-17 located within the Fairway Canyon Master Plan Development located in the City of Beaumont

**Staff Recommendation**

Consider the request for extension of the previously approved “Will Serve Letter” for domestic water service for Tract 31462-17, a single-family residential tract project, (a portion of Assessor’s Parcel Number 413-790-010) located west of Sorenstam Drive and south of Brewer Drive in the City of Beaumont.

- A. Approve the extension of the “Will Serve Letter” for Water service for 59 dwelling units for an additional one-year term, or;
- B. Deny the request

**Executive Summary**

The Applicant, Meritage Homes of California, has finalized the design for Phase 4C of the Fairway Canyon Master Plan Development and is requesting an extension of the previously approved Will-Serve Letter for Tract 31462-17. Grading activities for Phase 4C are currently underway and construction has commenced on portions of the single-family residential units. There are a total of six (6) remaining tracts to be constructed as a part of Phase 4C of this development. Five (5) are residential, and one (1) is a proposed school site. Tract 31462-17 will consist of fifty-nine (59) proposed single family homes to be located at the southwest portion of Phase 4C.

**Table 1 – Project Summary**

Applicant / Developer	Meritage Homes of California
Development Type	Single-Family Residential
Development Name	Tract 31462-17
Annexation Required (Yes/No)	No
Estimated Domestic Water Consumption	59.0 EDUs
Estimated Irrigation Water Consumption	0.0 EDUs
<b>Total Water Consumption</b>	<b>59.0 EDUs</b>

**Background**

The Fairway Canyon Master Plan Development is a long-standing project within the District’s service area and was originally annexed as part of LAFCO Annexation No. 2002-43-5 in 2003 (DOC # 2003-249366).

Tract 31462-17 is part of Phase 4C of the overall development and consists of fifty-nine (59) single-family residential units located within the southwestern portion of the phase.



The Board previously approved a Will-Serve Letter for this tract. The previously approved Will-Serve Letter for Tract 31462-17 was extended for an additional one-year period by the General Manager in accordance with Resolution No. 2019-09; however, that extension has since expired. Due to the timing of project design completion and construction sequencing, the Applicant is requesting an additional extension of the approval.

### **Discussion**

The Applicant has finalized the design for Phase 4C and has initiated grading activities within the project area. Construction has begun on portions of the single-family residential units within Tract 31462-17.

District staff has continued to coordinate with the Applicant regarding required infrastructure improvements identified within the District's potable and non-potable master plans. These improvements include in-tract facilities as well as regional transmission facilities necessary to support the overall Fairway Canyon development.

The requested extension will allow the Applicant to continue development activities while completing required improvements and securing water service in accordance with District requirements.

The requested Will-Serve Letter extension continues to include 59 domestic (potable) water services for Tract 31462-17.

### **Conditions of Development**

Prior to final project development the following conditions must be met:

1. The Applicant shall enter into a potable and/or non-potable water facilities extension agreement, and all fees associated with the domestic and non-potable water services shall be paid for as set forth in the terms and conditions per the 2005 Agreement (Doc # 2005-0403763) for the Project. The Applicant shall also pay all fees related to new fire service facilities, including any facilities improvements that may be necessary to meet the fire flow requirements.
2. The Applicant shall construct two (2) potable pipelines and one (1) non-potable pipeline within Oak Valley Parkway from Tukwet Canyon Parkway to the western limits of tract 36307. Said facilities shall be operational prior to issuance of the first meter for tract 31426-17.
3. The Applicant shall connect to the non-potable water system for irrigation supply. To minimize the use of potable water, the District requires the applicant conform to the City of Beaumont Landscaping Ordinances and Zoning Requirements and/or County of Riverside Landscaping Ordinances (whichever is applicable) which pertain to water efficient landscape requirements and the following:
  - a. Landscaped areas which have turf, shall have "smart irrigation controllers" which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall and automatically determine watering schedule based on weather conditions, and not require seasonal monitoring changes.



- b. Landscaping in non-turf areas should be drought tolerant consisting of planting materials native to the region. Irrigation systems for these areas should be drip or bubbler type.
  - c. The Landscaping Ordinance requiring no turf within the front yards of all residences as set forth by the City of Beaumont Landscape Ordinance shall not be modified by either the Developer and/or the Homeowner. Specifically, the District will provide service so long as no turf is installed within the front yards as set forth in said City of Beaumont's Landscape Ordinance.
  - d. Conversion of drought tolerant landscaping to turf is prohibited.
4. The Applicant shall conform to all District requirements and all City of Beaumont requirements.

### **Fiscal Impact**

None. All fees and deposits will be paid by the Applicant prior to providing service.

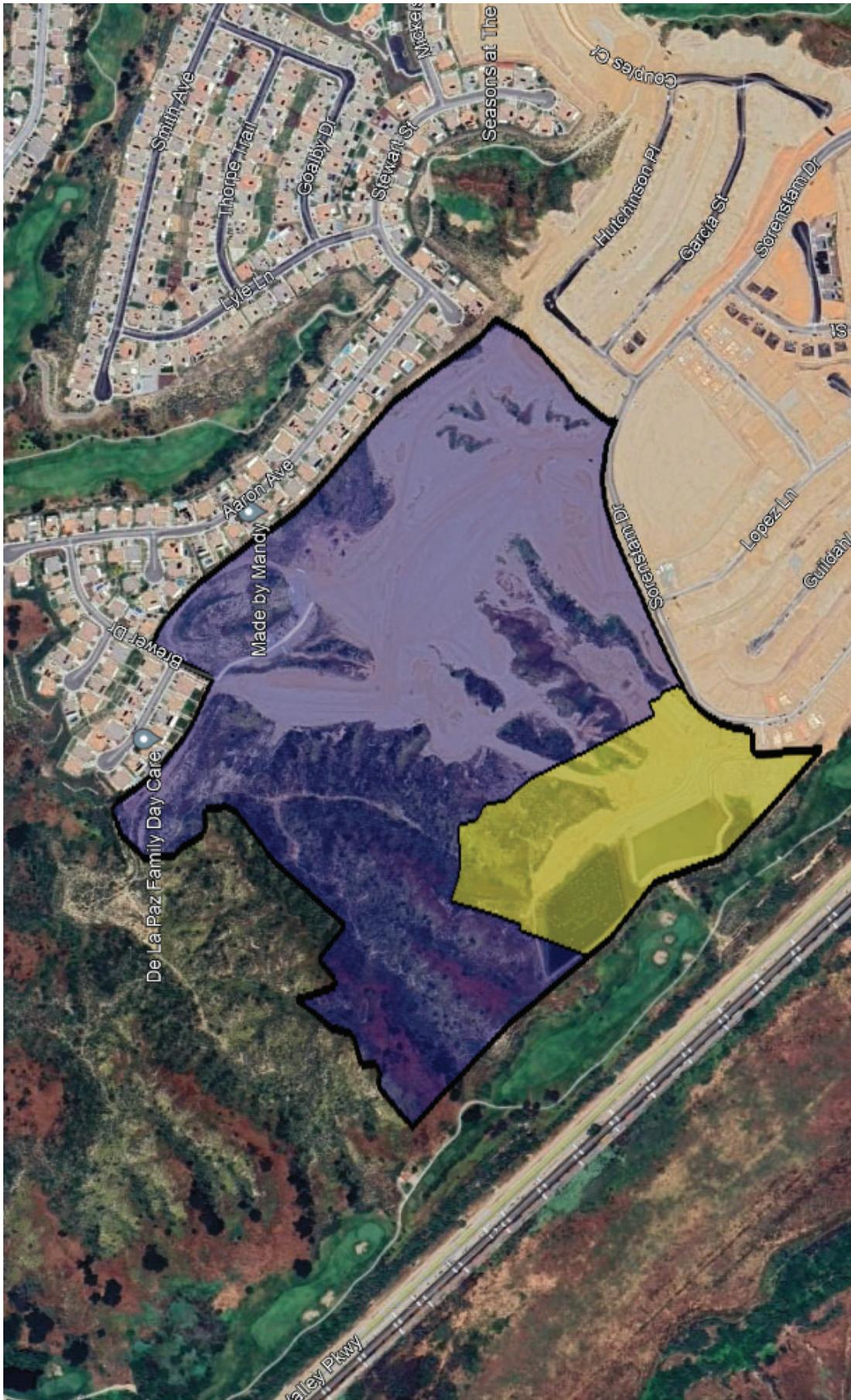
### **Attachments**

1. Tract 31462-17 Vicinity Map
2. Phase 4C of the Fairway Canyon Development
3. Tract 31462-17 Will Serve Letter Application

Staff Report prepared by Evan Ward, Associate Civil Engineer I

APN 413790010

Attachment 1 - Tract 31462-17 Vicinity Map



**Legend:**

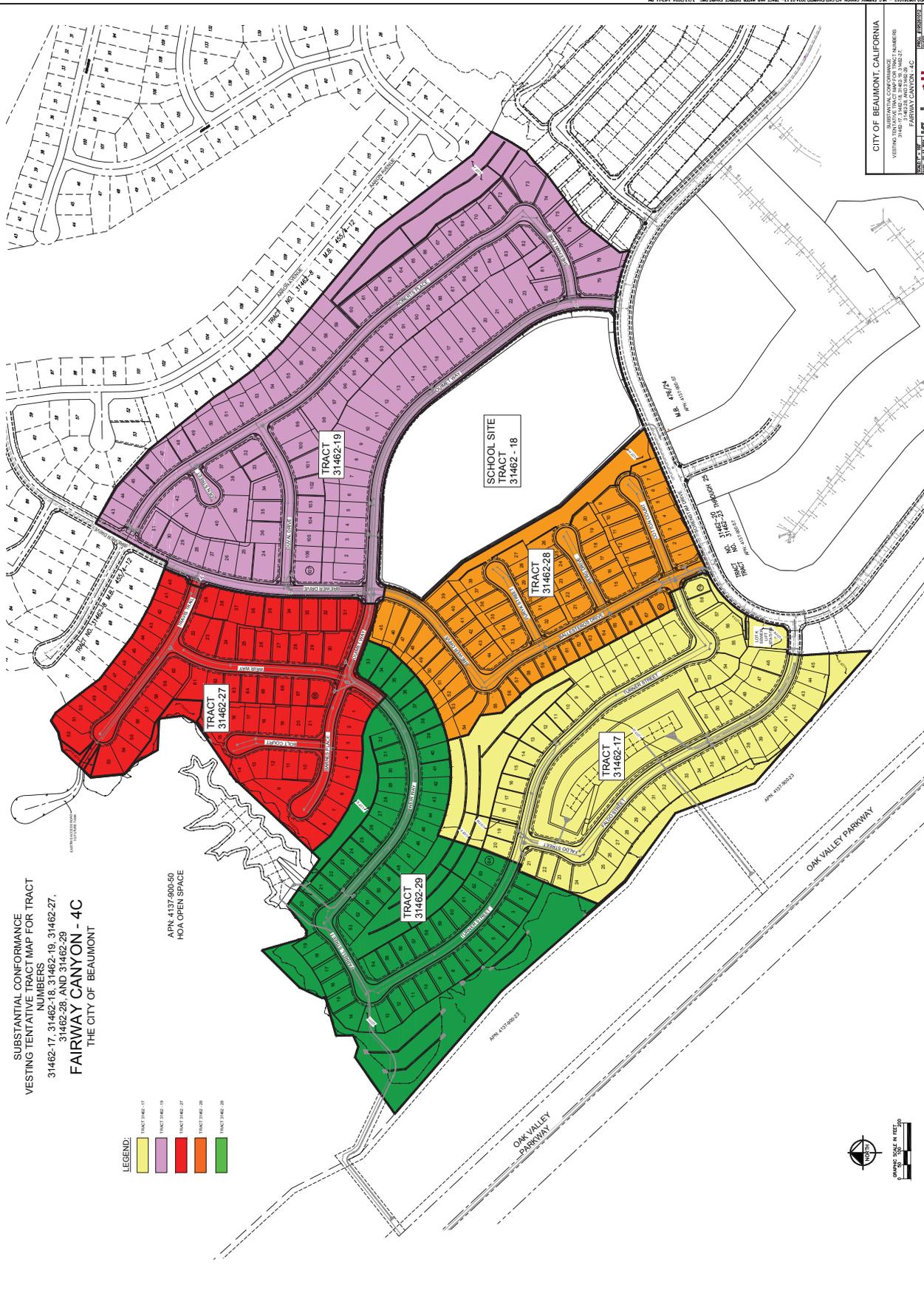
 Phase 4C of the Fairview Canyon Master Plan

 Tract 31462-17

**Attachment 2 - Phase 4C of the Fairway Canyon Development**

SUBSTANTIAL CONFORMANCE  
 VESTING TENTATIVE TRACT MAP FOR TRACT  
 NUMBERS  
 31462-17, 31462-18, 31462-19, 31462-27,  
 31462-28, AND 31462-29  
**FAIRWAY CANYON - 4C**  
 THE CITY OF BEAUMONT

- LEGEND:**
- TRACT 31462-17
  - TRACT 31462-18
  - TRACT 31462-27
  - TRACT 31462-28
  - TRACT 31462-29
- APN: 4137-600-50  
 HOA OPEN SPACE



CITY OF BEAUMONT, CALIFORNIA  
 SUBSTANTIAL CONFORMANCE  
 VESTING TENTATIVE TRACT MAP FOR TRACT  
 NUMBERS  
 31462-17, 31462-18, 31462-19, 31462-27,  
 31462-28, AND 31462-29  
**FAIRWAY CANYON - 4C**  
 THE CITY OF BEAUMONT

**Kimley-Horn**  
 CONSULTING ENGINEERS  
 1000 S. GARDEN STREET, SUITE 200  
 ANAHEIM, CA 92805  
 PHONE: 714.944.4600  
 FAX: 714.944.4601  
 WWW.KIMLEY-HORN.COM

DATE: 03/24/2023  
 DRAWN BY: JLD  
 CHECKED BY: JLD  
 SCALE: AS SHOWN  
 SHEET NO. 1 OF 1

**Attachment 3 - Tract 31462-17 WSL Application**



**BEAUMONT CHERRY VALLEY WATER DISTRICT**

560 Magnolia Avenue • PO Box 2037  
 Beaumont, CA 92223-2258  
 Phone (951) 845-9581  
 www.bcvwd.org

**Will Serve Request**       **Water Supply Assessment (SB210)**

Applicant Name: Meritage Homes of California, a California corporation	Contact Phone # [REDACTED]
Mailing Address: [REDACTED]	Fax #: [REDACTED]
City: [REDACTED]	E-mail: [REDACTED]
State & Zip: [REDACTED]	
<b>Service Address:</b> Fairway Canyon - Area 4C	
<b>Assessor's Parcel Number (APN), Tract Map No. Parcel Map No.:</b> VTTM 31462-17	
<b>Project Type:</b> <input checked="" type="checkbox"/> <b>Single-Family</b> <input type="checkbox"/> <b>Multi-Family</b> <input type="checkbox"/> <b>Commercial/Industrial</b> <input type="checkbox"/> <b>Minor Subdivision (5 lots or less)</b> <input type="checkbox"/> <b>Major subdivision (6+ lots)</b> <input type="checkbox"/> <b>Other</b>	
<b>Site Map Attached:</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	

**The letter should be delivered to:**

<p><b>Recipient:</b>    Efreem Joelson, Director Forward Planning                  _____                  Meritage Homes                  _____                  _____</p> <p><b>PLEASE CHOOSE ONE:</b></p> <p><input type="checkbox"/> <b>Mail (above address)</b>                      <input checked="" type="checkbox"/> <b>E-mail</b>  <input type="checkbox"/> <b>Fax</b>    <input type="checkbox"/> <b>Will pick up</b></p>
---

The District reserves the right to impose terms and conditions in Will Serve Letters and/or Water Supply Assessment Reports that take into account water availability issues, conservation issues and the District's existing facilities, all of which impact the District's ability to provide service to the subject property and maintain the District's ability to meet existing water demands.

*Efreem Joelson*  
 \_\_\_\_\_  
 Applicant's Signature

3/12/2024  
 \_\_\_\_\_  
 Date



**Beaumont-Cherry Valley Water District  
Special Board Meeting  
March 24, 2026**

**Item 5b**

**STAFF REPORT**

**TO:** Board of Directors  
**FROM:** Dan Jagers, General Manager  
**SUBJECT:** Request for Extension of Previously Approved “Will Serve Letter” for Tract No. 31462-19 located within the Fairway Canyon Master Plan Development located in the City of Beaumont

**Staff Recommendation**

Consider the request for extension of the previously approved “Will Serve Letter” for domestic water service for Tract 31462-19, a single-family residential tract project, (a portion of Assessor’s Parcel Number 413-790-010) located west of Sorenstam Drive and south of Brewer Drive in the City of Beaumont.

- A. Approve the extension of the “Will Serve Letter” for Water service for 107 dwelling units for an additional one-year term, or;
- B. Deny the request

**Executive Summary**

The Applicant, Meritage Homes of California, has finalized the design for Phase 4C of the Fairway Canyon Master Plan Development and is requesting an extension of the previously approved Will-Serve Letter for Tract 31462-19. Grading activities for Phase 4C are currently underway and construction has commenced on portions of the single-family residential units. There are a total of six (6) remaining tracts to be constructed as a part of Phase 4C of this development. Five (5) are residential, and one (1) is a proposed school site. Tract 31462-19 will consist of one hundred seven (107) proposed single family homes to be located at the southwest portion of Phase 4C.

**Table 1 – Project Summary**

Applicant / Developer	Meritage Homes of California
Development Type	Single-Family Residential
Development Name	Tract 31462-19
Annexation Required (Yes/No)	No
Estimated Domestic Water Consumption	107.0 EDUs
Estimated Irrigation Water Consumption	0.0 EDUs
<b>Total Water Consumption</b>	<b>107.0 EDUs</b>

**Background**

The Fairway Canyon Master Plan Development is a long-standing project within the District’s service area and was originally annexed as part of LAFCO Annexation No. 2002-43-5 in 2003 (DOC # 2003-249366).

Tract 31462-19 is part of Phase 4C of the overall development and consists of one hundred seven (107) single-family residential units located within the southwestern portion of the phase.



The Board previously approved a Will-Serve Letter for this tract. The previously approved Will-Serve Letter for Tract 31462-19 was extended for an additional one-year period by the General Manager in accordance with Resolution No. 2019-09; however, that extension has since expired. Due to the timing of project design completion and construction sequencing, the Applicant is requesting an additional extension of the approval.

### **Discussion**

The Applicant has finalized the design for Phase 4C and has initiated grading activities within the project area. Construction has not begun on portions of the single-family residential units within Tract 31462-19.

District staff has continued to coordinate with the Applicant regarding required infrastructure improvements identified within the District's potable and non-potable master plans. These improvements include in-tract facilities as well as regional transmission facilities necessary to support the overall Fairway Canyon development.

The requested extension will allow the Applicant to continue development activities while completing required improvements and securing water service in accordance with District requirements.

The requested Will-Serve Letter extension continues to include 107 domestic (potable) water services for Tract 31462-19.

### **Conditions of Development**

Prior to final project development the following conditions must be met:

1. The Applicant shall enter into a potable and/or non-potable water facilities extension agreement, and all fees associated with the domestic and non-potable water services shall be paid for as set forth in the terms and conditions per the 2005 Agreement (Doc # 2005-0403763) for the Project. The Applicant shall also pay all fees related to new fire service facilities, including any facilities improvements that may be necessary to meet the fire flow requirements.
2. The Applicant shall construct two (2) potable pipelines and one (1) non-potable pipeline within Oak Valley Parkway from Tukwet Canyon Parkway to the western limits of tract 36307. Said facilities shall be operational prior to issuance of the first meter for tract 31426-19.
3. The Applicant shall connect to the non-potable water system for irrigation supply. To minimize the use of potable water, the District requires the applicant conform to the City of Beaumont Landscaping Ordinances and Zoning Requirements and/or County of Riverside Landscaping Ordinances (whichever is applicable) which pertain to water efficient landscape requirements and the following:
  - a. Landscaped areas which have turf, shall have "smart irrigation controllers" which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall and automatically determine watering schedule based on weather conditions, and not require seasonal monitoring changes.



- b. Landscaping in non-turf areas should be drought tolerant consisting of planting materials native to the region. Irrigation systems for these areas should be drip or bubbler type.
  - c. The Landscaping Ordinance requiring no turf within the front yards of all residences as set forth by the City of Beaumont Landscape Ordinance shall not be modified by either the Developer and/or the Homeowner. Specifically, the District will provide service so long as no turf is installed within the front yards as set forth in said City of Beaumont's Landscape Ordinance.
  - d. Conversion of drought tolerant landscaping to turf is prohibited.
4. The Applicant shall conform to all District requirements and all City of Beaumont requirements.

### **Fiscal Impact**

None. All fees and deposits will be paid by the Applicant prior to providing service.

### **Attachments**

1. Tract 31462-19 Vicinity Map
2. Phase 4C of the Fairway Canyon Development
3. Tract 31462-19 Will Serve Letter Application

Staff Report prepared by Evan Ward, Associate Civil Engineer I

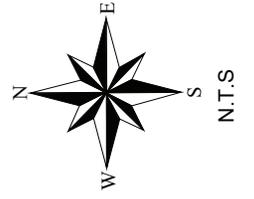
APN 413790010

Attachment 1 - Tract 31462-19 Vicinity Map



**Legend:**

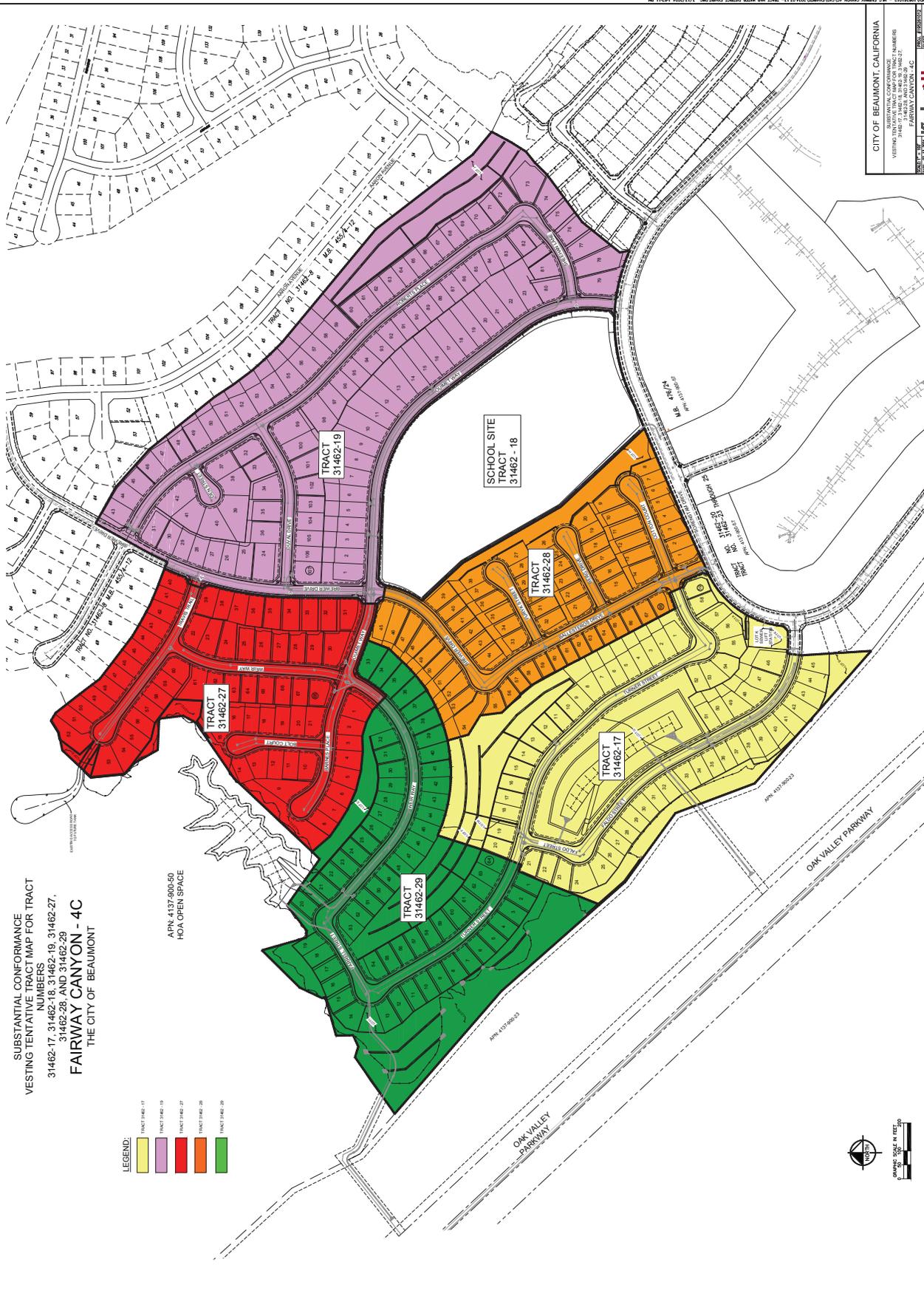
-  Phase 4C of the Fairview Canyon Master Plan
-  Tract 31462-19



**Attachment 2 - Phase 4C of the Fairway Canyon Development**

SUBSTANTIAL CONFORMANCE  
 VESTING TENTATIVE TRACT MAP FOR TRACT  
 NUMBERS  
 31462-17, 31462-18, 31462-19, 31462-27,  
 31462-28, AND 31462-29  
**FAIRWAY CANYON - 4C**  
 THE CITY OF BEAUMONT

- LEGEND:**
- TRACT 31462-17
  - TRACT 31462-18
  - TRACT 31462-27
  - TRACT 31462-28
  - TRACT 31462-29
- APN: 4137-600-50  
 HOA OPEN SPACE



CITY OF BEAUMONT, CALIFORNIA  
 SUBSTANTIAL CONFORMANCE  
 VESTING TENTATIVE TRACT MAP FOR TRACT  
 NUMBERS  
 31462-17, 31462-18, 31462-19, 31462-27,  
 31462-28, AND 31462-29  
**FAIRWAY CANYON - 4C**  
 THE CITY OF BEAUMONT

**Kimley-Horn**  
 CONSULTING ENGINEERS  
 1000 S. GARDEN STREET, SUITE 200  
 ANAHEIM, CA 92805  
 PHONE: 714.944.4600  
 FAX: 714.944.4601  
 WWW.KIMLEY-HORN.COM

DATE: 03/24/2023  
 DRAWN BY: J. [unreadable]  
 CHECKED BY: [unreadable]  
 SCALE: AS SHOWN  
 SHEET NO. 1 OF 1





**Beaumont-Cherry Valley Water District  
Special Board Meeting  
March 24, 2026**

**Item 5c**

**STAFF REPORT**

**TO:** Board of Directors

**FROM:** Dan Jagers, General Manager

**SUBJECT:** Request for Extension of Previously Approved “Will Serve Letter” for Tract No. 31462-27 located within the Fairway Canyon Master Plan Development located in the City of Beaumont

**Staff Recommendation**

Consider the request for extension of the previously approved “Will Serve Letter” for domestic water service for Tract 31462-27, a single-family residential tract project, (a portion of Assessor’s Parcel Number 413-790-010) located west of Sorenstam Drive and south of Brewer Drive in the City of Beaumont.

- A. Approve the extension of the “Will Serve Letter” for Water service for 68 dwelling units for an additional one-year term, or;
- B. Deny the request

**Executive Summary**

The Applicant, Meritage Homes of California, has finalized the design for Phase 4C of the Fairway Canyon Master Plan Development and is requesting an extension of the previously approved Will-Serve Letter for Tract 31462-27. Grading activities for Phase 4C are currently underway and construction has commenced on portions of the single-family residential units. There are a total of six (6) remaining tracts to be constructed as a part of Phase 4C of this development. Five (5) are residential, and one (1) is a proposed school site. Tract 31462-27 will consist of sixty-eight (68) proposed single family homes to be located at the north portion of Phase 4C.

**Table 1 – Project Summary**

Applicant / Developer	Meritage Homes of California
Development Type	Single-Family Residential
Development Name	Tract 31462-27
Annexation Required (Yes/No)	No
Estimated Domestic Water Consumption	68.0 EDUs
Estimated Irrigation Water Consumption	0.0 EDUs
<b>Total Water Consumption</b>	<b>68.0 EDUs</b>

**Background**

The Fairway Canyon Master Plan Development is a long-standing project within the District’s service area and was originally annexed as part of LAFCO Annexation No. 2002-43-5 in 2003 (DOC # 2003-249366).

Tract 31462-27 is part of Phase 4C of the overall development and consists of sixty-eight (68) single-family residential units located within the northern portion of the phase.



The Board previously approved a Will-Serve Letter for this tract. The previously approved Will-Serve Letter for Tract 31462-27 was extended for an additional one-year period by the General Manager in accordance with Resolution No. 2019-09; however, that extension has since expired. Due to the timing of project design completion and construction sequencing, the Applicant is requesting an additional extension of the approval.

### **Discussion**

The Applicant has finalized the design for Phase 4C and has initiated grading activities within the project area. Construction has not begun on portions of the single-family residential units within Tract 31462-27.

District staff has continued to coordinate with the Applicant regarding required infrastructure improvements identified within the District's potable and non-potable master plans. These improvements include in-tract facilities as well as regional transmission facilities necessary to support the overall Fairway Canyon development.

The requested extension will allow the Applicant to continue development activities while completing required improvements and securing water service in accordance with District requirements.

The requested Will-Serve Letter extension continues to include 68 domestic (potable) water services for Tract 31462-27.

### **Conditions of Development**

Prior to final project development the following conditions must be met:

1. The Applicant shall enter into a potable and/or non-potable water facilities extension agreement, and all fees associated with the domestic and non-potable water services shall be paid for as set forth in the terms and conditions per the 2005 Agreement (Doc # 2005-0403763) for the Project. The Applicant shall also pay all fees related to new fire service facilities, including any facilities improvements that may be necessary to meet the fire flow requirements.
2. The Applicant shall construct two (2) potable pipelines and one (1) non-potable pipeline within Oak Valley Parkway from Tukwet Canyon Parkway to the western limits of tract 36307. Said facilities shall be operational prior to issuance of the first meter for tract 31426-27.
3. The Applicant shall connect to the non-potable water system for irrigation supply. To minimize the use of potable water, the District requires the applicant conform to the City of Beaumont Landscaping Ordinances and Zoning Requirements and/or County of Riverside Landscaping Ordinances (whichever is applicable) which pertain to water efficient landscape requirements and the following:
  - a. Landscaped areas which have turf, shall have "smart irrigation controllers" which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall and automatically determine watering schedule based on weather conditions, and not require seasonal monitoring changes.



- b. Landscaping in non-turf areas should be drought tolerant consisting of planting materials native to the region. Irrigation systems for these areas should be drip or bubbler type.
  - c. The Landscaping Ordinance requiring no turf within the front yards of all residences as set forth by the City of Beaumont Landscape Ordinance shall not be modified by either the Developer and/or the Homeowner. Specifically, the District will provide service so long as no turf is installed within the front yards as set forth in said City of Beaumont's Landscape Ordinance.
  - d. Conversion of drought tolerant landscaping to turf is prohibited.
4. The Applicant shall conform to all District requirements and all City of Beaumont requirements.

### **Fiscal Impact**

None. All fees and deposits will be paid by the Applicant prior to providing service.

### **Attachments**

1. Tract 31462-27 Vicinity Map
2. Phase 4C of the Fairway Canyon Development
3. Tract 31462-27 Will Serve Letter Application

Staff Report prepared by Evan Ward, Associate Civil Engineer I

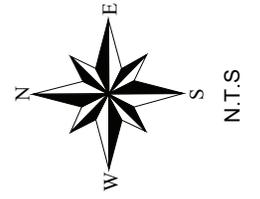
APN 413790010

Attachment 1 - Tract 31462-27 Vicinity Map



**Legend:**

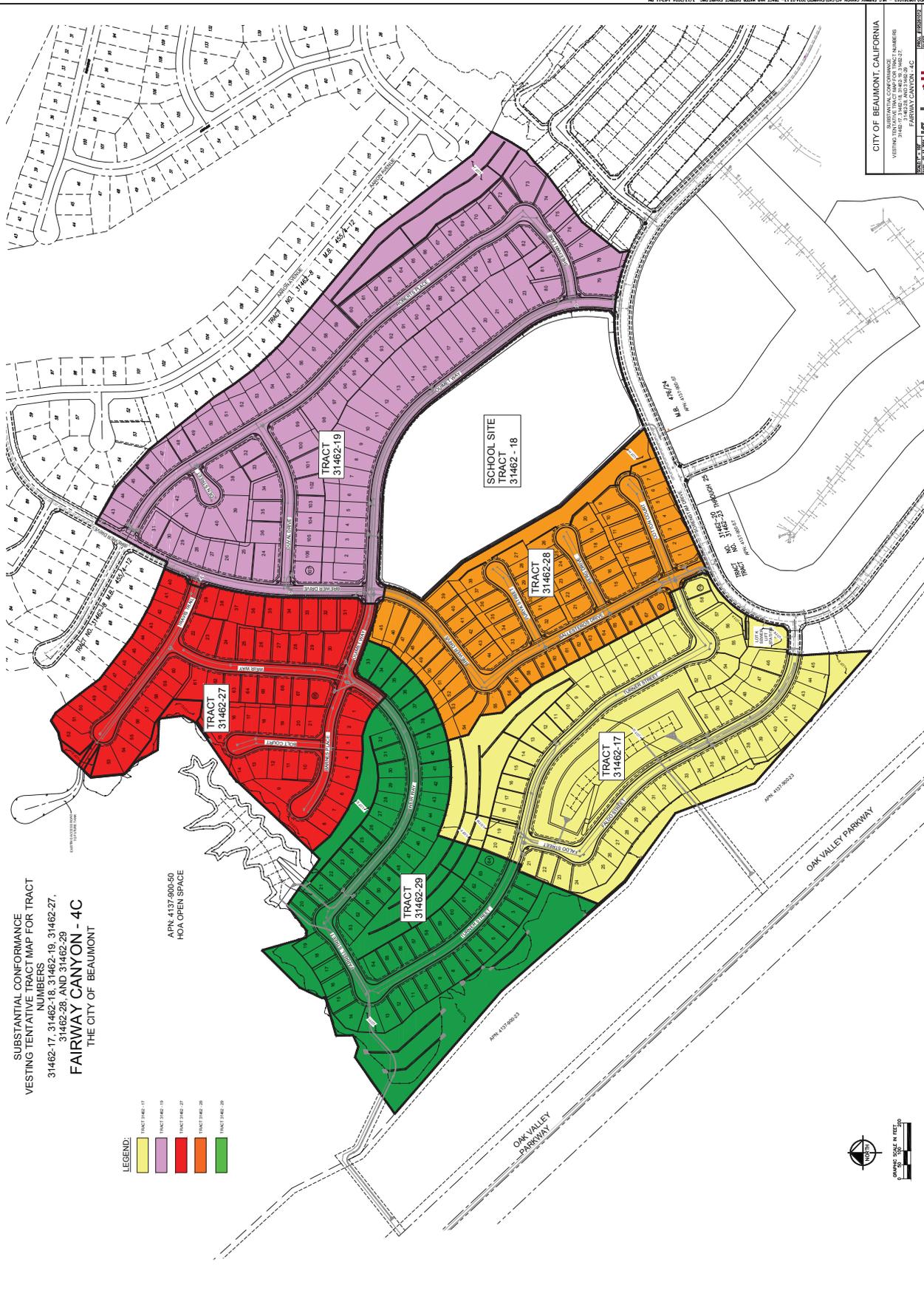
-  Phase 4C of the Fairview Canyon Master Plan
-  Tract 31462-27



**Attachment 2 - Phase 4C of the Fairway Canyon Development**

SUBSTANTIAL CONFORMANCE  
 VESTING TENTATIVE TRACT MAP FOR TRACT  
 NUMBERS  
 31462-17, 31462-18, 31462-19, 31462-27,  
 31462-28, AND 31462-29  
**FAIRWAY CANYON - 4C**  
 THE CITY OF BEAUMONT

- LEGEND:**
- TRACT 31462-17
  - TRACT 31462-18
  - TRACT 31462-27
  - TRACT 31462-28
  - TRACT 31462-29
- APN: 4137-600-50  
 HOA OPEN SPACE



CITY OF BEAUMONT, CALIFORNIA  
 SUBSTANTIAL CONFORMANCE  
 VESTING TENTATIVE TRACT MAP FOR TRACT  
 NUMBERS  
 31462-17, 31462-18, 31462-19, 31462-27,  
 31462-28, AND 31462-29  
**FAIRWAY CANYON - 4C**  
 THE CITY OF BEAUMONT

**Kimley-Horn**  
 CONSULTING ENGINEERS  
 1000 S. GARDEN STREET, SUITE 200  
 ANAHEIM, CA 92805  
 PHONE: 714.952.4600  
 FAX: 714.952.4601  
 WWW.KIMLEY-HORN.COM

DATE: 03/24/2023  
 DRAWN BY: JLD  
 CHECKED BY: JLD  
 SCALE: AS SHOWN  
 SHEET NO. 1  
 OF 1

**Attachment 3 - Tract 31462-27 Will-Serve Letter Application**



**BEAUMONT CHERRY VALLEY WATER DISTRICT**

560 Magnolia Avenue • PO Box 2037  
 Beaumont, CA 92223-2258  
 Phone (951) 845-9581  
 www.bcvwd.org

**Will Serve Request**       **Water Supply Assessment (SB210)**

Applicant Name: Meritage Home of California, a California corporation	Contact Phone # [REDACTED]
Mailing Address: [REDACTED]	Fax #: [REDACTED]
City: [REDACTED]	E-mail: [REDACTED]
State & Zip: [REDACTED]	
<b>Service Address:</b> Fairway Canyon - Area 4C	
<b>Assessor's Parcel Number (APN), Tract Map No. Parcel Map No.:</b> VTTM 31462-27	
<b>Project Type:</b> <input checked="" type="checkbox"/> <b>Single-Family</b> <input type="checkbox"/> <b>Multi-Family</b> <input type="checkbox"/> <b>Commercial/Industrial</b> <input type="checkbox"/> <b>Minor Subdivision (5 lots or less)</b> <input type="checkbox"/> <b>Major subdivision (6+ lots)</b> <input type="checkbox"/> <b>Other</b>	
<b>Site Map Attached:</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	

**The letter should be delivered to:**

<p><b>Recipient:</b>    Efreem Joelson, Director Forward Planning                  _____                  Meritage Homes                  _____                  _____</p> <p><b>PLEASE CHOOSE ONE:</b></p> <p><input type="checkbox"/> <b>Mail (above address)</b>                      <input checked="" type="checkbox"/> <b>E-mail</b>  <input type="checkbox"/> <b>Fax</b>    <input type="checkbox"/> <b>Will pick up</b></p>
---

The District reserves the right to impose terms and conditions in Will Serve Letters and/or Water Supply Assessment Reports that take into account water availability issues, conservation issues and the District's existing facilities, all of which impact the District's ability to provide service to the subject property and maintain the District's ability to meet existing water demands.

*Efreem Joelson*  
 \_\_\_\_\_  
 Applicant's Signature

3/12/2024  
 \_\_\_\_\_  
 Date



**Beaumont-Cherry Valley Water District  
Special Board Meeting  
March 24, 2026**

**Item 5d**

**STAFF REPORT**

**TO:** Board of Directors  
**FROM:** Dan Jagers, General Manager  
**SUBJECT:** Request for Extension of Previously Approved “Will Serve Letter” for Tract No. 31462-28 located within the Fairway Canyon Master Plan Development located in the City of Beaumont

**Staff Recommendation**

Consider the request for extension of the previously approved “Will Serve Letter” for domestic water service for Tract 31462-28, a single-family residential tract project, (a portion of Assessor’s Parcel Number 413-790-010) located west of Sorenstam Drive and south of Brewer Drive in the City of Beaumont.

- A. Approve the extension of the “Will Serve Letter” for Water service for 68 dwelling units for an additional one-year term, or;
- B. Deny the request

**Executive Summary**

The Applicant, Meritage Homes of California, has finalized the design for Phase 4C of the Fairway Canyon Master Plan Development and is requesting an extension of the previously approved Will-Serve Letter for Tract 31462-28. Grading activities for Phase 4C are currently underway and construction has commenced on portions of the single-family residential units. There are a total of six (6) remaining tracts to be constructed as a part of Phase 4C of this development. Five (5) are residential, and one (1) is a proposed school site. Tract 31462-28 will consist of sixty-eight (68) proposed single family homes to be located at the southwest portion of Phase 4C.

**Table 1 – Project Summary**

Applicant / Developer	Meritage Homes of California
Development Type	Single-Family Residential
Development Name	Tract 31462-28
Annexation Required (Yes/No)	No
Estimated Domestic Water Consumption	68.0 EDUs
Estimated Irrigation Water Consumption	0.0 EDUs
<b>Total Water Consumption</b>	<b>68.0 EDUs</b>

**Background**

The Fairway Canyon Master Plan Development is a long-standing project within the District’s service area and was originally annexed as part of LAFCO Annexation No. 2002-43-5 in 2003 (DOC # 2003-249366).

Tract 31462-28 is part of Phase 4C of the overall development and consists of sixty-eight (68) single-family residential units located within the southern portion of the phase.



The Board previously approved a Will-Serve Letter for this tract. The previously approved Will-Serve Letter for Tract 31462-28 was extended for an additional one-year period by the General Manager in accordance with Resolution No. 2019-09; however, that extension has since expired. Due to the timing of project design completion and construction sequencing, the Applicant is requesting an additional extension of the approval.

### **Discussion**

The Applicant has finalized the design for Phase 4C and has initiated grading activities within the project area. Construction has begun on portions of the single-family residential units within Tract 31462-28.

District staff has continued to coordinate with the Applicant regarding required infrastructure improvements identified within the District's potable and non-potable master plans. These improvements include in-tract facilities as well as regional transmission facilities necessary to support the overall Fairway Canyon development.

The requested extension will allow the Applicant to continue development activities while completing required improvements and securing water service in accordance with District requirements.

The requested Will-Serve Letter extension continues to include 68 domestic (potable) water services for Tract 31462-28.

### **Conditions of Development**

Prior to final project development the following conditions must be met:

1. The Applicant shall enter into a potable and/or non-potable water facilities extension agreement, and all fees associated with the domestic and non-potable water services shall be paid for as set forth in the terms and conditions per the 2005 Agreement (Doc # 2005-0403763) for the Project. The Applicant shall also pay all fees related to new fire service facilities, including any facilities improvements that may be necessary to meet the fire flow requirements.
2. The Applicant shall construct two (2) potable pipelines and one (1) non-potable pipeline within Oak Valley Parkway from Tukwet Canyon Parkway to the western limits of tract 36307. Said facilities shall be operational prior to issuance of the first meter for tract 31426-28.
3. The Applicant shall connect to the non-potable water system for irrigation supply. To minimize the use of potable water, the District requires the applicant conform to the City of Beaumont Landscaping Ordinances and Zoning Requirements and/or County of Riverside Landscaping Ordinances (whichever is applicable) which pertain to water efficient landscape requirements and the following:
  - a. Landscaped areas which have turf, shall have "smart irrigation controllers" which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall and automatically determine watering schedule based on weather conditions, and not require seasonal monitoring changes.



- b. Landscaping in non-turf areas should be drought tolerant consisting of planting materials native to the region. Irrigation systems for these areas should be drip or bubbler type.
  - c. The Landscaping Ordinance requiring no turf within the front yards of all residences as set forth by the City of Beaumont Landscape Ordinance shall not be modified by either the Developer and/or the Homeowner. Specifically, the District will provide service so long as no turf is installed within the front yards as set forth in said City of Beaumont's Landscape Ordinance.
  - d. Conversion of drought tolerant landscaping to turf is prohibited.
4. The Applicant shall conform to all District requirements and all City of Beaumont requirements.

### **Fiscal Impact**

None. All fees and deposits will be paid by the Applicant prior to providing service.

### **Attachments**

1. Tract 31462-28 Vicinity Map
2. Phase 4C of the Fairway Canyon Development
3. Tract 31462-28 Will Serve Letter Application

Staff Report prepared by Evan Ward, Associate Civil Engineer I

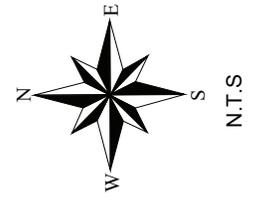
APN 413790010

Attachment 1 - Tract 31462-28 Vicinity Map



**Legend:**

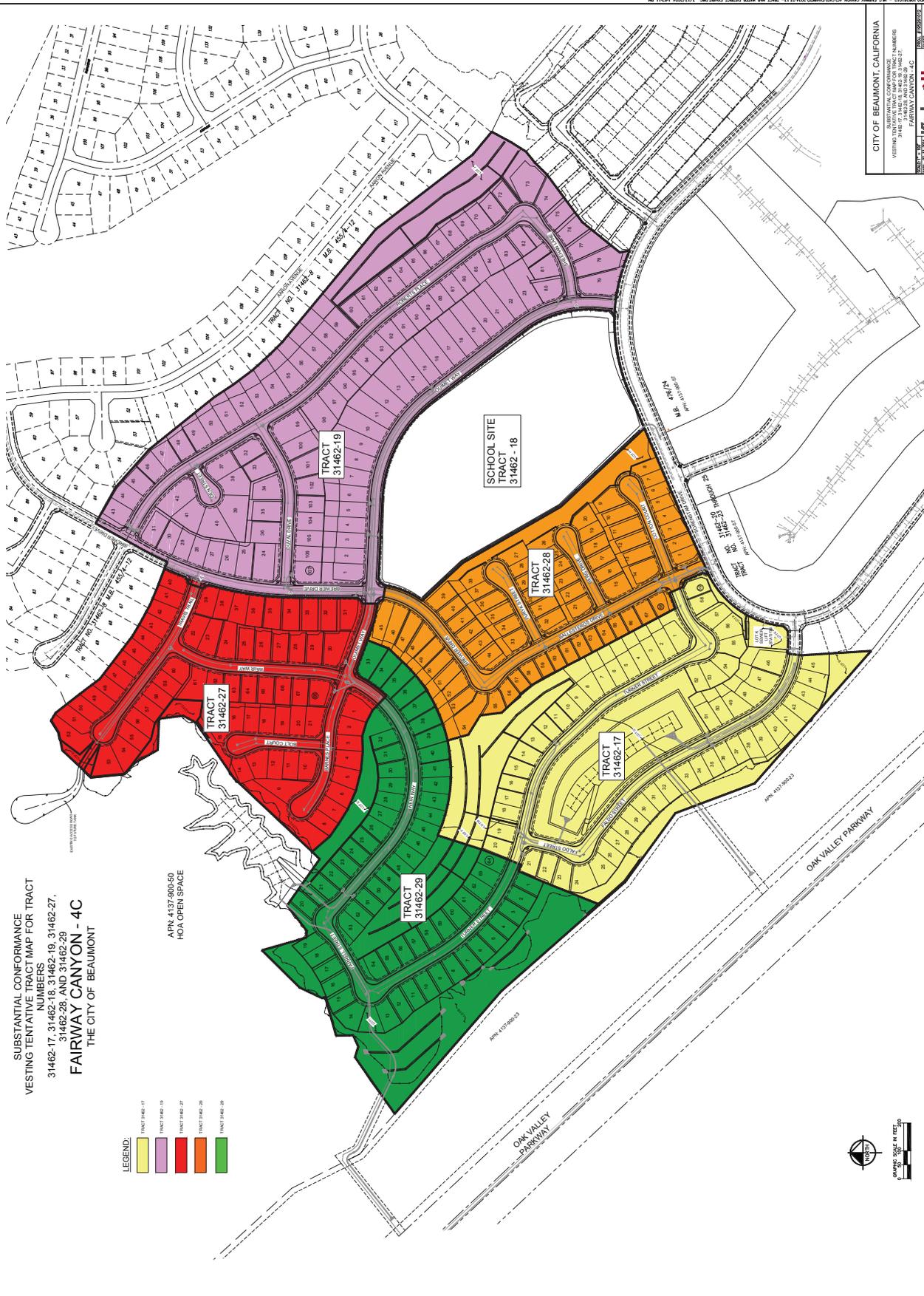
-  Phase 4C of the Fairview Canyon Master Plan
-  Tract 31462-28



**Attachment 2 - Phase 4C of the Fairway Canyon Development**

SUBSTANTIAL CONFORMANCE  
 VESTING TENTATIVE TRACT MAP FOR TRACT  
 NUMBERS  
 31462-17, 31462-18, 31462-19, 31462-27,  
 31462-28, AND 31462-29  
**FAIRWAY CANYON - 4C**  
 THE CITY OF BEAUMONT

- LEGEND:**
- TRACT 31462-17
  - TRACT 31462-18
  - TRACT 31462-27
  - TRACT 31462-28
  - TRACT 31462-29
- APN: 4137-600-50  
 HOA OPEN SPACE



CITY OF BEAUMONT, CALIFORNIA  
 SUBSTANTIAL CONFORMANCE  
 VESTING TENTATIVE TRACT MAP FOR TRACT  
 NUMBERS  
 31462-17, 31462-18, 31462-19, 31462-27,  
 31462-28, AND 31462-29  
**FAIRWAY CANYON - 4C**  
 THE CITY OF BEAUMONT

**Kimley-Horn**  
 CONSULTING ENGINEERS  
 1000 S. GARDEN ST., SUITE 200  
 BEAUMONT, CA 94705  
 PHONE: (925) 762-1000  
 FAX: (925) 762-1001  
 WWW.KIMLEY-HORN.COM

DATE: 03/24/2023  
 DRAWN BY: JLD  
 CHECKED BY: JLD  
 SCALE: AS SHOWN  
 SHEET NO. 1  
 OF 1

**Attachment 3 - Tract 31462-28 Will-Serve Letter Application**



**BEAUMONT CHERRY VALLEY WATER DISTRICT**

560 Magnolia Avenue • PO Box 2037  
 Beaumont, CA 92223-2258  
 Phone (951) 845-9581  
 www.bcvwd.org

**Will Serve Request**       **Water Supply Assessment (SB210)**

Applicant Name: Meritage Homes of California, a California corporation	Contact Phone # [REDACTED]
Mailing Address: [REDACTED]	Fax #: [REDACTED]
City: [REDACTED]	E-mail: [REDACTED]
State & Zip: [REDACTED]	
<b>Service Address:</b> Fairway Canyon - Area 4C	
<b>Assessor's Parcel Number (APN), Tract Map No. Parcel Map No.:</b> VTTM 31462-28	
<b>Project Type:</b> <input checked="" type="checkbox"/> <b>Single-Family</b> <input type="checkbox"/> <b>Multi-Family</b> <input type="checkbox"/> <b>Commercial/Industrial</b> <input type="checkbox"/> <b>Minor Subdivision (5 lots or less)</b> <input type="checkbox"/> <b>Major subdivision (6+ lots)</b> <input type="checkbox"/> <b>Other</b>	
<b>Site Map Attached:</b> <input checked="" type="checkbox"/> <b>Yes</b> <input type="checkbox"/> <b>No</b>	

**The letter should be delivered to:**

<p><b>Recipient:</b>    <u>Efrem Joelson, Director Forward Planning</u>                                   <u>Meritage Homes</u>                                   _____                                   _____</p> <p><b>PLEASE CHOOSE ONE:</b></p> <p><input type="checkbox"/> <b>Mail (above address)</b>                      <input checked="" type="checkbox"/> <b>E-mail</b>  <input type="checkbox"/> <b>Fax</b>    <input type="checkbox"/> <b>Will pick up</b></p>
--

The District reserves the right to impose terms and conditions in Will Serve Letters and/or Water Supply Assessment Reports that take into account water availability issues, conservation issues and the District's existing facilities, all of which impact the District's ability to provide service to the subject property and maintain the District's ability to meet existing water demands.

*Efrem Joelson*  
 Applicant's Signature

3/12/2024  
 Date



**Beaumont-Cherry Valley Water District  
Special Board Meeting  
March 24, 2026**

**Item 5e**

**STAFF REPORT**

**TO:** Board of Directors

**FROM:** Dan Jagers, General Manager

**SUBJECT:** Request for Extension of Previously Approved “Will Serve Letter” for Tract No. 31462-29 located within the Fairway Canyon Master Plan Development located in the City of Beaumont

**Staff Recommendation**

Consider the request for extension of the previously approved “Will Serve Letter” for domestic water service for Tract 31462-29, a single-family residential tract project, (a portion of Assessor’s Parcel Number 413-790-010) located west of Sorenstam Drive and south of Brewer Drive in the City of Beaumont.

- A. Approve the extension of the “Will Serve Letter” for Water service for 64 dwelling units for an additional one-year term, or;
- B. Deny the request

**Executive Summary**

The Applicant, Meritage Homes of California, has finalized the design for Phase 4C of the Fairway Canyon Master Plan Development and is requesting an extension of the previously approved Will-Serve Letter for Tract 31462-29. Grading activities for Phase 4C are currently underway and construction has commenced on portions of the single-family residential units. There are a total of six (6) remaining tracts to be constructed as a part of Phase 4C of this development. Five (5) are residential, and one (1) is a proposed school site. Tract 31462-29 will consist of sixty-four (64) proposed single family homes to be located at the southwest portion of Phase 4C.

**Table 1 – Project Summary**

Applicant / Developer	Meritage Homes of California
Development Type	Single-Family Residential
Development Name	Tract 31462-29
Annexation Required (Yes/No)	No
Estimated Domestic Water Consumption	64.0 EDUs
Estimated Irrigation Water Consumption	0.0 EDUs
<b>Total Water Consumption</b>	<b>64.0 EDUs</b>

**Background**

The Fairway Canyon Master Plan Development is a long-standing project within the District’s service area and was originally annexed as part of LAFCO Annexation No. 2002-43-5 in 2003 (DOC # 2003-249366).

Tract 31462-29 is part of Phase 4C of the overall development and consists of sixty-four (64) single-family residential units located within the northwestern portion of the phase.



The Board previously approved a Will-Serve Letter for this tract. The previously approved Will-Serve Letter for Tract 31462-29 was extended for an additional one-year period by the General Manager in accordance with Resolution No. 2019-09; however, that extension has since expired. Due to the timing of project design completion and construction sequencing, the Applicant is requesting an additional extension of the approval.

### **Discussion**

The Applicant has finalized the design for Phase 4C and has initiated grading activities within the project area. Construction has begun on portions of the single-family residential units within Tract 31462-29.

District staff has continued to coordinate with the Applicant regarding required infrastructure improvements identified within the District's potable and non-potable master plans. These improvements include in-tract facilities as well as regional transmission facilities necessary to support the overall Fairway Canyon development.

The requested extension will allow the Applicant to continue development activities while completing required improvements and securing water service in accordance with District requirements.

The requested Will-Serve Letter extension continues to include 64 domestic (potable) water services for Tract 31462-29.

### **Conditions of Development**

Prior to final project development the following conditions must be met:

1. The Applicant shall enter into a potable and/or non-potable water facilities extension agreement, and all fees associated with the domestic and non-potable water services shall be paid for as set forth in the terms and conditions per the 2005 Agreement (Doc # 2005-0403763) for the Project. The Applicant shall also pay all fees related to new fire service facilities, including any facilities improvements that may be necessary to meet the fire flow requirements.
2. The Applicant shall construct two (2) potable pipelines and one (1) non-potable pipeline within Oak Valley Parkway from Tukwet Canyon Parkway to the western limits of tract 36307. Said facilities shall be operational prior to issuance of the first meter for tract 31426-64.
3. The Applicant shall connect to the non-potable water system for irrigation supply. To minimize the use of potable water, the District requires the applicant conform to the City of Beaumont Landscaping Ordinances and Zoning Requirements and/or County of Riverside Landscaping Ordinances (whichever is applicable) which pertain to water efficient landscape requirements and the following:
  - a. Landscaped areas which have turf, shall have "smart irrigation controllers" which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall and automatically determine watering schedule based on weather conditions, and not require seasonal monitoring changes.



- b. Landscaping in non-turf areas should be drought tolerant consisting of planting materials native to the region. Irrigation systems for these areas should be drip or bubbler type.
  - c. The Landscaping Ordinance requiring no turf within the front yards of all residences as set forth by the City of Beaumont Landscape Ordinance shall not be modified by either the Developer and/or the Homeowner. Specifically, the District will provide service so long as no turf is installed within the front yards as set forth in said City of Beaumont's Landscape Ordinance.
  - d. Conversion of drought tolerant landscaping to turf is prohibited.
4. The Applicant shall conform to all District requirements and all City of Beaumont requirements.

### **Fiscal Impact**

None. All fees and deposits will be paid by the Applicant prior to providing service.

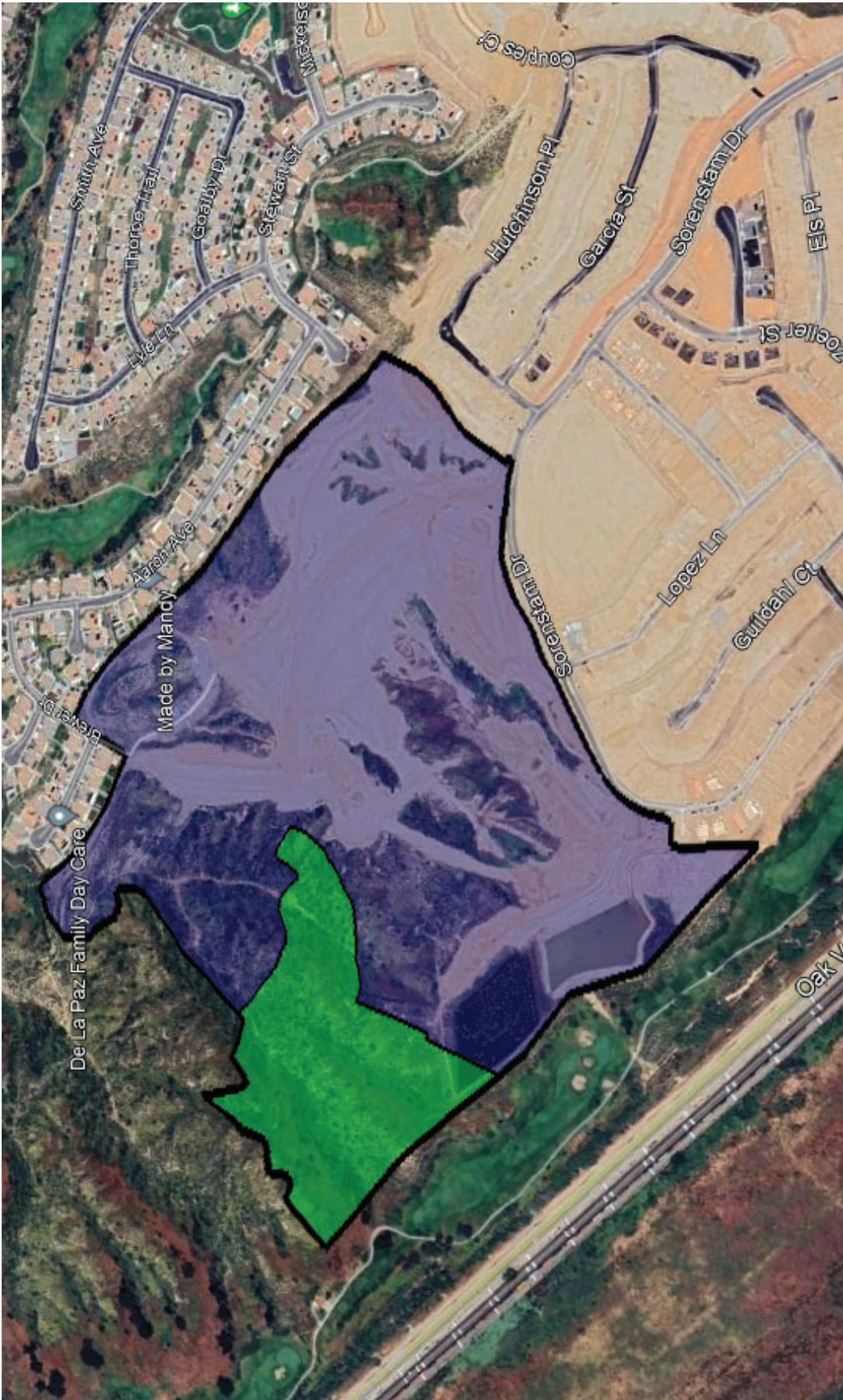
### **Attachments**

1. Tract 31462-29 Vicinity Map
2. Phase 4C of the Fairway Canyon Development
3. Tract 31462-29 Will Serve Letter Application

Staff Report prepared by Evan Ward, Associate Civil Engineer I

APN 413790010

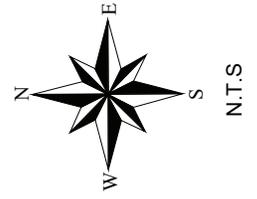
Attachment 1 - Tract 31462-29 Vicinity Map



**Legend:**

 Phase 4C of the Fairview Canyon Master Plan

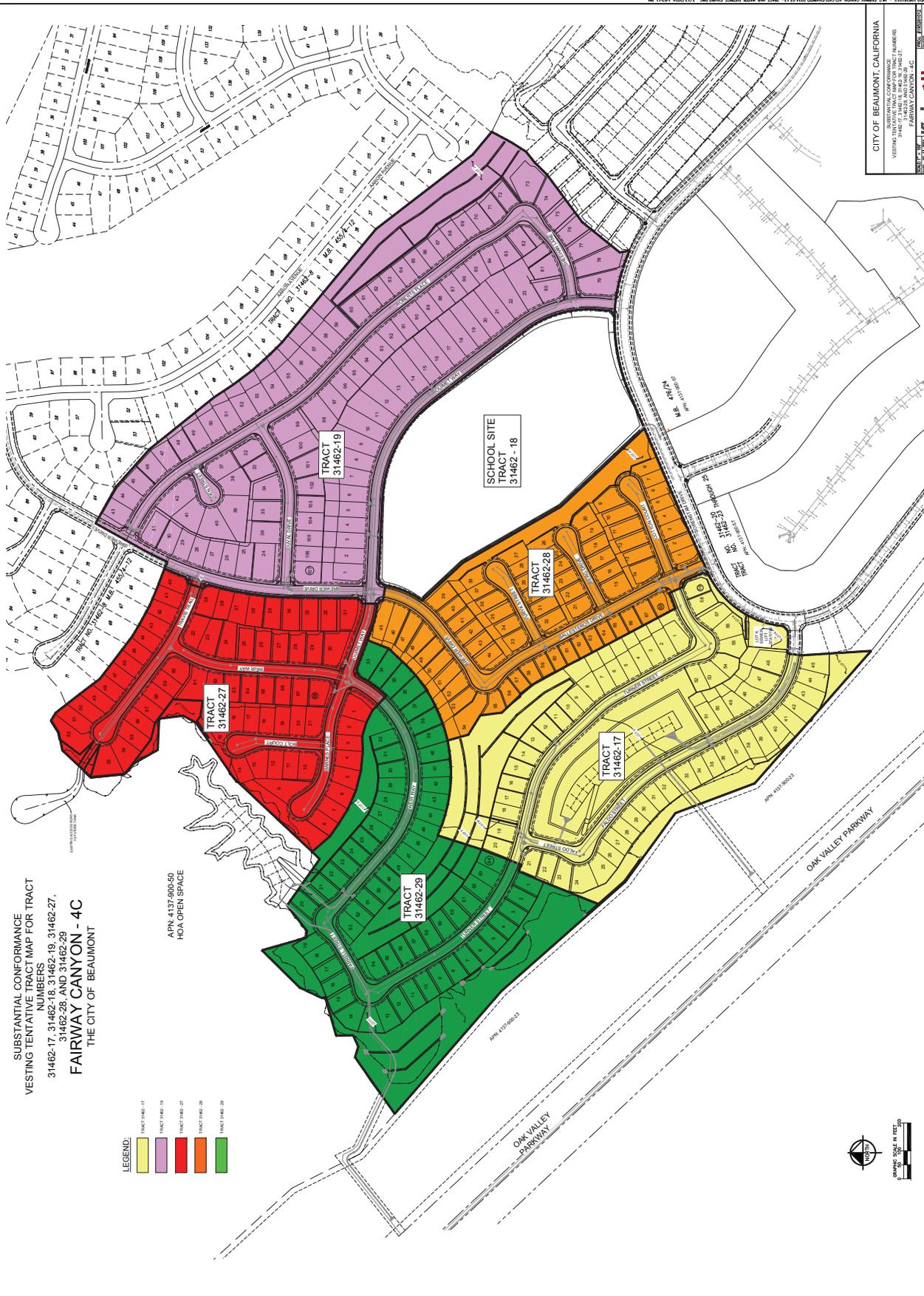
 Tract 31462-29



**Attachment 2 - Phase 4C of the Fairway Canyon Development**

SUBSTANTIAL CONFORMANCE  
 VESTING TENTATIVE TRACT MAP FOR TRACT  
 NUMBERS  
 31462-17, 31462-18, 31462-19, 31462-27,  
 31462-28, AND 31462-29  
**FAIRWAY CANYON - 4C**  
 THE CITY OF BEAUMONT

- LEGEND:**
- TRACT 31462-17
  - TRACT 31462-18
  - TRACT 31462-27
  - TRACT 31462-28
  - TRACT 31462-29
- APN: 4137-600-50  
 HOA OPEN SPACE



CITY OF BEAUMONT, CALIFORNIA  
 SUBSTANTIAL CONFORMANCE  
 VESTING TENTATIVE TRACT MAP FOR TRACT  
 NUMBERS  
 31462-17, 31462-18, 31462-19, 31462-27,  
 31462-28, AND 31462-29  
**FAIRWAY CANYON - 4C**  
 THE CITY OF BEAUMONT

**Kinley-Horn**  
 ENGINEERS  
 1000 S. GARDEN ST., SUITE 100  
 BEAUMONT, CA 94705  
 PHONE: (925) 762-1100  
 FAX: (925) 762-1101  
 WWW.KINLEY-HORN.COM

DATE: 03/24/2023  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 SCALE: AS SHOWN  
 SHEET NO. 1 OF 1





**Beaumont-Cherry Valley Water District  
Special Board Meeting  
March 24, 2026**

**Item 6**

**STAFF REPORT**

**TO:** Board of Directors

**FROM:** Dan Jagers, General Manager

**SUBJECT:** **Resolution 2026-\_\_ : Authorizing an Amendment to the 2026-2030 Capital Improvement Budget for the American Avenue (P-2750-0095) and 11th Street (P-2750-0056) Replacement Pipeline Projects; Authorize the General Manager to Execute a Contract with Borden Excavating, Inc.; and Authorize the Expenditure of Additional Funds for Current and Future Soft Costs**

**Staff Recommendation**

Review the bids received for the American Avenue (P-2750-0095) and 11th Street (P-2750-0056) Replacement Pipeline Project (Project) and consider taking the following actions:

1. Authorize the General Manager to proceed with the lowest responsive and responsible bidder and authorize a total construction-phase budget of **\$1,666,900.00** by:
  - a. Adopting Resolution 2026-\_\_ : Authorizing an Amendment to the 2026-2030 Capital Improvement Budget (CIB) for the transfer of **\$390,700.00** from the 11th Street Replacement Pipeline Project (P-2750-0056) to the American Avenue Replacement Pipeline Project (P-2750-0095)  
*and*
  - b. Authorize the General Manager to execute a contract with Borden Excavating, Inc. for construction of the Project in the amount of **\$1,467,500.00** and authorize a 10% rounded construction contingency of **\$146,700.00**, for a total not to exceed amount of **\$1,614,200.00**  
*and*
  - c. Authorize the General Manager to expend **\$52,700.00** for construction-phase soft costs as identified in Table 2  
*or*
2. Direct staff as desired.

**Executive Summary**

On January 16, 2026, District staff issued a Notice Inviting Bids for construction of the Project. On February 23, 2026, the District received eight (8) bids from contractors who attended the mandatory pre-bid meeting. Borden Excavating, Inc. was identified to be the apparent low bidder. Staff recommends awarding the construction contract to Borden Excavating, Inc. in an amount not to exceed \$1,467,500.00 and authorize a 10% (rounded) contingency of \$146,700.00. District staff also requests that the Board of Directors authorize the General Manager to expend an additional \$52,700.00 for construction-phase soft costs, including soils testing, construction staking, District field inspections, and engineering support.

Following receipt of the bids, Staff analyzed the available project budgets identified in the 2026-2030 CIB and recommends adoption of Resolution 2026-\_\_ to amend the budget by transferring



\$390,700.00 from the 11th Street Replacement Pipeline Project (P-2750-0056) to the American Avenue Replacement Pipeline Project (P-2750-0095) to ensure sufficient funding alignment between the two projects.

**Background**

At the July 27, 2023, Engineering Workshop, the Board of Directors authorized the General Manager to execute a Professional Services Agreement with Ludwig Engineering Associates, Inc. for design and engineering services for the 2023 Water Pipelines Project. The 2023 Water Pipelines Project includes the waterline replacements for 11th Street, American Avenue, and Elm Avenue. District staff requested the engineering consultant separate the Elm Avenue portion of the project due to time constraints. The 11th Street and American Avenue Water Improvement Plans were approved on March 6, 2025.

At the March 28, 2024, Engineering Workshop, the Board of Directors accepted the findings that the 11th Street and American Avenue Replacement Pipeline projects are exempt from the California Environmental Quality Act (CEQA) and directed Staff to file the Notice of Exemption with the Riverside County Clerk-Recorder and State Clearinghouse. The environmental subconsultant, Tom Dodson & Associates, determined that the projects qualify for a Class 1 Categorical Exemption under CEQA.

At the March 11, 2026, Regular Board Meeting, this item was brought before the Board of Directors for consideration. During that meeting, the Board elected to table the item and directed Staff to return with additional supporting information regarding the project scope and associated construction costs prior to consideration of the requested budget amendment and contract award (see Attachment 5).

**Discussion**

On January 16, 2026, District staff solicited construction bids for the American Avenue (P-2750-0095) and 11th Street (P-2750-0056) Replacement Pipeline Project, as described above. On February 23, 2026, the District received bids for the construction of the Project from eight (8) contractors. The results of the bids are indicated in Table 1, below.

**Table 1 – American Avenue (P-2750-0095) and 11th Street (P-2750-0056) Replacement Pipeline Project Bid Results**

<b>Bidder (Contractor)</b>	<b>American Avenue (PLP 095) and 11th Street (PLP 056) Project Base Bid Amount / Basis of Award</b>	<b>Comment</b>
Borden Excavating, Inc.	\$1,467,500.00	<b>Recommended for Award</b>
Legacy Excavating, Inc.	\$2,314,835.11	
MCC Pipeline, Inc.	\$1,604,089.65	
Pyramid Building and Engineering, Inc.	\$2,077,751.97	
Q&E Pipeline Company	\$1,519,209.37	
RE Chaffee Construction, Inc.	\$2,510,873.60	
Tri-Star Contracting II, Inc.	\$2,103,636.60	
Weka Inc.	\$2,326,314.00	

Note: The contractors have been listed alphabetically.



Based on the above, the apparent low bidder for the Project is Borden Excavating, Inc. Accordingly, Staff recommends that the Board authorize the General Manager to execute a contract with Borden Excavating, Inc. to provide all labor, equipment, and testing necessary to complete the construction of the Project in the amount of \$1,467,500.00 and authorize a 10% construction contingency of \$146,700.00.

District staff has reviewed the bid results and analyzed the individual bid schedule items submitted by Borden Excavating, Inc. Staff has determined that a significant portion of the project costs are attributable to paving and pavement restoration activities required following installation of the new pipelines and services. The bid schedule indicates that substantial quantities of pavement rehabilitation – including trench paving, asphalt replacement, and slurry seal – are required as part of the Project, which contribute significantly to the overall project cost.

Attachments 3 and 4 of this staff report have been provided to illustrate the overall pipeline replacement projects, as well as the extents of the pavement activities. The Borden Excavating, Inc. bid schedule (Attachment 5) provides a detailed breakdown of all construction costs associated with the project, including pipeline installation, valves, and appurtenances, service connections, and pavement restoration items.

After reviewing the bid breakdown and project scope, Staff recommends awarding the construction contract to Borden Excavating, Inc. as the lowest responsive bidder and proceed with the construction of the project.

In addition to the construction contract, several construction-phase support services are required to complete the Project. These tasks are generally identified under Table 2 and consist of the following (with estimated amounts):

**Table 2 – Estimated Project Construction Phase Soft Costs**

<b>Description</b>	<b>Amount</b>
Field Inspections (District Labor)	\$15,000.00
District Engineering Support	\$5,000.00
Geotechnical (Compaction) Services(1)	\$10,236.00
Construction Survey Staking(2)	\$17,660.00
Rounded Contingency (10%)	\$4,804.00
<b>Total Estimated Construction Phase Soft Costs</b>	<b>\$52,700.00</b>

1. See Attachment 3 for Geotechnical Services Proposal.
2. See Attachment 4 for Construction Survey Staking Proposal.

Following receipt of the bids, Staff evaluated the project budgets identified in the 2026–2030 CIB and determined that a budget adjustment is necessary. Staff therefore recommends adoption of Resolution 2026-\_\_ to transfer \$390,700.00 from the 11th Street Replacement Pipeline Project (P-2750-0056) to the American Avenue Replacement Pipeline Project (P-2750-0095) to ensure sufficient funding between the two projects.

**Fiscal Impact**

A summary of the design phase, bid phase, and anticipated construction-phase costs are provided in Table 3, below.



**Table 3 – American Avenue (P-2750-0095) and 11th Street (P-2750-0056) Replacement Pipeline Estimated Project Costs.**

Item	Description	American Ave (PLP 095)	11th St (PLP 056)	Total Amount
1	<b>2026 Board Approved Budget (2026-2030 CIB)</b>	<b>\$453,600.00</b>	<b>\$1,968,300.00</b>	<b>\$2,421,900.00</b>
2	<b><i>Proposed Budget Amendment</i></b>			
	Proposed Change to Budget	\$390,700.00	-\$390,700.00	\$0.00
	<b>Proposed Amended Budget</b>	<b>\$844,300.00</b>	<b>\$1,577,600.00</b>	<b>\$2,421,900.00</b>
3	<b><i>Design and Bid Phase Consultant Costs</i></b>			
	<b>Contracted Consultant Costs(1)</b>	<b>\$34,014.46</b>	<b>\$57,059.26</b>	<b>\$91,073.72</b>
4	<b><i>Design and Bid Phase District Soft Costs</i></b>			
	District Labor Costs	\$9,558.20	\$9,134.26	\$18,692.46
	Miscellaneous Costs(2)	\$5,169.18	\$5,199.87	\$10,369.05
	<b>District Soft Costs</b>	<b>\$14,727.38</b>	<b>\$14,334.13</b>	<b>\$29,061.51</b>
5	<b><i>Construction Phase Project Costs</i></b>			
	Recommended Contractor Construction Costs(3)	\$498,113.80	\$969,386.20	\$1,467,500.00
	10% Construction Contingency (Rounded)	\$49,800.00	\$96,900.00	\$146,700.00
	Future Soft Costs(4)	\$26,350.00	\$26,350.00	\$52,700.00
	<b>Construction Phase Project Costs w/ Contingencies</b>	<b>\$574,263.80</b>	<b>\$1,092,636.20</b>	<b>\$1,666,900.00</b>
6	<b>Anticipated Total Project Costs(5)</b>	<b>\$623,005.64</b>	<b>\$1,164,029.59</b>	<b>\$1,787,035.23</b>
7	<b>Remaining Budget Contingent Upon Amendment</b>	<b>\$221,294.36</b>	<b>\$413,570.41</b>	<b>\$634,864.77</b>

1. These are the final costs incurred by the engineering consultant.
2. Includes costs for filing environmental documents and for publicizing documents.
3. Includes all contractor-related costs (including materials).
4. Identified in Table 2, above.
5. Total estimated design, bid, and construction phase project cost.

The total estimated fiscal impact to the District for the American Avenue and 11th Street Replacement Pipeline Project is approximately **\$1,788,000.00** as summarized in Table 3. Funding for this Project is proposed to be expended from Capital Replacement Reserves.

### **Attachments**

1. Resolution 2026-\_\_\_: Authorizing an Amendment to the 2026-2030 Capital Improvement Budget
2. Project Location Map
3. 11th Street Waterline Scope of Improvements
4. American Avenue Scope of Improvements
5. Borden Excavating, Inc. Total Bid Schedule
6. Geotechnical Services Proposal
7. Construction Survey Staking Proposal
8. Current Appendix C of the 2026-2030 Capital Improvement Budget
9. Appendix C of the 2026-2030 Capital Improvement Budget Proposed Amendment

Staff Report prepared by Evan Ward, Associate Civil Engineer I

**RESOLUTION 2026-\_\_**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE BEAUMONT-CHERRY VALLEY WATER DISTRICT  
AUTHORIZING AN AMENDMENT TO THE 2026-2030  
CAPITAL IMPROVEMENT BUDGET FOR THE  
TRANSFER OF FUNDS BETWEEN TWO  
REPLACEMENT PIPELINE PROJECTS**

**WHEREAS**, at its meeting on December 10, 2025, the Board of Directors of the Beaumont-Cherry Valley Water District approved Resolution 2025-43 Adopting the Annual Operating and 2026-2030 Capital Improvement Budget for the Fiscal Year Ending December 31, 2026; and

**WHEREAS**, the Board of Directors has carefully reviewed the proposed amendments and finds it necessary and appropriate to balance and amend the 2026-2030 approved District Capital Improvement Budget as designated and attached hereto marked Exhibit "A," and

**NOW THEREFORE, BE IT RESOLVED** by the Board of Directors of the Beaumont-Cherry Valley Water District:

1. That an amount of \$390,700.00 be added to Project No. P-2750-0095 for a new budget total of \$844,300.00 in the Amended 2026-2030 Capital Improvement Budget.
2. That an amount of \$390,700.00 be removed from Project No. P-2750-0056 for a new budget total of \$1,577,600.00 in the Amended 2026-2030 Capital Improvement Budget.
3. That the adopted 2026-2030 Capital Improvement Budget is hereby amended to reflect the budget adjustments totaling the net adjustment of \$0.00 as identified in Items 1 and 2.
4. The General Manager is authorized to take all necessary actions to implement the provisions of the amended 2026-2030 Capital Improvement Budget as adopted by this Resolution without further Board action
5. The General Manager is directed to implement the intent of this Resolution as soon as reasonable following applicable procedures. The expenditure amounts designated as amended for the 2026-2030 Capital Improvement Budget are hereby appropriated and may be expended by the departments or funds for which they are designated.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

\_\_\_\_\_  
Director Lona Williams, President of the  
Board of Directors of the  
Beaumont-Cherry Valley Water District

\_\_\_\_\_  
Director David Hoffman, Secretary to the  
Board of Directors of the  
Beaumont-Cherry Valley Water District

Attachment: Exhibit A – Proposed Amended 2026-2030 Capital Improvement Budget

# Exhibit A

## Beaumont-Cherry Valley Water District Appendix C

### 2026-2030 Capital Improvement Budget Detail (Proposed Amendment - March 11, 2026)



Engineering Project #	Footnotes	Project Begin Year	Capital Improvement Program	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	2030 Budget Request	5-Year Budget Total	Funding Source
<b>Potable Infrastructure Projects</b>										
EOC-001	(1)	2026	BCVWD EOC Staffing and Space Requirements	5,000,000	2,000,000	5,000,000	-	-	12,000,000	Cap Charge, Cap Repl
DPX-001	(2)	2026	Disaster Preparedness Equipment	100,000	-	-	-	-	100,000	Cap Repl
WR-SITES-Reser	(2)(9)	2017	Investment in Sites Reservoir Project	519,600	1,640,000	2,930,900	2,930,900	2,930,900	10,952,300	Cap Repl
AFX-001	(2)	2026	Arc Flash Study & Improvement Project	65,600	-	-	-	-	65,600	Cap Repl
M-0000-0002	(2)	2017	Chlorination Retrofit At Misc. Wells	25,400	26,200	-	-	-	51,600	Cap Repl
PR-2650-0001		2020	2650 to 2520 Zone Pressure Regulator on Champions Dr.	-	-	-	-	395,800	395,800	Cap Repl
PR-2650-0002		2020	2650 to 2520 Zone Pressure Regulator (Legacy Highlands)	-	-	-	-	395,800	395,800	Cap Charge
W-2650-0001		2027	New 2650 Zone Well_0001	-	2,495,200	595,500	5,494,300	-	8,585,000	Cap Charge
W-2650-0002		2020	New 2650 Zone Well_0002	-	-	-	-	2,616,600	2,616,600	Cap Charge
BP-2750-0001	(2)	2023	2750 Zone to 2850 Zone Booster Pump Station	824,900	3,365,500	-	-	-	4,190,400	Cap Repl
BP-2750-0002		2020	2750 Zone to 2850 Zone Legacy Highlands Booster Pump Station	-	-	-	-	821,500	821,500	Cap Charge
M-2750-0001		2017	2850/2750 Pressure Reducing Station & Piping (Cherry Reservoir)	65,100	-	-	-	-	65,100	Cap Repl
T-2750-0001		2020	3 MG 2750 Zone Tank South of I-10	-	-	-	-	2,904,300	2,904,300	Cap Charge
TM-2750-0001	(2)	2022	Cherry Reservoir 1 & 2 Exterior Recoat and Retrofit	1,091,600	-	-	-	-	1,091,600	Cap Repl
W-2750-0001	(2)	2017	Replacement for Well 2	2,022,700	482,700	4,454,000	-	-	6,959,400	Cap Repl
W-2750-0002	(2)	2017	2750 Zone Well in Noble Creek Recharge Facility Phase I (NCRF)	2,633,800	628,600	5,799,500	-	-	9,061,900	Cap Charge
W-2750-0005	(2)	2017	Replace 2750 Zone Well 1	1,776,200	1,832,900	-	-	-	3,609,100	Cap Repl
W-2750-0006		2020	Replace 2750 Zone Well 3	-	-	-	-	2,551,700	2,551,700	Cap Repl
W-2750-0009		2027	Well 3 Landscape Improvements and Block Wall	203,200	103,200	-	-	-	306,400	Cap Repl
W-2750-0010		2026	Cherry Yard Landscape Improvements and Block Wall	203,200	-	-	-	-	203,200	Cap Repl
PR-2850-0001	(2)	2023	2850 Zone to 3040 Zone Booster Pump Station	3,781,600	738,400	-	-	-	4,520,000	Cap Charge
PR-2850-0001		2020	2850 to 2750 Regulator at Legacy Highlands 2750 Tank Site	-	-	-	-	96,000	96,000	Cap Charge
TM-2850-0001	(2)	2022	Vineland 1 Exterior Recoat and Retrofit	78,800	241,400	-	-	-	320,200	Cap Repl
W-2850-0001	(2)	2023	New Beaumont Basin Well s/o Beaumont HS	-	2,075,200	3,179,100	3,313,700	-	8,568,000	Cap Charge
W-2850-0002		2028	New Beaumont Basin Well Near Brookside Elementary School	-	2,079,300	3,185,400	3,320,300	-	8,585,000	Cap Charge
WT-2850-0001		2026	Well Head Treatment Plant Well 25 Cr VI	1,485,800	1,533,300	-	-	-	3,019,100	Cap Repl
BP-3040-0001	(2)	2028	3040 to 3330 Booster Pump Station at Noble Tank	2,400,200	572,800	2,653,300	-	-	5,626,300	Cap Charge, Cap Repl
T-3040-0001	(2)	2017	2 MG 3040 Zone Tank_0001	-	-	5,285,000	-	-	5,285,000	Cap Charge
PR-3330-0001		2027	Highland Springs Reservoir Recoat & Retrofit	-	-	91,800	281,100	-	372,900	Cap Repl
TM-3330-0001	(2)	2022	3330 to 3150 Lower Mesa, Noble Regulator	294,600	902,700	-	-	-	1,197,300	Cap Charge
BP-3620-0001		2029	Lower Edger Reservoir Recoat & Retrofit	-	-	-	255,300	-	255,300	Dev
BP-3620-0001		2029	3620 Zone to 3900 Zone Booster Pump Station	-	-	-	200,300	-	200,300	Cap Charge
BP-3620-0001		2029	3620 to 3330 Fisher Pressure Regulator_0001	-	-	-	-	-	-	Cap Charge
BP-HS-0001		2029	Add 3rd Booster Pump and Fire Pump at HS Hydro pneumatic	-	-	-	-	-	-	Cap Charge, Dev
WR-Sundance WQ Basin		2028	Improvements to Eighth St., Cherry and Starlight Basins	-	-	708,100	730,700	-	1,438,800	Cap Charge
WR-Marshall Creek Stormwater		2028	Marshall Creek Stormwater Capture	-	-	92,800	95,800	-	188,600	Cap Charge
WR-Recharge Facility Metering		2028	Beaumont Ave and Brookside Ave Stormwater Metering	-	-	92,800	95,800	-	188,600	Cap Charge
WR-Edgar Canyon Stormwater		2020	Edgar Canyon Stormwater Capture Enhancements	-	-	-	-	81,200	81,200	Cap Repl
WR-Grand Ave SD	(2)	2020	Grand Avenue Storm Drain	100,000	-	-	-	-	100,000	Cap Repl
<b>Total Potable Infrastructure Projects</b>				<b>22,469,100</b>	<b>20,808,700</b>	<b>34,068,200</b>	<b>17,013,300</b>	<b>15,132,300</b>	<b>109,491,600</b>	
<b>Potable Pipeline Replacements</b>										
P-2750-0025		2027	Maple Ave., 1st St to 3rd St	-	79,700	319,000	-	-	398,700	Cap Repl
P-2750-0029		2020	Maple Ave. 5th to 4th St. Under 1-10 in bore. Replacing existing 6"	-	-	-	-	100,400	100,400	Cap Repl
P-2750-0032		2020	Egan, B St to 5th Pl, Bore 1-10, Bore RR. Replacing and existing 4" steel waterline.	-	-	-	-	206,800	206,800	Cap Repl
P-2750-0035		2020	Alligheny St., 6th to LINC Apartments	-	-	-	-	21,400	21,400	Cap Repl
P-2750-0037		2027	Maple Ave., 6th to 7th; 7th, Maple Ave. to Palm Ave. Replacing existing 6" ACP waterline in 7th Street. Includes reconnecting services from alley to new waterline in Maple	-	74,000	295,800	-	-	369,800	Cap Repl



**Beaumont-Cherry Valley Water District**  
**Appendix C**  
**2026-2030 Capital Improvement Budget Detail**  
**(Proposed Amendment - March 11, 2026)**

Engineering Project #	Footnotes	Project Begin Year	Capital Improvement Program	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	2030 Budget Request	5-Year Budget Total	Funding Source
P-2750-0038		2027	Maple Ave., 5th to 6th. Includes reconnecting services to new waterline in Maple Ave and existing waterline in Palm Ave. 2" in alley to remain in service until waterline in orange constructed (P-2750-0040)	-	45,900	183,400	-	-	229,300	Cap Repl
P-2750-0039		2028	5th St. & Michigan Ave- Manifold Line to Serve Home Cluster at 490 Michigan, New 8" Pipeline from End of Autozone to southern end of Massachusetts	-	-	-	-	-	-	Cap Repl
P-2750-0041		2027	Euclid Ave., 6th to 8th. Tie over existing services in alleys (between Edgar/Euclid and Euclid/Beaumont Ave)	-	-	-	-	-	-	Cap Repl
P-2750-0042		2030	Edgar Ave., 5th to 6th. Tie over existing services in alleys (between Edgar Ave./California and Edgar Ave./Euclid)	-	-	-	-	-	-	Cap Repl
P-2750-0043		2026	Edgar Ave., 6th to 8th. Tie in existing services in alleys (between California/Edgar and Edgar/Euclid)	107,600	430,500	-	-	-	538,100	Cap Repl
P-2750-0044		2028	Alley North of 6th St. from California Ave. to Exist. 10" at Alley w/o Beaumont Ave.	-	-	-	-	-	-	Cap Repl
P-2750-0045		2028	7th St., California Ave. to Beaumont Ave.	-	-	-	-	-	-	Cap Repl
P-2750-0046		2027	9th St., Elm Ave. to Euclid Ave.	78,400	313,700	-	-	-	392,100	Cap Repl
P-2750-0047		2027	9th St., Beaumont Ave. to Palm Ave.	78,400	313,700	-	-	-	392,100	Cap Repl
P-2750-0048		2027	9th St., Palm Ave. to Pennsylvania Ave.	78,400	313,700	-	-	-	392,100	Cap Repl
P-2750-0049		2029	10th St., Palm Ave. to Michigan Ave.	-	-	52,000	-	208,000	260,000	Cap Repl
P-2750-0050		2028	Orange Ave., 8th St to 10th St. Includes tie-ins of existing services in alley on west side of Orange.	-	-	82,000	-	-	410,200	Cap Repl
P-2750-0051		2028	Orange Ave., 10th St. to 11th St. Includes relocation of existing services to new waterline.	-	-	33,100	-	-	165,500	Cap Repl
P-2750-0052		2028	Magnolia Ave., 10th St. to 11th St. Includes relocation of existing services to new waterline.	-	-	48,600	-	-	242,800	Cap Repl
P-2750-0053		2027	Euclid Ave., 10th St. to 11th St. Includes relocation of existing services to new waterline.	-	56,300	225,200	-	-	281,500	Cap Repl
P-2750-0054		2026	Edgar Ave., 8th St. to 10th St. Includes relocation of existing services to new waterline.	107,200	428,600	-	-	-	535,800	Cap Repl
P-2750-0055		2026	Edgar Ave., 10th St. to 11th St. Includes relocation of services from ally to new waterline.	54,400	217,400	-	-	-	271,800	Cap Repl
P-2750-0056	(2)	2024	11th Street, Beaumont Avenue to Elm Avenue	1,577,600	-	-	-	-	1,577,600	Cap Repl
P-2750-0057		2029	Magnolia Ave., 7th to 8th (end of existing 6" in Magnolia Ave to 8th St). Includes relocation existing services to new waterline in Magnolia Avenue and Existing Waterline in Orange Avenue.	-	-	-	45,600	182,400	228,000	Cap Repl
P-2750-0058		2027	Wellwood Ave., 8 St north to end. Replacing existing 2" steel waterline	-	12,200	48,700	-	-	60,900	Cap Repl
P-2750-0059		2027	Wellwood Ave., 10th to 12th. Includes relocation of existing services in alleys to new waterline.	-	175,600	702,400	-	-	878,000	Cap Repl
P-2750-0060		2026	Edgar Ave., 11th to 12th, and Merry Ln from Edgar to end of cul-de-sac	123,700	494,700	-	-	-	618,400	Cap Repl
P-2750-0061		2029	Orange Ave., 11th to Oak Valley Pkwy	-	-	394,700	-	1,579,000	1,973,700	Cap Repl
P-2750-0063		2029	13th St., Palm Ave. to Pennsylvania Ave. Replacing existing 4" waterline	-	-	-	-	99,300	99,300	Cap Repl
P-2750-0066	(2)(4)	2024	Egan Ave.-Wellwood Ave. Alley, 5th to 8th St	-	112,200	448,800	-	-	561,000	Cap Repl
P-2750-0067	(2)(4)	2024	Elm Ave.-Wellwood Ave. Alley, 7th St. to 5th St.	-	45,800	183,000	-	-	228,800	Cap Repl
P-2750-0068	(2)(4)	2024	Elm Ave., 6th to 7th	-	26,600	106,200	-	-	132,800	Cap Repl
P-2750-0069	(4)	2024	Egan Ave-California Ave. Alley, 5th to 7th	-	-	273,100	-	-	341,400	Cap Repl
P-2750-0070		2029	Twelfth St., Michigan Ave. to Pennsylvania Ave. Replacing existing 4" steel waterline	-	-	82,600	-	330,500	413,100	Cap Repl
P-2750-0071		2028	Oak Valley Pkwy, Elm Ave. to Michigan Ave. Replace existing 10" waterline with 16" and convert 10" waterline to 2850 PZ.	-	-	187,000	-	-	935,000	Cap Repl
P-2750-0095	(4)	2024	American Avenue, 6th Street to 8th Street	844,300	-	-	-	-	844,300	Cap Repl
P-2750-0098	(4)	2028	2023-2024 Service Lateral Replacement Project	-	-	97,500	-	-	487,400	Cap Repl
P-2570-0099	(2)	2024	Orange Avenue, 6th Street to 8th Street	133,600	612,900	-	-	-	746,500	Cap Repl



**Beaumont-Cherry Valley Water District**  
**Appendix C**  
**2026-2030 Capital Improvement Budget Detail**  
**(Proposed Amendment - March 11, 2026)**

Engineering Project #	Footnotes	Project Begin Year	Capital Improvement Program	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	2030 Budget Request	5-Year Budget Total	Funding Source
S-2750-0001	(2)	2026	Service Replacements - Elm Alley & Wellwood Alley - 8th Street to 10th Street	299,700	-	-	-	-	299,700	Cap Repl
S-2750-0002		2026	Service Replacements - California & Edgar Alley - 8th to 9th and 10th to 11th	309,400	-	-	-	-	309,400	Cap Repl
S-2750-0003		2027	Service Replacements - Euclid Avenue - 8th Street to 10th Street	-	222,400	-	-	-	222,400	Cap Repl
S-2750-0004		2028	Michigan St., 6th to 8th, Not Replacing Existing 8" AC. Relocate existing Alley Services to Existing 8" AC Main in Michigan.	-	-	309,200	-	-	309,200	Cap Repl
P-2850-0009		2029	Brookside Ave., Nancy Ave. to end of existing 16-in. Replacing existing 8" ACP	-	-	-	81,100	324,300	405,400	Cap Repl
P-3040-0004		2028	From Vineland St, south along Acadia Ln, west to 38834 CVB, south to CVB	-	27,100	-	-	-	135,300	Cap Repl
P-3040-0005		2029	From CVB, Ralph Rd to end of Cul-de-sac., east to APN 405-060-013, north to Orchard St.	-	-	-	24,500	97,900	122,400	Cap Repl
P-3040-0006		2029	Lincoln St. Noble St. to Cherry Ave	-	-	-	91,300	365,000	456,300	Cap Repl
P-3040-0007		2029	Lincoln St. Cherry Ave to Jonathan Ave	-	-	-	93,700	374,800	468,500	Cap Repl
P-3040-0008		2029	Lincoln St. Jonathan Ave to Winesap Ave	-	-	-	81,600	326,400	408,000	Cap Repl
P-3040-0009	(2)(8)	2017	3040 Pressure Zone Cherry Avenue/International Park Road Transmission Pipeline	293,000	-	-	-	-	293,000	Cap Charge, Cap Repl
P-3040-0010		2028	Jonathan Ave., Brookside Ave. to Dutton St.	-	-	363,100	-	-	1,815,700	Cap Repl
P-3040-0011		2030	Winesap Ave, Brookside Ave. to High St	-	-	-	-	172,500	172,500	Cap Repl
P-3040-0012		2030	Winesap Ave., High St. to Dutton St. Replace existing 6" steel waterline	-	-	-	-	107,200	107,200	Cap Repl
P-3040-0014		2030	Overland Trail, End of pipe N/O Cherry Valley Blvd to Bel Air Dr	-	-	-	-	15,800	15,800	Cap Repl
P-3040-0020		2029	Martin Ln, Lincoln St. to Grand Ave.	-	-	-	65,500	261,800	327,300	Cap Repl
P-3040-0021	(2)(8)	2024	Lincoln St., Noble St. to West end	89,800	359,500	-	-	-	449,300	Cap Repl
P-3040-0022		2029	Friendship Dr., Vineland St. to End of unpaved road	-	-	-	36,600	146,400	183,000	Cap Repl
P-3040-0023	(2)(8)	2024	Bing Pl	11,400	127,100	-	-	-	138,500	Cap Repl
P-3040-0024	(2)(8)	2024	Lambert Pl	31,800	127,100	-	-	-	158,900	Cap Repl
P-3040-0025	(2)(8)	2024	Star Ln, Sky Ln, and View Dr to end of cul-de-sac	142,500	570,200	-	-	-	712,700	Cap Repl
P-3040-0026	(2)(8)	2024	Utica Way, Vineland St. to View Dr.	101,100	404,600	-	-	-	505,700	Cap Repl
P-3040-0028		2029	Lincoln Ave. from Winesap to Bellflower Ave	-	-	-	75,800	303,200	379,000	Cap Repl
P-3040-0029		2030	Delicious Lane - replace in kind from Lincoln to end of Cul-de-sac.	-	-	-	-	44,300	44,300	Cap Repl
P-3040-0030		2030	Pippin Way from Delicious Ln to end of Cul-de-sac	-	-	-	-	32,000	32,000	Cap Repl
P-3040-0031		2030	Rome Beauty way from Delicious Ln to end of Cul-de-sac	-	-	-	-	32,000	32,000	Cap Repl
P-3150-0001		2030	Dutton St., Cherry Ave. to Bellflower Ave. Replace existing 6" and 4" steel waterlines.	-	-	-	-	100,900	100,900	Cap Repl
P-3150-0002		2030	Easement Line, between Winesap Ave. and Jonathan Ave, Dutton to Bridges. Replace existing 6" and 4" steel waterline.	-	-	-	-	87,700	87,700	Cap Repl
P-3150-0004		2030	Orchard Pl (Easement Line), W/O Winesap Ave. to west end of Orchard Pl. Replace existing 4" steel waterline.	-	-	-	-	45,800	45,800	Cap Repl
P-3150-0005		2029	Dutton St., Cherry Ave. to Bellflower Ave. Replace existing 6" and 4" steel waterlines.	-	-	-	283,100	1,132,200	1,415,300	Cap Repl
P-3150-0006		2029	South of line from Bridges to Dutton, along Int'l Park Rd	-	-	-	36,200	144,600	180,800	Cap Repl
P-3150-0007		2030	In Dutton St, from Cherry Ave west to Freedom Cir	-	-	-	-	49,300	49,300	Cap Repl
P-3150-0008		2029	In Cherry Ave, from Dutton south to 10253 Cherry Ave (dead-end)	-	-	-	42,000	167,800	209,800	Cap Repl
P-3150-0009		2030	In Jonathan Ave, from Dutton Ave south to 10296 Jonathan Ave (dead-end)	-	-	-	-	43,900	43,900	Cap Repl
P-3150-0010		2030	In Winesap Ave, from Dutton Ave south to 10264 Winesap Ave (dead-end)	-	-	-	-	43,900	43,900	Cap Repl
P-3150-0011		2030	In Bellflower Ave, from Dutton Ave south to 10285 Bellflower Ave (dead end)	-	-	-	-	34,200	34,200	Cap Repl
P-3330-0001		2030	From 3620/3330 Regulator site (end of A Line - see Detail B in Master Plan Map) east to "Wagon Wheel" at Ave. San Timoteo and Ave. Miravilla	-	-	-	-	263,200	263,200	Cap Repl
P-3330-0002		2028	In Ave. San Timoteo, from end of 12-in (approx 9490 Ave. San Timoteo) south to Ave. Sonriza	-	-	333,100	-	-	1,615,600	Cap Repl
P-3330-0003	(2)(8)	2024	In Ave. Sonriza, Ave San Timoteo to Ave. Miravilla. Replacing 6" and 4" waterlines	250,400	1,001,600	-	-	-	1,252,000	Cap Repl
P-3330-0005		2029	Ave. Miravilla, from Liliac Ln 8-in (connect to P-3330-0001) south to existing 6" line (approximately at south end of 9320 Avenida Miravilla)	-	-	-	177,900	711,600	889,500	Cap Repl



**Beaumont-Cherry Valley Water District**  
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Engineering Project #	Footnotes	Project Begin Year	Capital Improvement Program	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	2030 Budget Request	5-Year Budget Total	Funding Source
P-3330-0007	(2)	2026	From Avenida Sorrisa, north to Avenida Miravilla through Alley	90,600	415,400	-	-	-	506,000	Cap Repl
P-3330-0008		2029	From south end of P-3330-0005, south to 9584 Avenida Miravilla	-	-	165,000	-	660,000	825,000	Cap Repl
P-3620-0001		2024	"B" Line Upper Edger 12" to upper end of 20" DIP and from lower end 20" DIP to Balance Line and Balance Line in Edger Canyon	-	-	-	-	-	-	Cap Repl
P-3620-0002		2028	"A" Line split north of Apple Tree Lane Tract (At or near Aprn 401-030-003) to Meter "A"	-	541,000	2,164,100	-	-	2,705,100	Cap Repl
P-3620-0003		2029	Lower Edger Tank	-	-	-	-	-	-	Cap Repl
P-3620-0004		2028	"A" Line - Lower Edger to split north of Apple Tree Lane Tract Oak Glen Rd., from Appletree Lane south to 4" at creek crossing (approx at APN 401-080-011)	-	226,900	907,600	-	-	1,134,500	Cap Repl
P-3620-0005		2030	Crossing of Little San Geronimo Cr at south end of P-3620-0004 to Lower Edger House, north along Edger Cyn Road to Upper Mesa Emergency Booster/7000 Gal Tank. Replacing existing 8" and 4"	-	-	-	-	236,400	236,400	Cap Repl
P-3620-0006		2030	Lower Edger Tank (from existing 10" Steel line south of tank) east to Ave. Miravilla.	-	-	-	-	68,400	68,400	Cap Repl
P-3620-0008		2030	Replace existing 4" steel waterline Ave. Miravilla near Lower Edger Tank (approx. at 8800 Avenida Miravilla) south to ex. 6-in (approx. at 8925 Avenida Miravilla)	-	-	-	-	115,600	115,600	Cap Repl
P-3620-0009	(2)	2024	Ave. Miravilla End of proposed 12-in (P-3620-0008) south to end of existing blowoff (near S property line of 8940 Avenida Miravilla)	50,000	200,000	-	-	-	250,000	Cap Repl
P-3620-0010		2029	In Whispering Pines from northern end of P-3620-0012 south to Avenida Miravilla. (Approx at south end of 9150 Whispering Pines Rd)	-	-	95,600	-	382,300	477,900	Cap Charge, Cap Repl
P-3620-0011		2030	Ave. Miravilla, from Whispering Pines (approx. at 9150 Whispering Pines) south to intersection of Ave Altego Bella, Ave Altura Bella (wagon wheel). East along Avenida Altego Bella to southern end of P-3620-0012	-	-	-	-	196,000	196,000	Cap Repl
P-3620-0013		2030	Ave. Miravilla, Ave. from wagon wheel west to Lilac Lane	-	-	-	-	90,400	90,400	Cap Repl
P-3620-0014		2026	Lilac Lane, from Ave. Miravilla north to end of cul-de-sac (connect to existing 8" line)	78,523	604,026	-	-	-	682,549	Cap Repl
P-3620-0016	(2)	2026	Replace existing 4" line within parcel (Hoffman Property)	34,200	137,000	-	-	-	171,200	Cap Repl
P-UEC-0002		2026	Edgar Canyon Pipeline Wedding Chapel to Upper Edger	149,162	1,147,401	-	-	-	1,296,563	Cap Repl
			<b>Total Potable Pipeline Replacements</b>	<b>4,879,985</b>	<b>8,179,327</b>	<b>5,207,100</b>	<b>10,653,600</b>	<b>9,905,600</b>	<b>38,925,612</b>	
			<b>IT Network Infrastructure Projects</b>							
IT-NETW-0006	(6)	Ongoing	Workstation Replacement project	30,500	31,000	31,500	32,000	32,500	157,500	Cap Repl
IT-NETW-0011	(6)	2024	Server Room Uninterrupted Power Source (\$51K spread over three years)	51,800	17,500	17,800	18,100	18,400	123,600	Cap Repl
IT-NETW-0013	(6)	Ongoing	Servers and Related Equipment (4 per year, 3 year life, \$15K per server)	140,500	61,900	62,900	63,900	64,900	394,100	Cap Repl
IT-NETW-0014	(6)	2024	Network Infrastructure and Equipment (Network Switches, Firewall Appliances, SAN Storage, Tape/Backup Storage, Power Capacity) (\$85K spread over three years)	28,800	29,200	29,700	30,200	30,700	148,600	Cap Repl
			<b>Total IT Network Infrastructure Projects</b>	<b>251,600</b>	<b>139,600</b>	<b>141,900</b>	<b>144,200</b>	<b>146,500</b>	<b>823,800</b>	
			<b>IT SCADA/AMR Infrastructure Projects</b>							
IT-SCAD-0001	(6)	2023	SCADA Improvement Project	849,200	2,510,000	-	-	-	3,359,200	Cap Repl
IT-SCAD-0002	(6)	N/A	Wonderware SCADA Phase 2 Project	-	-	-	-	-	-	-
IT-SCAD-0003	(6)	N/A	Wonderware SCADA Phase 3 Project	-	-	-	-	-	-	-
IT-SCAD-0007	(6)	2024	Back-End SCADA Software and Equipment	304,800	61,900	62,900	63,900	64,900	558,400	Cap Repl
IT-SCAD-0008	(6)	2025	Current / Retro Telemetry CIP	121,900	123,900	125,900	127,900	129,900	629,300	Cap Repl
IT-AMR-0001	(7)	2019	AMR / AMI Deployment Project	1,403,100	-	-	-	-	1,403,100	Cap Repl
IT-AMR-0002		Ongoing	New Development Meters	475,500	475,500	475,500	475,500	475,500	2,377,500	Dev
			<b>Total IT SCADA/AMR Infrastructure Projects</b>	<b>3,154,500</b>	<b>3,171,900</b>	<b>664,200</b>	<b>667,200</b>	<b>670,900</b>	<b>8,327,500</b>	
IT-ADWN-0001		2017	IT/Field Operations/Administration Projects Digitized Fileroom Project	89,500	-	-	-	-	89,500	Cap Repl



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Engineering Project #	Footnotes	Project Year	Capital Improvement Program	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	2030 Budget Request	5-Year Budget Total	Funding Source
IT-ADMIN-0002		2025	560 Magnolia AC/Heating System Replacements	78,300	24,900	43,500	-	-	146,700	Cap Repl
			<b>Total IT Field Operations/Administration Projects</b>	<b>167,800</b>	<b>24,900</b>	<b>43,500</b>	<b>-</b>	<b>-</b>	<b>236,200</b>	
			<b>Vehicles &amp; Equipment</b>							
VE-TRUK-0002	(8)	2025	2018 Ford F150 Reg Cab (Oct, 2017) Unit #34 Replacement	-	-	-	-	-	-	-
VE-TRUK-0003	(8)	2026	2018 Ford F-150 Reg Cab (Sept, 2018) Unit #35 Replacement	-	-	-	-	-	-	-
VE-TRUK-0004	(8)	2025	2018 Ford F250 Reg Cab 4 X 4 (Aug, 2017) Unit #32 Replacement	-	-	-	-	-	-	-
VE-TRUK-0005	(8)	2025	2018 Ford F250 Reg Cab 4 X 4 (Aug, 2017) Unit #32 Replacement	-	-	-	-	-	-	-
VE-TRUK-0006	(8)	2026	2018 Ford F-150 Reg Cab (Sept, 2018) Unit #36 Replacement	-	-	-	-	-	-	-
VE-TRUK-0007	(8)	2026	2018 Ford F-150 Reg Cab (Sept, 2018) Unit #37 Replacement	-	-	-	-	-	-	-
VE-TRUK-0008	(8)	2027	2019 Ford F-250 Super Duty (Dec, 2019) Unit #41 Replacement	-	-	-	-	-	-	-
VE-TRUK-0009	(8)	2027	2019 Ford F-250 Super Duty (Dec, 2019) Unit #42 Replacement	-	-	-	-	-	-	-
VE-TRUK-0010	(8)	2026	2018 Ford F-250 Super Cab XL 4x4 (Oct, 2018) Unit #38 Replacement	-	-	-	-	-	-	-
VE-TRUK-0011	(8)	2027	2019 Ford F-150 Super Duty (Dec, 2019) Unit #40 Replacement	-	-	-	-	-	-	-
VE-TRUK-0015	(8)	2023	GIS / Muck Truck (Freightliner Diesel) (May, 2004) Unit #8 Replacement	-	-	-	-	-	-	-
VE-TRUK-0019	(8)	2027	2010 Ford Explorer (Jan, 2011) Unit #1 Replacement	-	-	-	-	-	-	-
VE-TRUK-0020	(8)	2025	2007 F-550 Dump Truck (Apr, 2009) Unit #12 Replacement	-	-	-	-	-	-	-
VE-TRUK-0021	(8)	2024	NEW 3/4 Ton Utility Truck	-	-	-	-	-	-	-
VE-TRUK-0022	(8)	2024	NEW 3/4 Ton Utility Truck	-	-	-	-	-	-	-
VE-TRUK-0023	(8)	2024	NEW 3/4 Ton Utility Truck	-	-	-	-	-	-	-
VE-TRUK-0024	(8)	2024	NEW 3/4 Ton Utility Truck	-	-	-	-	-	-	-
VE-TRUK-0025	(8)	2024	NEW 3/4 Ton Utility Truck	-	-	-	-	-	-	-
VE-LEAS-0001	(8)	2025	Enterprise Fleet Leasing and Maintenance Agreement	118,700	159,500	215,400	218,900	-	712,500	Cap Repl
VE-HEAV-0001	(8)	2027	2007 John Deere Backhoe 310SG (Aug, 2009)	-	200,000	-	-	-	200,000	Cap Repl
VE-HEAV-0003	(8)	2028	Loader 938SG	-	-	365,000	-	-	365,000	Cap Repl
VE-HEAV-0006	(8)	2028	Skidsteer tractor with attachments	-	-	250,000	-	-	250,000	Cap Repl
VE-HEAV-0007	(8)	2028	D-5 Dozer Dual Slope	483,000	-	-	-	-	483,000	Cap Repl
VE-EQIP-0002	(8)	2028	Ingersoll Rand Air Compressor (Dec, 2008)	-	-	20,300	-	-	20,300	Cap Repl
VE-EQIP-0003	(8)	2029	Water Buffalo (Feb, 2018)	-	-	-	8,500	-	8,500	Cap Repl
VE-EQIP-0004	(8)	2028	400W Light Tower w/Generator (Dec, 2017)	-	-	20,000	-	-	20,000	Cap Repl
VE-EQIP-0005	(8)	2027	NEW 400W Light Tower w/Generator	-	20,000	-	-	-	20,000	Cap Repl
VE-EQIP-0006	(8)	2026	Full Size Three Line Message Boards with Hydraulic Lift	52,800	-	-	-	-	52,800	Cap Repl
			<b>Total Vehicles &amp; Equipment</b>	<b>654,500</b>	<b>379,500</b>	<b>870,700</b>	<b>227,400</b>	<b>-</b>	<b>2,132,100</b>	
			<b>Non-Potable Infrastructure Projects</b>							
NEO-0000-0001		2019	Recycled Water Conversion and Implementation	250,000	100,000	398,800	-	-	748,800	Cap Charge
NW-2400-0001		2027	San Timoteo Creek Non-Potable Water Extraction Well	-	250,000	1,000,300	1,036,300	-	2,286,600	Cap Charge
NT-2400-0001		2026	100,000 Gallon 2400 PZ Non-Potable Tank	60,000	63,400	195,200	-	-	318,600	Cap Charge
NR-2600-0001		2029	2600 Zone Non-Potable Regulation and Metering Station_0001	-	-	-	120,600	287,900	408,500	Cap Charge
NR-2600-0002		2023	2600 Zone Non-Potable Regulation and Metering Station_0002	-	-	-	-	-	-	Cap Charge
NBP-2600-0001		2029	Non-Potable Booster Pump Station at Cob Wastewater Treatment Plant	-	-	-	1,023,400	2,442,400	3,465,800	Cap Charge
NBP-2600-0002		2028	Non-Potable Booster Pump Station at Cob Wastewater Treatment Plant Expansion	-	-	186,200	444,300	-	630,500	Cap Charge
NR-2800-0001		2028	2800 Zone Non-Potable Regulation and Metering Station_0001	426,000	439,600	-	-	-	865,600	Cap Charge
NR-2800-0002		2028	2800 Zone Non-Potable Regulation and Metering Station_0002	-	-	439,700	463,800	-	893,500	Cap Charge
NT-2800-0001		2026	2 M/G 2800 PZ Non-Potable Tank	250,000	1,952,500	2,018,900	-	-	4,221,400	Cap Charge
NBP-2800-0001		2028	2800 Zone Non-potable Booster Pump Station at the Noble Creek Recharge Facilities	-	-	587,900	250,000	1,184,900	2,022,800	Cap Charge
			<b>Total Non-Potable Infrastructure Projects</b>	<b>986,000</b>	<b>2,805,500</b>	<b>4,827,000</b>	<b>3,328,400</b>	<b>3,915,200</b>	<b>15,862,100</b>	
			<b>Non-Potable Pipeline Projects</b>							



**Beaumont-Cherry Valley Water District**  
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Engineering Project #	Footnotes	Project Begin Year	Capital Improvement Program	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	2030 Budget Request	5-Year Budget Total	Funding Source
NP-2600-0001	(2)	2027	Oak Valley Parkway, from westerly end of existing 24" waterline, west to the existing City of Beaumont Lift station/Tukwet Canyon Golf Course maintenance yard.	-	927,900	-	-	-	927,900	Cap Charge, Dev
NP-2600-0005		2028	From the NR-2800-0004, along Cherry Valley Blvd west to I-10 freeway.	-	-	3,227,900	-	-	3,227,900	Cap Charge
NP-2600-0006		2029	From the end of NP-2600-0005, west across the bridge along Cherry Valley Blvd crossing I-10 freeway	-	-	-	-	-	-	Cap Charge
NP-2600-0009		2025	Along the future alignment of Potrero Blvd, from 4th Street south to NP-2600-0008.	-	-	-	1,967,700	-	1,967,700	Cap Charge, Dev
NP-2800-0001		2028	In Beaumont Summit Station (Formerly Sunny Cal Egg Ranch), Cherry Valley Blvd to Brookside Ave	-	-	-	-	-	-	Cap Charge, Dev
NP-2800-0002		2029	California Ave., 1st Street south to Hwy 79	-	-	-	1,974,900	-	1,974,900	Cap Charge, Dev
NP-2800-0006		2029	In COB WWTP site, from 2600 to 2800 Zone Booster Pump (NPB 2600-0003) to 4th St.	-	-	-	1,571,700	-	1,571,700	Cap Charge, Dev
NP-2800-0007		2027	1st St, from Commerce Way east to Highland Springs Ave	-	880,900	-	-	-	880,900	Cap Charge
NP-2800-0008		2027	Highland Springs Ave, 2nd St to 1st St.	-	413,200	-	-	-	413,200	Cap Charge
NP-2800-0009		2029	Within Palm Ave, Crossing 6th Street to connect existing waterlines	-	-	-	-	-	-	Cap Charge
NP-2800-0010		2029	Noble Cr. Meadows, Cougar Way to Oak Valley Pkwy	-	-	-	152,200	-	152,200	Cap Charge
NP-2800-0012		2029	Oak Valley Pkwy, from Oak View Dr. east to 750 Ft w/o Elm Ave.	-	-	-	395,300	-	395,300	Dev
NP-2800-0014		2027	Oak Valley Parkway from Noble Cr. Meadows east to Palm Ave	-	1,400,700	-	-	-	1,400,700	Cap Charge
NP-2800-0016		2027	7th Street from Veile Ave southwest to California Ave	-	553,000	-	-	-	553,000	Cap Charge
NP-2800-0017		2028	Along Oak Valley Pkwy from Palm Ave to Cherry Ave	-	-	-	757,100	-	757,100	Cap Charge
NP-2800-0020		2028	Along 4th Street from Veile Ave to Rangel Park	-	-	-	324,700	-	324,700	Cap Charge
			<b>Total Non-Potable Pipeline Projects</b>	-	<b>4,175,700</b>	-	<b>6,284,600</b>	-	<b>16,099,600</b>	
			<b>Total Capital Improvement Program</b>	<b>\$ 32,563,485</b>	<b>\$ 39,684,527</b>	<b>\$ 52,107,200</b>	<b>\$ 37,673,400</b>	<b>\$ 29,769,900</b>	<b>\$ 191,798,512</b>	

(1) Project was originally identified in 2020 CIB. Total Budgeted cost was updated for 2024 Water Rate Study and represents a two-phased approach. Phase 1 could be structured in a manner where the "warehouse" (shell) would be constructed first, allowing for many of the staff to occupy it, for an estimated cost of \$13,617,825, including the purchase of land.

(2) Phase 1 could be structured so that the estimated remaining cost of \$19,318,925 could be deferred longer than this schedule provides for. Project was begun in prior year(s) or approved by Board to begin, ongoing, with inflationary factors as appropriate.

(3) Contract for either design, engineering, or construction has been or is anticipated to be signed by end of 2025, or project may be completed (or purchase made) by end of 2025. If not, project may be completed by end of 2026. Project not complete as of August 31, 2025

(4) Pipeline replacement projects are close to beginning construction, which should be done by end of 2026

(5) Pipeline replacement projects originally scheduled to begin construction in 2025 have been deferred due to the City of Beaumont's street paving moratorium. IT projects involve periodic equipment purchases (e.g., servers and appliances) typically required every 3-5 years. Because the exact timing is uncertain, related costs have been distributed across each year, and unspent funds will be carried forward to ensure availability when replacement is needed.

(6) Project is ongoing, all have been reconciled as one project

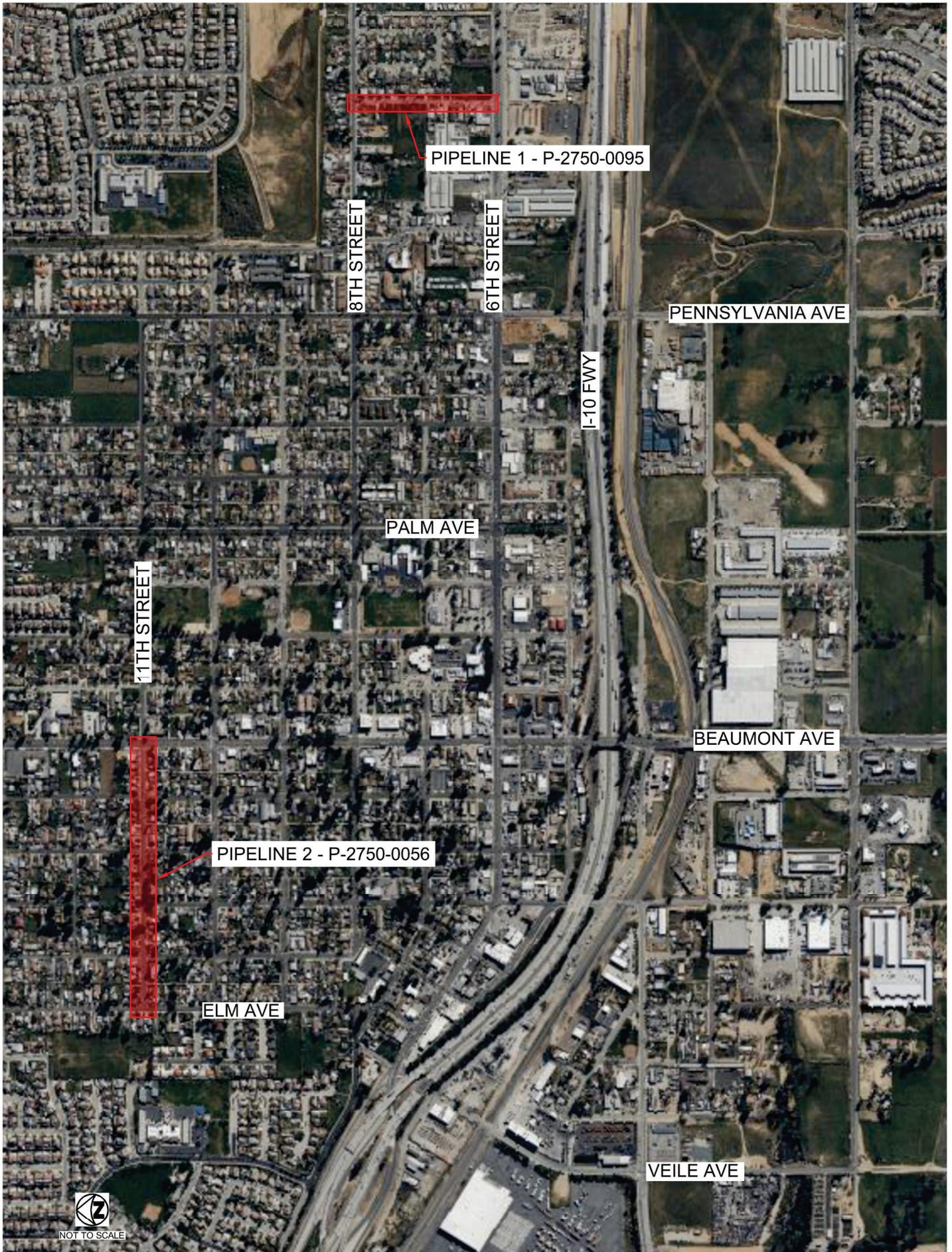
(7) Grant funding for this project has been exhausted, remaining cost for AMI phase

(8) The District has executed a 5-year Master Lease Agreement for fleet purchase and maintenance with Enterserve. The annual outlay for the Lease is expected to be similar to the traditional fleet purchase employed by the District on an average annual basis over time.

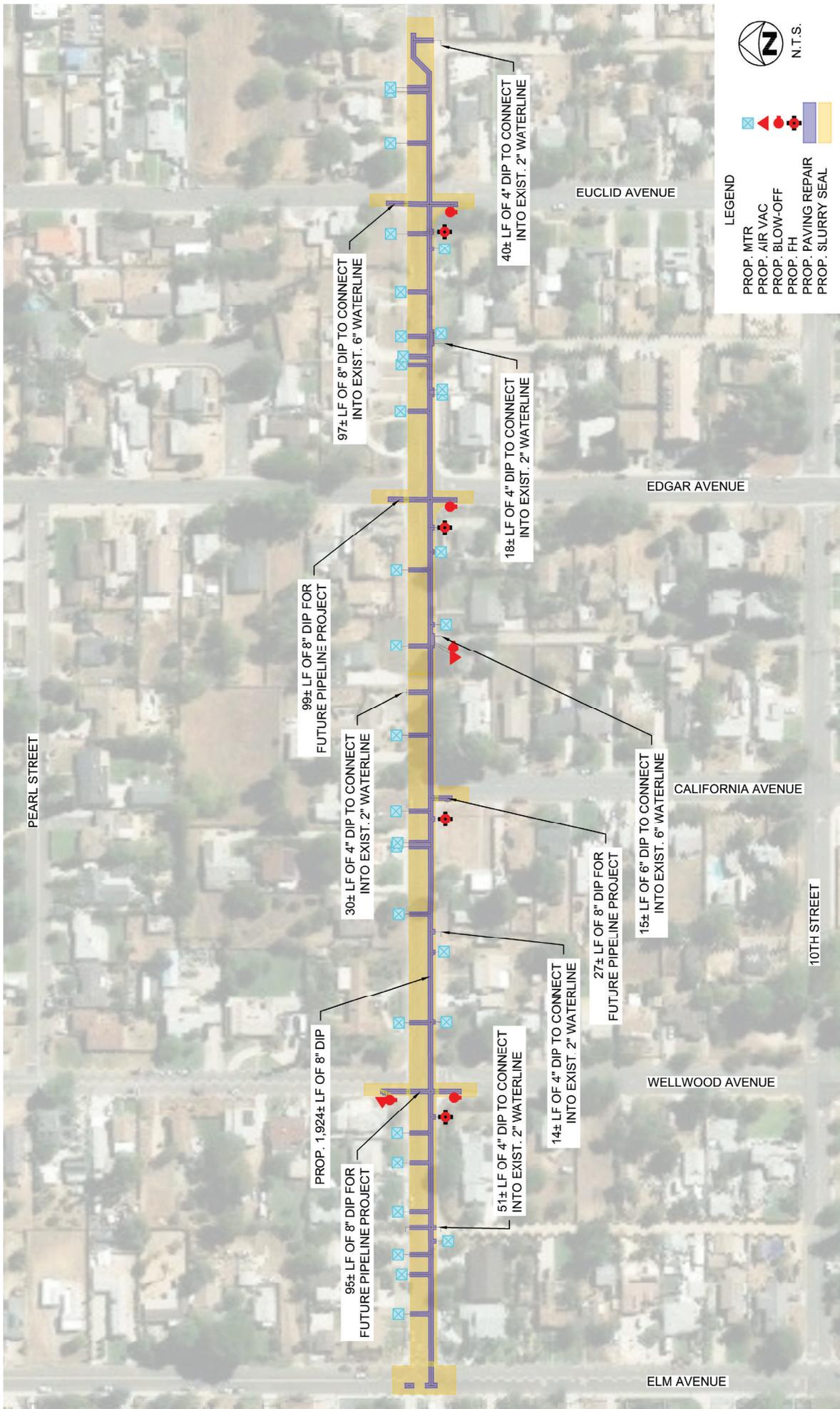
(9) The District has participated in the Sites Reservoir Project; however, it is currently in the process of negotiating and finalizing a wind-down agreement with the San Geronimo Pass Water Agency (SGPWA). Upon completion of this agreement, SGPWA would assume the District's participation rights, obligations, and associated cost shares in the project.

(10) Project was identified in 2025-2029 CIB as T-3040-0001 PZ Pipeline.

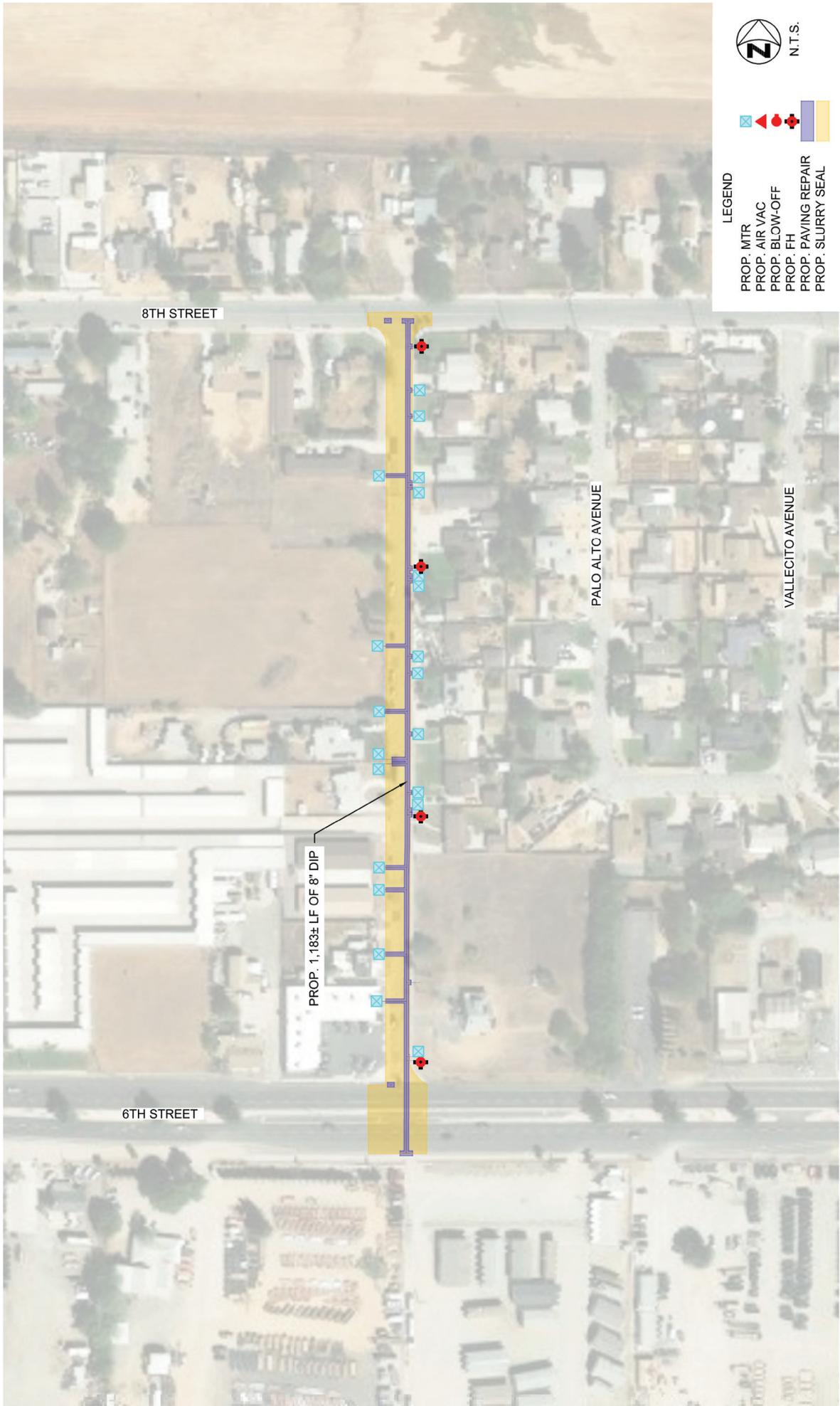
# Attachment 2 - Project Location Map



# Attachment 3 - 11th Street Waterline Scope of Improvements



# Attachment 4 - American Avenue Waterline Scope of Improvements



## Attachment 5 - Borden Excavating, Inc. Total Bid Schedule

### Bid Schedule I and II (Revised – February 12, 2026)

The undersigned hereby proposes to furnish all labor, materials, equipment and methods necessary for constructing all Work specified, all in strict accordance with these Contract Documents, at the bid prices and the Completion Date set forth hereafter. The undersigned also acknowledges that all bid prices include sales tax and all other applicable taxes and fees.

#### BID SCHEDULE I AMERICAN AVENUE WATER IMPROVEMENTS (P-2750-0095)

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
101	Furnish project insurance (not to exceed two percent (2%) of the Total Bid Price, covers all bid schedules).	1	L.S.	N/A	\$ <u>10,000.00</u>
102	Mobilization / Demobilization including project sanitary facilities, and closeout and cleanup (not to exceed three percent (3%) of the Total Bid Price) for the Project (Bid Schedules I & II).	1	L.S.	N/A	\$ <u>35,655.20</u>
103	Furnish & Implement erosion and sediment controls to be in compliance with Regional Water Quality Control Board (RWQCB) and in accordance with California Stormwater Quality Association (CASQA) Standards for the Project (Bid Schedules I & II).	1	L.S.	N/A	\$ <u>1,000.00</u>
104	Furnish trench protection (shoring) in accordance with Cal/OSHA Standards for all trenches greater than 5' in depth for the Project (Bid Schedules I & II).	1	L.S.	N/A	\$ <u>500.00</u>
105	Furnish all labor, materials, and equipment necessary to provide a continuous color audio/video recording of the Project Site prior to and after construction activities (Bid Schedules I and II).	1	L.S.	N/A	\$ <u>500.00</u>
106	Furnish traffic control, including traffic control drawings for RCTD approval, furnishing and installing all signs, delineators, arrow boards, and flagmen in accordance with RCTD Standards and Permits. (Bid Schedules I & II).	1	L.S.	N/A	\$ <u>2,500.00</u>

American Avenue (P-2750-0095),  
And 11<sup>th</sup> Street (P-2750-0056) Replacement Pipelines Project

BID FORM, C-1

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
107	Saw cut (or grind), remove, and dispose of AC pavement and base as required prior to trenching (Bid Schedules I, only).	3,672	S.F.	\$ 0.50	\$ 1,836.00
108	Furnish temporary asphalt pavement patch to re-establish drive surface as required at the end of each workday (for all pipelines) (Bid Schedules I, only).	3,651	S.F.	\$ 1.50	\$ 5,476.50
109	Furnish and install 6" cement mortar-lined potable ductile-iron pipe (DIP) with polyethylene encasement, Class 350, and associated appurtenances to 3.0 feet minimum to top of pipe as shown in Detail "N" including installation of restrained joints and appurtenances as shown on the Construction Drawings, installation of Contractor furnished backfill material, testing, compaction, and disinfection.	3	L.F.	\$ 2,500.00	\$ 7,500.00
110	Furnish and install 8" cement mortar-lined potable ductile-iron pipe (DIP) with polyethylene encasement, Class 350, and associated appurtenances to 3.0 feet minimum to top of pipe, from finished surface beginning at 10+23.38 and ending at 21+08.18 American Avenue including installation of restrained joints and appurtenances as shown on the Construction Drawings, installation of Contractor furnished backfill material, testing, compaction, and disinfection.	1,085	L.F.	105.00 N/A	\$ 113,925.00

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
111	Furnish and install 10" cement mortar-lined potable ductile-iron pipe (DIP) with polyethylene encasement, Class 350, and associate appurtenances to 3.0 feet minimum to top of pipe as shown in Detail "M" including installation of restrained joints and appurtenances as shown on the Construction Drawings, installation of Contractor furnished backfill material, testing, compaction, and disinfection.	3	L.F.	\$ <u>2,700.00</u>	\$ <u>8,100.00</u>
112	Furnish and install valves, fittings, and appurtenances at American Avenue - Station 9+25.00 per attached Exhibit, Detail "O" and BCVWD Standard Plates 2, 6-1, 9, 11-1, and 11-2.	1	L.S.	N/A	\$ <u>64,000.00</u>
113	Furnish and install valves, fittings, and appurtenances at American Avenue - Station 21+08.18 per Construction Drawings, Detail "M" on Sheet 8 and BCVWD Standard Plates 2, 6-1, 9, 11-1, and 11-2.	1	L.S.	N/A	\$ <u>20,000.00</u>
114	Furnish and install 1" service saddle, corporation stop, and service lateral piping per BCVWD Standard Plates 6-2 and 6-3. Once testing and disinfection is complete, remove existing, remove existing meter and furnish and install new meter and connect to new service lateral.	21	EA.	\$ <u>2,400.00</u>	\$ <u>50,400.00</u>
115	Furnish and install type Jones 3765 wet barrel fire hydrant assembly including piping, valve, and fittings per BCVWD Plate 1.	4	EA.	\$ <u>18,500.00</u>	\$ <u>74,000.00</u>
116	Remove Existing Fire Hydrant per BCVWD Standards.	2	EA.	\$ <u>1,800.00</u>	\$ <u>3,600.00</u>
117	Install 2" riser and test plate for disinfection and testing. Remove test plate at end of chlorination and testing process. Remove riser and plug test location.	1	EA.	\$ <u>3,000.00</u>	\$ <u>3,000.00</u>

American Avenue (P-2750-0095),  
And 11<sup>th</sup> Street (P-2750-0056) Replacement Pipelines Project

BID FORM, C-3

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
118	Once testing and disinfection is complete and new waterline (within American Avenue) is complete, abandon in place the existing waterline and plug severed pipe ends with 3' minimum controlled density fill (EMWD Standard Section 02252).	1	L.S.	N/A	<u>\$ 7,500.00</u>
119	Apply Type II Slurry Seal to American Avenue (assumes both lanes require slurry seal) (Bid Schedule I, only).	48,237	S.F.	<u>\$ 0.30</u>	<u>\$ 14,471.10</u>
120	Furnish and install 8" cement mortar-lined potable ductile-iron pipe (DIP) with polyethylene encasement, Class 350, and associated appurtenances to 3.0 feet minimum to top of pipe as shown in Detail "O" including installation of restrained joints and appurtenances as shown on the Construction Drawings, installation of Contractor furnished backfill material, testing, compaction, and disinfection.	98	L.F.	175.00 N/A	<u>\$ 17,150.00</u>
121	Furnish and install Hot Mix Asphalt (HMA) for pavement overlay, Type C2-PG64-10-R0 (per City of Beaumont Paving Restoration and Trench Repair Standard), 0.167-foot thickness by 6.67-foot width (total width) (Bid Schedule I, only).	118	TONS	<u>\$ 250.00</u>	<u>\$ 29,500.00</u>
122	Furnish and Install Hot Mix Asphalt (HMA) for trench pavement section, Type C2-PG64-10-R0 (per City of Beaumont Paving Restoration and Trench Repair Standard), 4-inch thickness by 32-inch width (Bid Schedule I, only).	88	TONS	<u>\$ 200.00</u>	<u>\$ 17,600.00</u>
123	Furnish and Install Class II Base for trench pavement section, 8-inch thickness by 32-inch width (Bid Schedule I, only).	90	C.Y.	<u>\$ 110.00</u>	<u>\$ 9,900.00</u>

American Avenue (P-2750-0095),  
And 11<sup>th</sup> Street (P-2750-0056) Replacement Pipelines Project

BID FORM, C-4

TOTAL BID (Sum of Bid Items 101 through 123):

Four Hundred Ninety Eight Thousand One Hundred Thirteen Dollars and Eighty Cents Dollars\$ 498,113.80  
(words) (figures)

**BID SCHEDULE II  
11TH STREET WATER IMPROVEMENTS (P-2750-0056)**

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
201	Saw cut (or grind), remove, and dispose of AC pavement and base as required prior to trenching (Bid Schedules II, only).	7,953	S.F.	\$ <u>0.50</u>	\$ <u>3,976.50</u>
202	Furnish temporary asphalt pavement patch to re-establish drive surface as required at the end of each workday (for all pipelines) (Bid Schedules II, only).	7,953	S.F.	\$ <u>1.50</u>	\$ <u>11,929.50</u>
203	Furnish and install 4" cement mortar-lined potable ductile-iron pipe (DIP) with polyethylene encasement, Class 350, and associated appurtenances to 3.0 feet minimum to top of pipe as shown in Detail "B", Detail "D", Detail "F", Detail "I" and Detail "K" including installation of restrained joints and appurtenances as shown on the Construction Drawings, installation of Contractor furnished backfill material, testing, compaction, and disinfection.	171	L.F.	\$ <u>130.00</u>	\$ <u>22,230.00</u>
204	Furnish and install 6" cement mortar-lined potable ductile-iron pipe (DIP) with polyethylene encasement, Class 350, and associated appurtenances to 3.0 feet minimum to top of pipe as shown in Detail "G", Detail "J" including installation of restrained joints and appurtenances as shown on the Construction Drawings, installation of Contractor furnished backfill material, testing, compaction, and disinfection.	18	L.F.	\$ <u>111.00</u>	\$ <u>1,998.00</u>

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
205	Furnish and install 8" cement mortar-lined potable ductile-iron pipe (DIP) with polyethylene encasement, Class 350, and associated appurtenances to 3.0 feet minimum to top of pipe, from finished surface beginning at 9+91.43 and ending at 29+07± 11th Street as shown on Detail "C", Detail "E", Detail "H" and Detail "J" including installation of restrained joints and appurtenances as shown on the Construction Drawings, installation of Contractor furnished backfill material, testing, compaction, and disinfection.	2,247	L.F.	107.00 N/A	\$ <u>240,429.00</u>
206	Furnish and install 10" cement mortar-lined potable ductile-iron pipe (DIP) with polyethylene encasement, Class 350, and associated appurtenances to 3.0 feet minimum to top of pipe as shown in Detail "A" including installation of restrained joints and appurtenances as shown on the Construction Drawings, installation of Contractor furnished backfill material, testing, compaction, and disinfection.	16	L.F.	150.00 N/A	\$ <u>2,400.00</u>
207	Furnish and install valves, fittings, and appurtenances at 11th Street - Station 9+91.00 per Construction Drawings, Detail "A" on Sheet 6 and BCVWD Standard Plates 2, 6-1, 9, 11-1, and 11-2.	1	L.S.	N/A	\$ <u>17,500.00</u>
208	Furnish and install valves, fittings, and appurtenances at 11th Street - Station 12+15.00 per Construction Drawings, Detail "B" on Sheet 6 and BCVWD Standard Plates 2, 6-1, 9, 11-1, and 11-2.	1	L.S.	N/A	\$ <u>18,000.00</u>
209	Furnish and install valves, fittings, and appurtenances at 11th Street - Station 14+06.50 per Construction Drawings, Detail "C" on Sheet 6 and BCVWD Standard Plates 2, 6-1, 11-1, and 11-2.	1	L.S.	N/A	\$ <u>21,000.00</u>

American Avenue (P-2750-0095),  
And 11<sup>th</sup> Street (P-2750-0056) Replacement Pipelines Project

BID FORM, C-7

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
210	Furnish and install valves, fittings, and appurtenances at 11th Street - Station 16+35.00 per Construction Drawings, Detail "D" on Sheet 6 and BCVWD Standard Plates 2, 6-1, 9, 11-1, and 11-2.	1	L.S.	N/A	\$ <u>15,000.00</u>
211	Furnish and install valves, fittings, and appurtenances at 11th Street - Station 18+26.00 per Construction Drawings, Detail "E" on Sheet 7 and BCVWD Standard Plates 2 and 6-1.	1	L.S.	N/A	\$ <u>17,000.00</u>
212	Furnish and install valves, fittings, and appurtenances at 11th Street - Station 19+75.00 per Construction Drawings, Detail "F" on Sheet 7 and BCVWD Standard Plates 2, 6-1 and 9.	1	L.S.	N/A	\$ <u>14,000.00</u>
213	Furnish and install valves, fittings, and appurtenances at 11th Street - Station 20+43.00 per Construction Drawings, Detail "G" on Sheet 7 and BCVWD Standard Plates 2, 6-1, 9, 11-1, and 11-2.	1	L.S.	N/A	\$ <u>16,000.00</u>
214	Furnish and install valves, fittings, and appurtenances at 11th Street - Station 22+47.00 per Construction Drawings, Detail "H" on Sheet 7 and BCVWD Standard Plates 2, 6-1, 11-1, and 11-2.	1	L.S.	N/A	\$ <u>21,000.00</u>
215	Furnish and install valves, fittings, and appurtenances at 11th Street - Station 24+81.50 per Construction Drawings, Detail "I" on Sheet 7 and BCVWD Standard Plates 2, 6-1, 9, 11-1, and 11-2.	1	L.S.	N/A	\$ <u>21,000.00</u>
216	Furnish and install valves, fittings, and appurtenances at 11th Street - Station 26+67.00 per Construction Drawings, Detail "J" on Sheet 8 and BCVWD Standard Plates 2, 6-1, 11-1, and 11-2.	1	L.S.	N/A	\$ <u>21,000.00</u>

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
217	Furnish and install valves, fittings, and appurtenances at 11th Street - Station 29+07.11 per Construction Drawings, Detail "K" on Sheet 8 and BCVWD Standard Plates 2, 6-1, 9, 11-1, and 11-2.	1	L.S.	N/A	\$ <u>14,000.00</u>
218	Furnish and install 1" service saddle, corporation stop, and service lateral piping per BCVWD Standard Plates 6-2 and 6-3. Once testing and disinfection is complete, remove existing, remove existing meter and furnish and install new meter and connect to new service lateral.	31	EA.	\$ <u>2,600.00</u>	\$ <u>80,600.00</u>
219	Furnish and install 22.5 degree elbow per Construction Drawings at Station 10+16.00.	1	EA.	\$ <u>1,300.00</u>	\$ <u>1,300.00</u>
220	Furnish and install 45 degree elbow per Construction Drawings at Stations 20+46.16, 20+49.00, 20+68.00, 20+71.03, 28+53, 28+84.11, 29+02.00, and 29+03.70.	8	EA.	\$ <u>1,300.00</u>	\$ <u>10,400.00</u>
221	Furnish and Install 6" concrete encasement of pipeline from Station 20+49.00 to Station 20+68.00.	19	L.F.	400.00 N/A	\$ <u>7,600.00</u>
222	Furnish and install type Jones 3765 wet barrel fire hydrant assembly including piping, valve, and fittings per BCVWD Plate 1.	8	EA.	\$ <u>18,500.00</u>	\$ <u>148,000.00</u>
223	Remove Existing Fire Hydrant per BCVWD Standards.	1	EA.	\$ <u>2,000.00</u>	\$ <u>2,000.00</u>
224	Furnish and install 4" Blowoff assembly at locations shown on the Construction Drawings (for 11th Street Pipeline) per BCVWD Plate 3-1.	6	EA.	\$ <u>12,600.00</u>	\$ <u>75,600.00</u>

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
225	Furnish and Install 2" Air Release and Vacuum Valve Assembly at locations shown on the Construction Drawings (for 11th Street Pipeline) per BCVWD Plate 5.	2	EA.	<u>\$ 7,000.00</u>	<u>\$ 14,000.00</u>
226	Install 2" riser and test plate for disinfection and testing. Remove test plate at end of chlorination and testing process. Remove riser and plug test location.	1	EA.	<u>\$ 3,200.00</u>	<u>\$ 3,200.00</u>
227	Once testing and disinfection is complete and new waterline (within 11th Street) is complete, abandon in place the existing waterline and plug severed pipe ends with 3' minimum controlled density fill (EMWD Standard Section 02252).	1	L.S.	N/A	<u>\$ 2,000.00</u>
228	Apply Type II Slurry Seal to 11 <sup>th</sup> Street (assumes both lanes require slurry seal) (Bid Schedule II, only).	89,044	S.F.	<u>\$ 0.30</u>	<u>\$ 26,713.20</u>
229	Furnish and install Hot Mix Asphalt (HMA) for pavement overlay, Type C2-PG64-10-R0 (per City of Beaumont Paving Restoration and Trench Repair Standard), 0.167-foot thickness by 6.67-foot width (total width) (Bid Schedule II, only).	239	TONS	<u>\$ 250.00</u>	<u>\$ 59,750.00</u>
230	Furnish and Install Hot Mix Asphalt (HMA) for trench pavement section, Type C2-PG64-10-R0 (per City of Beaumont Paving Restoration and Trench Repair Standard), 4-inch thickness by 32-inch width (Bid Schedule II, only).	191	TONS	<u>\$ 200.00</u>	<u>\$ 38,200.00</u>
231	Furnish and Install Class II Base for trench pavement section, 8-inch thickness by 32-inch width (Bid Schedule II, only).	196	C.Y.	<u>\$ 110.00</u>	<u>\$ 21,560.00</u>

TOTAL BID (Sum of Bid Items 201 through 231):

Nine Hundred Sixty Nine Thousand Three Hundred Eighty Six Dollars and Twenty Cents Dollars\$ 969,386.20  
(words) (figures)

The total of Bid Schedules I and II shall be the Basis of Bid Award. Summarize each Bid Schedule hereafter.

BID SCHEDULE I (Sum of Bid Items 101 through 123):

Four Hundred Ninety Eight Thousand One Hundred Thirteen Dollars and Eighty Cents Dollars \$ 498,113.80  
(words) (figures)

BID SCHEDULE II (Sum of Bid Items 201 through 231):

Nine Hundred Sixty Nine Thousand Three Hundred Eighty Six Dollars and Twenty Cents Dollars \$ 969,386.20  
(words) (figures)

**TOTAL BASE BID (Sum of Bid Schedules I and II):**

One Million Four Hundred Sixty Seven Thousand Five Hundred Dollars and No Cents Dollars \$ 1,467,500.00  
(words) (figures)

Bidder hereby acknowledges that all bid prices include any amounts payable by Owner for taxes which may result from this proposal.

**Bidder's Authorized Representative**

  
Signature

Bryce Borden

Name (Print)

Vice President

Title (Print)



786 S. GIFFORD AVENUE • SAN BERNARDINO • CA 92408  
Phone 909-890-9079 • FAX 909-890-9055  
hilltopg@hgeotech.com

**HILLTOP GEOTECHNICAL**  
INCORPORATED

February 27, 2026

**Beaumont-Cherry Valley Water District**  
**560 Magnolia Ave.**  
**Beaumont, CA 92223**

**P26064**

Attention: Mrs. Evan Ward, PE

Subject: **Proposal for Geotechnical Services for American Avenue and 11th Street (Task Order 2026-10), Beaumont, CA.**

**Hilltop Geotechnical, Inc. (HGI)** wishes to thank you for consideration of us to provide **Beaumont-Cherry Valley Water District (District)** with Geotechnical Services for American Avenue and 11th Street (Task Order 2026-10), located in Beaumont, California.

**SCOPE OF SERVICES**

It is our understanding that the **District** plans to replace approximately 1,085 linear feet (LF) of aged 6-inch steel pipe with 8-inch ductile iron pipe within American Avenue from 6th Street to 8th Street and approximately 2,247 LF of aged 4-inch steel pipeline with 8-inch ductile iron pipe within 11th Street from Elm Avenue to Beaumont Avenue in the City of Beaumont, California. **HGI** intends to provide compaction testing of waterline trench backfill, street subgrade, aggregate base grade, and asphalt (HMA). All associated laboratory testing required will be conducted at HGI's laboratory. **HGI** will provide the necessary services, on an as-needed basis, as required by you.

The actual scope of our services will be based upon the site conditions at the proposed development, the specific geotechnical considerations and amount of time and testing that is required for each construction operation. The cost of our services during the site construction operations will depend on the amount of work required by

encountered conditions on the subject site. Due to uncertainties connected with construction testing and observation services such as amount of work performed each day, the amount, and type of equipment used, equipment breakdowns, encountered subsurface conditions, and weather, the number of hours may vary considerably.

This proposal is based upon our “**Prevailing Wage**” unit prices utilizing the rates identified in the Professional Services Agreement dated June 11, 2025. This cost estimate should not be considered a fixed job bid. An estimated cost breakdown for each section is itemized and presented in the appendix.

**Hilltop Geotechnical, Inc.**, is a California Corporation and a Certified Small Business Enterprise (SBE #16652) currently registered (as required by SB 854) with the State of California Department of Industrial Relations as a Public Work Contractor. Our Registration Number is 1000011968.

### AUTHORIZATION

If this proposal meets with your approval and should **District** submit a contract for work to be performed under this proposal **HGI** requests that this document be incorporated into such a contract. On behalf of **HGI**, we look forward to providing professional services for the subject project.

Respectfully submitted,  
**HILLTOP GEOTECHNICAL, INC.**

*Michael Carrillo*

Michael Carrillo  
Chief Operating Officer

Attachments: “Itemized Cost Estimate”  
Distribution: (1) Addressee (evan.ward@bcvwd.gov)

HILLTOP GEOTECHNICAL, INC.

**ITEMIZED COST ESTIMATE**  
**BASED ON PREVAILING WAGE**

**I. Field Services**

**Compaction Testing**

Soils Technician Compaction Testing		
12 Trips, 4 hours @ \$130.00/hour		\$6,240.00
Asphalt Technician Compaction Testing		
2 Trips, 8 hours @ \$130.00/hour		<u>\$2,080.00</u>
	Subtotal:	\$8,320.00

**II. Laboratory Testing**

3 Maximum Density @ \$250.00/test		\$750.00
2 Asphalt Content / Gradation @ \$280.00/test		<u>\$560.00</u>
	Subtotal:	\$1,310.00

**III. Project Management**

Word Processing 2 hours @ \$78.00/hour		\$156.00
Project Manager 3 hours @ \$150.00/hour		<u>\$450.00</u>
	Subtotal:	\$606.00

**Grand Total:           \$10,236.00**



- CIVIL / STRUCTURAL ENGINEERS
- MUNICIPAL CONSULTANTS
- SURVEYORS / PLANNERS
- WATER RESOURCES
- TRANSPORTATION

March 3, 2026

Evan Ward, PE  
 Associate Civil Engineer I  
 Beaumont-Cherry Valley Water District  
 560 Magnolia Ave.  
 Beaumont, CA 92223

P: (951) 845-0159, Ext 247  
 E: evan.ward@bcvwd.gov

**RE: PROPOSAL FOR CONSTRUCTION STAKING FOR THE AMERICAN AVENUE AND 11<sup>TH</sup> STREET PIPELINE REPLACEMENT**

Dear Evan,

Cozad & Fox, Inc. is pleased to provide the following proposal for surveying services for the American Avenue and 11<sup>th</sup> Street Pipeline Replacement. We believe we can provide exceptional surveying services to BCVWD during construction because:

- Cozad & Fox, Inc. has previously performed the pipeline staking for similar pipeline projects.
- Cozad & Fox, Inc. is close to the site. Our office is located near the site, which gives us the ability to easily verify field conditions and to respond quickly during construction staking.

1. **PRE-CONSTRUCTION MEETING OR COORDINATION – Cozad & Fox, Inc.** will provide telephone coordination to verify the sequence of construction, the schedule for construction staking and the exact staking requirements and coordination for certified payroll. Travel time to and from site.

Estimate.....\$2,325.00

2. **OFFICE COORDINATE GEOMETRY CALCULATIONS AND CUT SHEETS – Cozad & Fox, Inc.** will perform coordinate geometry calculations to verify grade elevations for the pipeline.

Estimate.....\$4,665.00

3. **CONTROL SURVEY – Cozad & Fox, Inc.** will perform a field control survey to recover existing control necessary to orient the survey to the design plans prepared. This estimate assumes adequate control exists per the construction documents.

Estimate.....\$3,482.00

4. **PIPELINE STAKING – Cozad & Fox, Inc.** will provide staking for the pipelines. It is assumed that pipeline staking will be at 50-foot stations for approximately 3,500 LF.

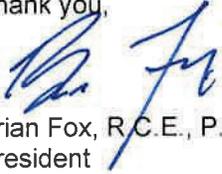
Estimate.....\$7,188.00

**TOTAL ESTIMATE .....\$17,660.00**

**Proposal for Construction Staking  
American Ave. and 11<sup>th</sup> St.  
Evan Ward/BCVWD  
March 3, 2026**

Based upon our extensive tank experience with water projects and BCVWD, we are familiar with the Scope of Services that BCVWD would expect. We would appreciate talking with you to go over each task above to discuss key aspects of the project and if any tasks need to be added or modified.

Thank you,



Brian Fox, R.C.E., P.L.S.  
President

Z:\\_ADMIN\Proposals\BCVWD\American Ave & 11th Street\Estimate Ltr.doc

COMPANY: Cozad & Fox, Inc.		SCOPE OF WORK Assignment Summary					DATE: 3/3/2026			
PROJECT: Construction Staking for American Avenue and 11th Street		SUMMARY: Assignment Summary								
TASK	Principal In-Charge Surveyor \$207/hr	Senior Project Surveyor \$180/hr	Project Surveyor \$156/hr	Asst. Project Surveyor \$143/hr	Survey 1 Man Crew \$228/hr	Survey 2 Man Crew \$301/hr	Admin. Coordin. \$100/hr	TOTAL HOURS	TOTAL FEE	
1. Pre-Construction Meeting or Coordination	3	4	2	4			1	\$2,325		
2. Office Coordinate Geometry Calculations/Cut Sheets	3	4	6	16			1	\$4,665		
3. Control Survey	2	2	2	4	8			\$3,482		
4. Pipeline Staking	2	2	2	6	12	8	1	\$7,188		
<b>TOTAL ESTIMATE</b>	<b>10</b>	<b>12</b>	<b>12</b>	<b>30</b>	<b>20</b>	<b>8</b>	<b>3</b>	<b>\$17,660</b>		

# Attachment 8 - Current Appendix C of the 2026-2030 Capital Improvement Budget

Beaumont-Cherry Valley Water District  
Appendix C

2026-2030 Capital Improvement Budget Detail  
(Amended - February 11, 2026)



Engineering Project #	Footnotes	Project Begin Year	Capital Improvement Program	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	2030 Budget Request	5-Year Budget Total	Funding Source
<b>Potable Infrastructure Projects</b>										
EOC-001	(1)	2026	BCVWD EOC Staffing and Space Requirements	5,000,000	2,000,000	5,000,000	-	-	12,000,000	Cap Charge, Cap Repl
DPX-001	(2)	2026	Disaster Preparedness Equipment	100,000	-	-	-	-	100,000	Cap Repl
WR-SITES-Reser	(2)(9)	2017	Investment in Sites Reservoir Project	519,600	1,640,000	2,930,900	2,930,900	2,930,900	10,952,300	Cap Repl
AFX-001	(2)	2026	Arc Flash Study & Improvement Project	65,600	-	-	-	-	65,600	Cap Repl
M-0000-0002	(2)	2017	Chlorination Retrofit At Misc. Wells	25,400	26,200	-	-	-	51,600	Cap Repl
PR-2650-0001		2020	2650 to 2520 Zone Pressure Regulator on Champions Dr.	-	-	-	-	395,800	395,800	Cap Repl
PR-2650-0002		2020	2650 to 2520 Zone Pressure Regulator (Legacy Highlands)	-	-	-	-	395,800	395,800	Cap Charge
W-2650-0001		2027	New 2650 Zone Well_0001	-	2,495,200	595,500	5,494,300	-	8,585,000	Cap Charge
W-2650-0002		2020	New 2650 Zone Well_0002	-	-	-	-	2,616,600	2,616,600	Cap Charge
BP-2750-0001	(2)	2023	2750 Zone to 2850 Zone Booster Pump Station	824,900	3,365,500	-	-	-	4,190,400	Cap Repl
BP-2750-0002		2020	2750 Zone to 2850 Zone Legacy Highlands Booster Pump Station	-	-	-	-	821,500	821,500	Cap Charge
M-2750-0001		2017	2850/2750 Pressure Reducing Station & Piping (Cherry Reservoir)	65,100	-	-	-	-	65,100	Cap Repl
T-2750-0001		2020	3 MG 2750 Zone Tank South of I-10	-	-	-	-	2,904,300	2,904,300	Cap Charge
TM-2750-0001	(2)	2022	Cherry Reservoir 1 & 2 Exterior Recoat and Retrofit	1,091,600	-	-	-	-	1,091,600	Cap Repl
W-2750-0001	(2)	2017	Replacement for Well 2	2,022,700	482,700	4,454,000	-	-	6,959,400	Cap Repl
W-2750-0002	(2)	2017	2750 Zone Well in Noble Creek Recharge Facility Phase I (NCRF)	2,633,800	628,600	5,799,500	-	-	9,061,900	Cap Charge
W-2750-0005	(2)	2017	Replace 2750 Zone Well 1	1,776,200	1,832,900	-	-	-	3,609,100	Cap Repl
W-2750-0006		2020	Replace 2750 Zone Well 3	-	-	-	-	2,551,700	2,551,700	Cap Repl
W-2750-0009		2027	Well 3 Landscape Improvements and Block Wall	203,200	103,200	-	-	-	306,400	Cap Repl
W-2750-0010		2026	Cherry Yard Landscape Improvements and Block Wall	3,781,600	738,400	-	-	-	4,520,000	Cap Charge
PR-2850-0001	(2)	2023	2850 Zone to 3040 Zone Booster Pump Station	78,800	241,400	-	-	96,000	316,200	Cap Repl
PR-2850-0002		2020	2850 to 2750 Regulator at Legacy Highlands 2750 Tank Site	-	-	-	-	-	-	Cap Charge
TM-2850-0001	(2)	2022	Vineland 1 Exterior Recoat and Retrofit	78,800	241,400	-	-	-	316,200	Cap Repl
W-2850-0001	(2)	2023	New Beaumont Basin Well s/o Beaumont HS	-	2,075,200	3,179,100	3,313,700	-	8,568,000	Cap Charge
W-2850-0002		2028	New Beaumont Basin Well Near Brookside Elementary School	-	2,079,300	3,185,400	3,320,300	-	8,585,000	Cap Charge
WT-2850-0001		2026	Well Head Treatment Plant Well 25 Cr VI	1,485,800	1,533,300	-	-	-	3,019,100	Cap Repl
BP-3040-0001	(2)	2028	3040 to 3330 Booster Pump Station at Noble Tank	2,400,200	572,800	2,653,300	-	-	5,626,300	Cap Charge, Cap Repl
T-3040-0001	(2)	2017	2 MG 3040 Zone Tank_0001	-	-	5,285,000	-	-	5,285,000	Cap Charge
PR-3330-0001		2027	Highland Springs Reservoir Recoat & Retrofit	-	-	91,800	281,100	-	372,900	Cap Repl
TM-3330-0001	(2)	2022	Lower Edger Reservoir Recoat & Retrofit	294,600	902,700	-	-	-	1,197,300	Cap Charge
BP-3620-0001		2029	3620 Zone to 3900 Zone Booster Pump Station	-	-	255,300	255,300	2,338,500	2,849,100	Dev
PR-3620-0002		2029	3620 to 3330 Fisher Pressure Regulator_0001	-	-	200,300	200,300	-	400,600	Cap Charge
BP-HS-0001		2029	Add 3rd Booster Pump and Fire Pump at HS Hydro pneumatic	-	-	295,100	295,100	-	590,200	Cap Charge, Dev
WR-Sundance WQ Basin		2028	Improvements to Eighth St., Cherry and Starlight Basins	-	-	708,100	730,700	-	1,438,800	Cap Charge
WR-Marshall Creek Stormwater		2028	Marshall Creek Stormwater Capture	-	-	92,800	95,800	-	188,600	Cap Charge
WR-Recharge Facility Metering		2028	Beaumont Ave and Brookside Ave Stormwater Metering	-	-	92,800	95,800	-	188,600	Cap Charge
WR-Edger Canyon Stormwater		2020	Edger Canyon Stormwater Capture Enhancements	-	-	-	-	81,200	81,200	Cap Repl
WR-Grand Ave SD	(2)	2020	Grand Avenue Storm Drain	100,000	-	-	-	-	100,000	Cap Repl
<b>Total Potable Infrastructure Projects</b>				<b>22,469,100</b>	<b>20,808,700</b>	<b>34,068,200</b>	<b>17,013,300</b>	<b>15,132,300</b>	<b>109,491,600</b>	
<b>Potable Pipeline Replacements</b>										
P-2750-0025		2027	Maple Ave., 1st St to 3rd St	-	79,700	319,000	-	-	398,700	Cap Repl
P-2750-0029		2020	Maple Ave. 5th to 4th St. Under 1-10 in bore. Replacing existing 6"	-	-	-	-	100,400	100,400	Cap Repl
P-2750-0032		2020	Egan, B St to 5th Pl, Bore 1-10, Bore RR. Replacing and existing 4" steel waterline.	-	-	-	-	206,800	206,800	Cap Repl
P-2750-0035		2020	Allighery St., 6th to LINC Apartments	-	-	-	-	21,400	21,400	Cap Repl
P-2750-0037		2027	Maple Ave., 6th to 7th; 7th, Maple Ave. to Palm Ave. Replacing existing 6" ACP waterline in 7th Street. Includes reconnecting services from alley to new waterline in Maple	-	74,000	295,800	-	-	369,800	Cap Repl



**Beaumont-Cherry Valley Water District**  
**Appendix C**  
**2026-2030 Capital Improvement Budget Detail**  
**(Amended - February 11, 2026)**

Engineering Project #	Footnotes	Project Begin Year	Capital Improvement Program	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	2030 Budget Request	5-Year Budget Total	Funding Source
P-2750-0038		2027	Maple Ave., 5th to 6th. Includes reconnecting services to new waterline in Maple Ave and existing waterline in Palm Ave. 2" in alley to remain in service until waterline in orange constructed (P-2750-0040)	-	45,900	183,400	-	-	229,300	Cap Repl
P-2750-0039		2028	5th St. & Michigan Ave- Manifold Line to Serve Home Cluster at 490 Michigan, New 8" Pipeline from End of Autozone to southern end of Massachusetts	-	-	-	-	-	-	Cap Repl
P-2750-0041		2027	Euclid Ave., 6th to 8th. Tie over existing services in alleys (between Edgar/Euclid and Euclid/Beaumont Ave)	-	-	-	-	-	-	Cap Repl
P-2750-0042		2030	Edgar Ave., 5th to 6th. Tie over existing services in alleys (between Edgar Ave./California and Edgar Ave./Euclid)	-	-	-	-	-	-	Cap Repl
P-2750-0043		2026	Edgar Ave., 6th to 8th. Tie in existing services in alleys (between California/Edgar and Edgar/Euclid)	107,600	430,500	-	-	-	538,100	Cap Repl
P-2750-0044		2028	Alley North of 6th St. from California Ave. to Exist. 10" at Alley w/o Beaumont Ave.	-	-	-	-	-	-	Cap Repl
P-2750-0045		2028	7th St., California Ave. to Beaumont Ave.	-	-	-	-	-	-	Cap Repl
P-2750-0046		2027	9th St., Elm Ave. to Euclid Ave.	-	78,400	313,700	-	-	392,100	Cap Repl
P-2750-0047		2027	9th St., Beaumont Ave. to Palm Ave.	-	78,400	313,700	-	-	392,100	Cap Repl
P-2750-0048		2027	9th St., Palm Ave. to Pennsylvania Ave.	-	78,400	313,700	-	-	392,100	Cap Repl
P-2750-0049		2029	10th St., Palm Ave. to Michigan Ave.	-	-	52,000	-	208,000	260,000	Cap Repl
P-2750-0050		2028	Orange Ave., 8th St to 10th St. Includes tie-ins of existing services in alley on west side of Orange.	-	-	82,000	-	-	82,000	Cap Repl
P-2750-0051		2028	Orange Ave., 10th St. to 11th St. Includes relocation of existing services to new waterline.	-	-	33,100	-	-	33,100	Cap Repl
P-2750-0052		2028	Magnolia Ave., 10th St. to 11th St. Includes relocation of existing services to new waterline.	-	-	48,600	-	-	48,600	Cap Repl
P-2750-0053		2027	Euclid Ave., 10th St. to 11th St. Includes relocation of existing services to new waterline.	-	56,300	225,200	-	-	281,500	Cap Repl
P-2750-0054		2026	Edgar Ave., 8th St. to 10th St. Includes relocation of existing services to new waterline.	107,200	428,600	-	-	-	535,800	Cap Repl
P-2750-0055		2026	Edgar Ave., 10th St. to 11th St. Includes relocation of services from ally to new waterline.	54,400	217,400	-	-	-	271,800	Cap Repl
P-2750-0056	(2)	2024	11th Street, Beaumont Avenue to Elm Avenue	1,968,300	-	-	-	-	1,968,300	Cap Repl
P-2750-0057		2029	Magnolia Ave., 7th to 8th (end of existing 6" in Magnolia Avenue and Existing Waterline relocation existing services to new waterline in Magnolia Avenue and Existing Waterline in Orange Avenue.	-	-	-	45,600	182,400	228,000	Cap Repl
P-2750-0058		2027	Wellwood Ave., 8 St north to end. Replacing existing 2" steel waterline	-	12,200	48,700	-	-	60,900	Cap Repl
P-2750-0059		2027	Wellwood Ave., 10th to 12th. Includes relocation of existing services in alleys to new waterline.	-	175,600	702,400	-	-	878,000	Cap Repl
P-2750-0060		2026	Edgar Ave., 11th to 12th, and Merry Ln from Edgar to end of cul-de-sac	123,700	494,700	-	-	-	618,400	Cap Repl
P-2750-0061		2029	Orange Ave., 11th to Oak Valley Pkwy	-	-	394,700	-	1,579,000	1,973,700	Cap Repl
P-2750-0063		2029	13th St., Palm Ave. to Pennsylvania Ave. Replacing existing 4" waterline	-	-	-	-	99,300	99,300	Cap Repl
P-2750-0066	(2)(4)	2024	Egan Ave.-Wellwood Ave. Alley, 5th to 8th St	-	112,200	448,800	-	-	561,000	Cap Repl
P-2750-0067	(2)(4)	2024	Elm Ave.-Wellwood Ave. Alley, 7th St. to 5th St.	-	45,800	183,000	-	-	228,800	Cap Repl
P-2750-0068	(2)(4)	2024	Elm Ave., 6th to 7th	-	26,600	106,200	-	-	132,800	Cap Repl
P-2750-0069	(4)	2024	Egan Ave-California Ave. Alley, 5th to 7th	-	-	273,100	-	-	273,100	Cap Repl
P-2750-0070		2029	Twelfth St., Michigan Ave. to Pennsylvania Ave. Replacing existing 4" steel waterline	-	-	82,600	-	330,500	413,100	Cap Repl
P-2750-0071		2028	Oak Valley Pkwy, Elm Ave. to Michigan Ave. Replace existing 10" waterline with 16" and convert 10" waterline to 2850 PZ.	-	-	187,000	-	-	187,000	Cap Repl
P-2750-0095	(4)	2024	American Avenue, 6th Street to 8th Street	453,600	-	-	-	-	453,600	Cap Repl
P-2750-0098	(4)	2028	2023-2024 Service Lateral Replacement Project	-	-	97,500	-	-	97,500	Cap Repl
P-2570-0099	(2)	2024	Orange Avenue, 6th Street to 8th Street	133,600	612,900	-	-	-	746,500	Cap Repl



**Beaumont-Cherry Valley Water District**  
**Appendix C**  
**2026-2030 Capital Improvement Budget Detail**  
**(Amended - February 11, 2026)**

Engineering Project #	Footnotes	Project Begin Year	Capital Improvement Program	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	2030 Budget Request	5-Year Budget Total	Funding Source
S-2750-0001	(2)	2026	Service Replacements - Elm Alley & Wellwood Alley - 8th Street to 10th Street	299,700	-	-	-	-	299,700	Cap Repl
S-2750-0002		2026	Service Replacements - California & Edgar Alley - 8th to 9th and 10th to 11th	309,400	-	-	-	-	309,400	Cap Repl
S-2750-0003		2027	Service Replacements - Euclid Avenue - 8th Street to 10th Street	-	222,400	-	-	-	222,400	Cap Repl
S-2750-0004		2028	Michigan St., 6th to 8th, Not Replacing Existing 8" AC. Relocate existing Alley Services to Existing 8" AC Main in Michigan.	-	-	309,200	-	-	309,200	Cap Repl
P-2850-0009		2029	Brookside Ave., Nancy Ave. to end of existing 16-in. Replacing existing 8" ACP	-	-	-	81,100	324,300	405,400	Cap Repl
P-3040-0004		2028	From Vineland St, south along Acadia Ln, west to 38834 CVB, south to CVB	-	27,100	-	-	-	135,300	Cap Repl
P-3040-0005		2029	From CVB, Ralph Rd to end of Cul-de-sac., east to APN 405-060-013, north to Orchard St.	-	-	-	-	97,900	122,400	Cap Repl
P-3040-0006		2029	Lincoln St. Noble St. to Cherry Ave	-	-	-	91,300	365,000	456,300	Cap Repl
P-3040-0007		2029	Lincoln St. Cherry Ave to Jonathan Ave	-	-	-	93,700	374,800	468,500	Cap Repl
P-3040-0008		2029	Lincoln St. Jonathan Ave to Winesap Ave	-	-	-	81,600	326,400	408,000	Cap Repl
P-3040-0009	(2)(8)	2017	3040 Pressure Zone Cherry Avenue/International Park Road Transmission Pipeline	293,000	-	-	-	-	293,000	Cap Charge, Cap Repl
P-3040-0010		2028	Jonathan Ave., Brookside Ave. to Dutton St.	-	-	363,100	-	-	1,815,700	Cap Repl
P-3040-0011		2030	Winesap Ave, Brookside Ave. to High St	-	-	-	-	172,500	172,500	Cap Repl
P-3040-0012		2030	Winesap Ave., High St. to Dutton St. Replace existing 6" steel waterline	-	-	-	-	107,200	107,200	Cap Repl
P-3040-0014		2030	Overland Trail, End of pipe N/O Cherry Valley Blvd to Bel Air Dr	-	-	-	-	15,800	15,800	Cap Repl
P-3040-0020		2029	Martin Ln, Lincoln St. to Grand Ave.	-	-	-	65,500	261,800	327,300	Cap Repl
P-3040-0021	(2)(8)	2024	Lincoln St., Noble St. to West end	89,800	359,500	-	-	-	449,300	Cap Repl
P-3040-0022		2029	Friendship Dr., Vineland St. to End of unpaved road	-	-	-	36,600	146,400	183,000	Cap Repl
P-3040-0023	(2)(8)	2024	Bing Pl	11,400	127,100	-	-	-	138,500	Cap Repl
P-3040-0024	(2)(8)	2024	Lambert Pl	31,800	127,100	-	-	-	158,900	Cap Repl
P-3040-0025	(2)(8)	2024	Star Ln, Sky Ln, and View Dr to end of cul-de-sac	142,500	570,200	-	-	-	712,700	Cap Repl
P-3040-0026	(2)(8)	2024	Utica Way, Vineland St. to View Dr.	101,100	404,600	-	-	-	505,700	Cap Repl
P-3040-0028		2029	Lincoln Ave, from Winesap to Bellflower Ave	-	-	-	75,800	303,200	379,000	Cap Repl
P-3040-0029		2030	Delicious Lane - replace in kind from Lincoln to end of Cul-de-sac.	-	-	-	-	44,300	44,300	Cap Repl
P-3040-0030		2030	Pippin Way from Delicious Ln to end of Cul-de-sac	-	-	-	-	32,000	32,000	Cap Repl
P-3040-0031		2030	Rome Beauty way from Delicious Ln to end of Cul-de-sac	-	-	-	-	32,000	32,000	Cap Repl
P-3150-0001		2030	Dutton St., Cherry Ave. to Bellflower Ave. Replace existing 6" and 4" steel waterlines.	-	-	-	-	100,900	100,900	Cap Repl
P-3150-0002		2030	Easement Line, between Winesap Ave. and Jonathan Ave, Dutton to Bridges. Replace existing 6" and 4" steel waterline.	-	-	-	-	87,700	87,700	Cap Repl
P-3150-0004		2030	Orchard Pl (Easement Line), W/O Winesap Ave. to west end of Orchard Pl. Replace existing 4" steel waterline.	-	-	-	-	45,800	45,800	Cap Repl
P-3150-0005		2029	Dutton St., Cherry Ave. to Bellflower Ave. Replace existing 6" and 4" steel waterlines.	-	-	-	283,100	1,132,200	1,415,300	Cap Repl
P-3150-0006		2029	South of line from Bridges to Dutton, along Intl Park Rd	-	-	-	36,200	144,600	180,800	Cap Repl
P-3150-0007		2030	In Dutton St, from Cherry Ave west to Freedom Cir	-	-	-	-	49,300	49,300	Cap Repl
P-3150-0008		2029	In Cherry Ave, from Dutton south to 10253 Cherry Ave (dead-end)	-	-	-	42,000	167,800	209,800	Cap Repl
P-3150-0009		2030	In Jonathan Ave, from Dutton Ave south to 10296 Jonathan Ave (dead-end)	-	-	-	-	43,900	43,900	Cap Repl
P-3150-0010		2030	In Winesap Ave, from Dutton Ave south to 10264 Winesap Ave (dead-end)	-	-	-	-	43,900	43,900	Cap Repl
P-3150-0011		2030	In Bellflower Ave, from Dutton Ave south to 10285 Bellflower Ave (dead end)	-	-	-	-	34,200	34,200	Cap Repl
P-3330-0001		2030	From 3620/3330 Regulator site (end of A Line - see Detail B in Master Plan Map) east to "Wagon Wheel" at Ave. San Timoteo and Ave. Miravilla	-	-	-	-	263,200	263,200	Cap Repl
P-3330-0002		2028	In Ave. San Timoteo, from end of 12-in (approx 9490 Ave. San Timoteo) south to Ave. Sonriza	-	-	333,100	-	-	1,615,600	Cap Repl
P-3330-0003	(2)(8)	2024	In Ave. Sonriza, Ave San Timoteo to Ave. Miravilla. Replacing 6" and 4" waterlines	250,400	1,001,600	-	-	-	1,252,000	Cap Repl
P-3330-0005		2029	Ave. Miravilla, from Liliac Ln 8-in (connect to P-3330-0001) south to existing 6" line (approximately at south end of 9320 Avenida Miravilla)	-	-	-	177,900	711,600	889,500	Cap Repl



**Beaumont-Cherry Valley Water District**  
**Appendix C**  
**2026-2030 Capital Improvement Budget Detail**  
**(Amended - February 11, 2026)**

Engineering Project #	Footnotes	Project Begin Year	Capital Improvement Program	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	2030 Budget Request	5-Year Budget Total	Funding Source
P-3330-0007	(2)	2026	From Avenida Sorrisa, north to Avenida Miravilla through Alley	90,600	415,400	-	-	-	506,000	Cap Repl
P-3330-0008		2029	From south end of P-3330-0005, south to 9584 Avenida Miravilla	-	-	165,000	-	660,000	825,000	Cap Repl
P-3620-0001		2024	"B" Line Upper Edger 12" to upper end of 20" DIP and from lower end 20" DIP to Balance Line and Balance Line in Edger Canyon	-	-	-	-	-	-	Cap Repl
P-3620-0002		2028	"A" Line split north of Apple Tree Lane Tract (At or near Aprn 401-030-003) to Meter "A"	-	541,000	2,164,100	-	-	2,705,100	Cap Repl
P-3620-0003		2029	Lower Edger Tank	-	-	-	-	-	-	Cap Repl
P-3620-0004		2028	"A" Line - Lower Edger to split north of Apple Tree Lane Tract Oak Glen Rd., from Appletree Lane south to 4" at creek crossing (approx at APN 401-080-011)	-	226,900	907,600	-	-	1,134,500	Cap Repl
P-3620-0005		2030	Crossing of Little San Geronimo Cr at south end of P-3620-0004 to Lower Edger House, north along Edger Cyn Road to Upper Mesa Emergency Booster/7000 Gal Tank. Replacing existing 8" and 4"	-	-	-	-	236,400	236,400	Cap Repl
P-3620-0006		2030	Lower Edger Tank (from existing 10" Steel line south of tank) east to Ave. Miravilla.	-	-	-	-	68,400	68,400	Cap Repl
P-3620-0008		2030	Replace existing 4" steel waterline Ave. Miravilla near Lower Edger Tank (approx. at 8800 Avenida Miravilla) south to ex. 6-in (approx. at 8925 Avenida Miravilla)	-	-	-	-	115,600	115,600	Cap Repl
P-3620-0009	(2)	2024	Ave. Miravilla End of proposed 12-in (P-3620-0008) south to end of existing blowoff (near S property line of 8940 Avenida Miravilla)	50,000	200,000	-	-	-	250,000	Cap Repl
P-3620-0010		2029	In Whispering Pines from northern end of P-3620-0012 south to Avenida Miravilla. (Approx at south end of 9150 Whispering Pines Rd)	-	-	95,600	-	382,300	477,900	Cap Charge, Cap Repl
P-3620-0011		2030	Ave. Miravilla, from Whispering Pines (approx. at 9150 Whispering Pines) south to intersection of Ave Altego Bella, Ave Altura Bella (wagon wheel). East along Avenida Altego Bella to southern end of P-3620-0012	-	-	-	-	196,000	196,000	Cap Repl
P-3620-0013		2030	Ave. Miravilla, Ave. from wagon wheel west to Lilac Lane	-	-	-	-	90,400	90,400	Cap Repl
P-3620-0014		2026	Lilac Lane, from Ave. Miravilla north to end of cul-de-sac (connect to existing 8" line)	78,523	604,026	-	-	-	682,549	Cap Repl
P-3620-0016	(2)	2026	Replace existing 4" line within parcel (Hoffman Property)	34,200	137,000	-	-	-	171,200	Cap Repl
P-UEC-0002		2026	Edgar Canyon Pipeline Wedding Chapel to Upper Edger	149,162	1,147,401	-	-	-	1,296,563	Cap Repl
			<b>Total Potable Pipeline Replacements</b>	<b>4,879,985</b>	<b>8,179,327</b>	<b>5,207,100</b>	<b>10,653,600</b>	<b>9,905,600</b>	<b>38,925,612</b>	
			<b>IT Network Infrastructure Projects</b>							
IT-NETW-0006	(6)	Ongoing	Workstation Replacement project	30,500	31,000	31,500	32,000	32,500	157,500	Cap Repl
IT-NETW-0011	(6)	2024	Server Room Uninterrupted Power Source (\$51K spread over three years)	51,800	17,500	17,800	18,100	18,400	123,600	Cap Repl
IT-NETW-0013	(6)	Ongoing	Servers and Related Equipment (4 per year, 3 year life, \$15K per server)	140,500	61,900	62,900	63,900	64,900	394,100	Cap Repl
IT-NETW-0014	(6)	2024	Network Infrastructure and Equipment (Network Switches, Firewall Appliances, SAN Storage, Tape/Backup Storage, Power Capacity) (\$85K spread over three years)	28,800	29,200	29,700	30,200	30,700	148,600	Cap Repl
			<b>Total IT Network Infrastructure Projects</b>	<b>251,600</b>	<b>139,600</b>	<b>141,900</b>	<b>144,200</b>	<b>146,500</b>	<b>823,800</b>	
			<b>IT SCADA/AMR Infrastructure Projects</b>							
IT-SCAD-0001	(6)	2023	SCADA Improvement Project	849,200	2,510,000	-	-	-	3,359,200	Cap Repl
IT-SCAD-0002	(6)	N/A	Wonderware SCADA Phase 2 Project	-	-	-	-	-	-	-
IT-SCAD-0003	(6)	N/A	Wonderware SCADA Phase 3 Project	-	-	-	-	-	-	-
IT-SCAD-0007	(6)	2024	Back-End SCADA Software and Equipment	304,800	61,900	62,900	63,900	64,900	558,400	Cap Repl
IT-SCAD-0008	(6)	2025	Current / Retro Telemetry CIP	121,900	123,900	125,800	127,800	129,900	629,300	Cap Repl
IT-AMR-0001	(7)	2019	AMR / AMI Deployment Project	1,403,100	-	-	-	-	1,403,100	Cap Repl
IT-AMR-0002		Ongoing	New Development Meters	475,500	475,500	475,500	475,500	475,500	2,377,500	Dev
			<b>Total IT SCADA/AMR Infrastructure Projects</b>	<b>3,154,500</b>	<b>3,171,900</b>	<b>664,200</b>	<b>667,200</b>	<b>670,900</b>	<b>8,327,500</b>	
IT-ADWN-0001		2017	IT/Field Operations/Administration Projects Digitized Fileroom Project	89,500	-	-	-	-	89,500	Cap Repl



**Beaumont-Cherry Valley Water District**  
**Appendix C**  
**2026-2030 Capital Improvement Budget Detail**  
**(Amended - February 11, 2026)**

Engineering Project #	Footnotes	Project Begin Year	Capital Improvement Program	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	2030 Budget Request	5-Year Budget Total	Funding Source
IT-ADMIN-0002		2025	560 Magnolia AC/Heating System Replacements	78,300	24,900	43,500	-	-	146,700	Cap Repl
			<b>Total IT Field Operations/Administration Projects</b>	<b>167,800</b>	<b>24,900</b>	<b>43,500</b>	<b>-</b>	<b>-</b>	<b>236,200</b>	
			<b>Vehicles &amp; Equipment</b>							
VE-TRUK-0002	(8)	2025	2018 Ford F150 Reg Cab (Oct, 2017) Unit #34 Replacement	-	-	-	-	-	-	-
VE-TRUK-0003	(8)	2026	2018 Ford F-150 Reg Cab (Sept, 2018) Unit #35 Replacement	-	-	-	-	-	-	-
VE-TRUK-0004	(8)	2025	2018 Ford F250 Reg Cab 4 X 4 (Aug, 2017) Unit #32 Replacement	-	-	-	-	-	-	-
VE-TRUK-0005	(8)	2025	2018 Ford F250 Reg Cab 4 X 4 (Aug, 2017) Unit #32 Replacement	-	-	-	-	-	-	-
VE-TRUK-0006	(8)	2026	2018 Ford F-150 Reg Cab (Sept, 2018) Unit #36 Replacement	-	-	-	-	-	-	-
VE-TRUK-0007	(8)	2026	2018 Ford F-150 Reg Cab (Sept, 2018) Unit #37 Replacement	-	-	-	-	-	-	-
VE-TRUK-0008	(8)	2027	2019 Ford F-250 Super Duty (Dec, 2019) Unit #41 Replacement	-	-	-	-	-	-	-
VE-TRUK-0009	(8)	2027	2019 Ford F-250 Super Duty (Dec, 2019) Unit #42 Replacement	-	-	-	-	-	-	-
VE-TRUK-0010	(8)	2026	2018 Ford F-250 Super Cab XL 4x4 (Oct, 2018) Unit #38 Replacement	-	-	-	-	-	-	-
VE-TRUK-0011	(8)	2027	2019 Ford F-150 Super Duty (Dec, 2019) Unit #40 Replacement	-	-	-	-	-	-	-
VE-TRUK-0015	(8)	2023	GIS / Muck Truck (Freightliner Diesel) (May, 2004) Unit #8 Replacement	-	-	-	-	-	-	-
VE-TRUK-0019	(8)	2027	2010 Ford Explorer (Jan, 2011) Unit #1 Replacement	-	-	-	-	-	-	-
VE-TRUK-0020	(8)	2025	2007 F-550 Dump Truck (Apr, 2009) Unit #12 Replacement	-	-	-	-	-	-	-
VE-TRUK-0021	(8)	2024	NEW 3/4 Ton Utility Truck	-	-	-	-	-	-	-
VE-TRUK-0022	(8)	2024	NEW 3/4 Ton Utility Truck	-	-	-	-	-	-	-
VE-TRUK-0023	(8)	2024	NEW 3/4 Ton Utility Truck	-	-	-	-	-	-	-
VE-TRUK-0024	(8)	2024	NEW 3/4 Ton Utility Truck	-	-	-	-	-	-	-
VE-TRUK-0025	(8)	2024	NEW 3/4 Ton Utility Truck	-	-	-	-	-	-	-
VE-LEAS-0001	(8)	2025	Enterprise Fleet Leasing and Maintenance Agreement	118,700	159,500	215,400	218,900	-	712,500	Cap Repl
VE-HEAV-0001	(8)	2027	2007 John Deere Backhoe 310SG (Aug, 2009)	-	200,000	-	-	-	200,000	Cap Repl
VE-HEAV-0003	(8)	2028	Loader 938G	-	-	365,000	-	-	365,000	Cap Repl
VE-HEAV-0006	(8)	2028	Skidsteer tractor with attachments	-	-	250,000	-	-	250,000	Cap Repl
VE-HEAV-0007	(8)	2028	D-5 Dozer Dual Slope	483,000	-	-	-	-	483,000	Cap Repl
VE-EQIP-0002	(8)	2028	Ingersoll Rand Air Compressor (Dec, 2008)	-	-	20,300	-	-	20,300	Cap Repl
VE-EQIP-0003	(8)	2029	Water Buffalo (Feb, 2018)	-	-	-	8,500	-	8,500	Cap Repl
VE-EQIP-0004	(8)	2028	400W Light Tower w/Generator (Dec, 2017)	-	-	20,000	-	-	20,000	Cap Repl
VE-EQIP-0005	(8)	2027	NEW 400W Light Tower w/Generator	-	20,000	-	-	-	20,000	Cap Repl
VE-EQIP-0006	(8)	2026	Full Size Three Line Message Boards with Hydraulic Lift	52,800	-	-	-	-	52,800	Cap Repl
			<b>Total Vehicles &amp; Equipment</b>	<b>654,500</b>	<b>379,500</b>	<b>870,700</b>	<b>227,400</b>	<b>-</b>	<b>2,132,100</b>	
			<b>Non-Potable Infrastructure Projects</b>							
NEO-0000-0001		2019	Recycled Water Conversion and Implementation	250,000	100,000	398,800	-	-	748,800	Cap Charge
NW-2400-0001		2027	San Timoteo Creek Non-Potable Water Extraction Well	-	250,000	1,000,300	1,036,300	-	2,286,600	Cap Charge
NT-2400-0001		2026	100,000 Gallon 2400 PZ Non-Potable Tank	60,000	63,400	195,200	-	-	318,600	Cap Charge
NR-2600-0001		2029	2600 Zone Non-Potable Regulation and Metering Station_0001	-	-	-	120,600	287,900	408,500	Cap Charge
NR-2600-0002		2023	2600 Zone Non-Potable Regulation and Metering Station_0002	-	-	-	-	-	-	Cap Charge
NBP-2600-0001		2029	Non-Potable Booster Pump Station at Cob Wastewater Treatment Plant	-	-	-	1,023,400	2,442,400	3,465,800	Cap Charge
NBP-2600-0002		2028	Non-Potable Booster Pump Station at Cob Wastewater Treatment Plant Expansion	-	-	186,200	444,300	-	630,500	Cap Charge
NR-2800-0001		2028	2800 Zone Non-Potable Regulation and Metering Station_0001	426,000	439,600	-	-	-	865,600	Cap Charge
NR-2800-0002		2028	2800 Zone Non-Potable Regulation and Metering Station_0002	-	-	439,700	463,800	-	893,500	Cap Charge
NT-2800-0001		2026	2 M/G 2800 PZ Non-Potable Tank	250,000	1,952,500	2,018,900	-	-	4,221,400	Cap Charge
NBP-2800-0001		2028	2800 Zone Non-potable Booster Pump Station at the Noble Creek Recharge Facilities	-	-	587,900	250,000	1,184,900	2,022,800	Cap Charge
			<b>Total Non-Potable Infrastructure Projects</b>	<b>986,000</b>	<b>2,805,500</b>	<b>4,827,000</b>	<b>3,328,400</b>	<b>1,184,900</b>	<b>15,862,100</b>	
			<b>Non-Potable Pipeline Projects</b>							



**Beaumont-Cherry Valley Water District**  
**Appendix C**  
**2026-2030 Capital Improvement Budget Detail**  
**(Amended - February 11, 2026)**

Engineering Project #	Project Begin Year	Capital Improvement Program	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	2030 Budget Request	5-Year Budget Total	Funding Source
NP-2600-0001	2027	Oak Valley Parkway, from westerly end of existing 24" waterline, west to the existing City of Beaumont Lift station/Tukwet Canyon Golf Course maintenance yard.	-	927,900	-	-	-	927,900	Cap Charge, Dev
NP-2600-0005	2028	From the NR-2800-0004, along Cherry Valley Blvd west to I-10 freeway.	-	-	3,227,900	-	-	3,227,900	Cap Charge
NP-2600-0006	2029	From the end of NP-2600-0005, west across the bridge along Cherry Valley Blvd crossing I-10 freeway	-	-	-	1,967,700	-	1,967,700	Cap Charge
NP-2600-0009	2025	Along the future alignment of Potrero Blvd, from 4th Street south to NP-2600-0008.	-	-	-	-	-	-	Cap Charge, Dev
NP-2800-0001	2028	In Beaumont Summit Station (Formerly Sunny Cal Egg Ranch), Cherry Valley Blvd to Brookside Ave	-	-	1,974,900	-	-	1,974,900	Cap Charge, Dev
NP-2800-0002	2029	California Ave., 1st Street south to Hwy 79	-	-	-	1,571,700	-	1,571,700	Cap Charge, Dev
NP-2800-0006	2029	In COB WWTP site, from 2600 to 2800 Zone Booster Pump (NPB 2600-0003) to 4th St.	-	-	-	716,300	-	716,300	Cap Charge
NP-2800-0007	2027	1st St, from Commerce Way east to Highland Springs Ave	-	880,900	-	-	-	880,900	Cap Charge
NP-2800-0008	2027	Highland Springs Ave, 2nd St to 1st St.	-	413,200	-	-	-	413,200	Cap Charge
NP-2800-0009	2029	Within Palm Ave, Crossing 6th Street to connect existing waterlines	-	-	-	152,200	-	152,200	Cap Charge
NP-2800-0010	2029	Noble Cr. Meadows, Cougar Way to Oak Valley Pkwy	-	-	-	395,300	-	395,300	Dev
NP-2800-0012	2029	Oak Valley Pkwy, from Oak View Dr. east to 750 Ft w/o Elm Ave.	-	-	-	836,100	-	836,100	Cap Charge
NP-2800-0014	2027	Oak Valley Parkway from Noble Cr. Meadows east to Palm Ave	-	1,400,700	-	-	-	1,400,700	Cap Charge
NP-2800-0016	2027	7th Street from Veile Ave southwest to California Ave	-	553,000	-	-	-	553,000	Cap Charge
NP-2800-0017	2028	Along Oak Valley Pkwy from Palm Ave to Cherry Ave	-	-	757,100	-	-	757,100	Cap Charge
NP-2800-0020	2028	Along 4th Street from Veile Ave to Rangel Park	-	-	324,700	-	-	324,700	Cap Charge
		<b>Total Non-Potable Pipeline Projects</b>	-	<b>4,175,700</b>	<b>6,284,600</b>	<b>5,639,300</b>	-	<b>16,099,600</b>	
		<b>Total Capital Improvement Program</b>	<b>\$ 32,563,485</b>	<b>\$ 39,684,527</b>	<b>\$ 52,107,200</b>	<b>\$ 37,673,400</b>	<b>\$ 29,769,900</b>	<b>\$ 191,798,512</b>	

**Footnotes**

(1) Project was originally identified in 2020 CIB. Total Budgeted cost was updated for 2024 Water Rate Study and represents a two-phased approach. Phase 1 could be structured in a manner where the "warehouse" (shell) would be constructed first, allowing for many of the staff to occupy it, for an estimated cost of \$13,617,825, including the purchase of land.

(2) Phase 1 could be structured so that the estimated remaining cost of \$19,318,925 could be deferred longer than this schedule provides for. Project was begun in prior year(s) or approved by Board to begin, ongoing, with inflationary factors as appropriate.

(3) Contract for either design, engineering, or construction has been or is anticipated to be signed by end of 2025, or project may be completed (or purchase made) by end of 2025. If not, project may be completed by end of 2026. Project not complete as of August 31, 2025

(4) Pipeline replacement projects are close to beginning construction, which should be done by end of 2026

(5) Pipeline replacement projects originally scheduled to begin construction in 2025 have been deferred due to the City of Beaumont's street paving moratorium. IT projects involve periodic equipment purchases (e.g., servers and appliances) typically required every 3-5 years. Because the exact timing is uncertain, related costs have been distributed across each year, and unspent funds will be carried forward to ensure availability when replacement is needed.

(6) Project is ongoing, all have been reconciled as one project

(7) Grant funding for this project has been exhausted, remaining cost for AMI phase

(8) The District has executed a 5-year Master Lease Agreement for fleet purchase and maintenance with Enterprise. The annual outlay for the Lease is expected to be similar to the traditional fleet purchase employed by the District on an average annual basis over time.

(9) The District has participated in the Sites Reservoir Project; however, it is currently in the process of negotiating and finalizing a wind-down agreement with the San Geronimo Pass Water Agency (SGPWA). Upon completion of this agreement, SGPWA would assume the District's participation rights, obligations, and associated cost shares in the project.

(10) Project was identified in 2025-2029 CIB as T-3040-0001 P.Z Pipeline.

# Attachment 9 - Appendix C of the 2026-2030 Capital Improvement Budget Proposed Amendment

Beaumont-Cherry Valley Water District  
Appendix C

2026-2030 Capital Improvement Budget Detail  
(Proposed Amendment - March 11, 2026)



Engineering Project #	Footnotes	Project Begin Year	Capital Improvement Program	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	2030 Budget Request	5-Year Budget Total	Funding Source
<b>Potable Infrastructure Projects</b>										
EOC-001	(1)	2026	BCVWD EOC Staffing and Space Requirements	5,000,000	2,000,000	5,000,000	-	-	12,000,000	Cap Charge, Cap Repl
DPX-001	(2)	2026	Disaster Preparedness Equipment	100,000	-	-	-	-	100,000	Cap Repl
WR-SITES-Reser	(2)(9)	2017	Investment in Sites Reservoir Project	519,600	1,640,000	2,930,900	2,930,900	2,930,900	10,952,300	Cap Repl
AFX-001	(2)	2026	Arc Flash Study & Improvement Project	65,600	-	-	-	-	65,600	Cap Repl
M-0000-0002	(2)	2017	Chlorination Retrofit At Misc. Wells	25,400	26,200	-	-	-	51,600	Cap Repl
PR-2650-0001		2020	2650 to 2520 Zone Pressure Regulator on Champions Dr.	-	-	-	-	395,800	395,800	Cap Repl
PR-2650-0002		2020	2650 to 2520 Zone Pressure Regulator (Legacy Highlands)	-	-	-	-	395,800	395,800	Cap Charge
W-2650-0001		2027	New 2650 Zone Well_0001	-	2,495,200	595,500	5,494,300	-	8,585,000	Cap Charge
W-2650-0002		2020	New 2650 Zone Well_0002	-	-	-	-	2,616,600	2,616,600	Cap Charge
BP-2750-0001	(2)	2023	2750 Zone to 2850 Zone Booster Pump Station	824,900	3,365,500	-	-	-	4,190,400	Cap Repl
BP-2750-0002		2020	2750 Zone to 2850 Zone Legacy Highlands Booster Pump Station	-	-	-	-	821,500	821,500	Cap Charge
M-2750-0001		2017	2850/2750 Pressure Reducing Station & Piping (Cherry Reservoir)	65,100	-	-	-	-	65,100	Cap Repl
T-2750-0001		2020	3 MG 2750 Zone Tank South of I-10	-	-	-	-	2,904,300	2,904,300	Cap Charge
TM-2750-0001	(2)	2022	Cherry Reservoir 1 & 2 Exterior Recoat and Retrofit	1,091,600	-	-	-	-	1,091,600	Cap Repl
W-2750-0001	(2)	2017	Replacement for Well 2	2,022,700	482,700	4,454,000	-	-	6,959,400	Cap Repl
W-2750-0002	(2)	2017	2750 Zone Well in Noble Creek Recharge Facility Phase I (NCRF)	2,633,800	628,600	5,799,500	-	-	9,061,900	Cap Charge
W-2750-0005	(2)	2017	Replace 2750 Zone Well 1	1,776,200	1,832,900	-	-	-	3,609,100	Cap Repl
W-2750-0006		2020	Replace 2750 Zone Well 3	-	-	-	-	2,551,700	2,551,700	Cap Repl
W-2750-0009		2027	Well 3 Landscape Improvements and Block Wall	203,200	103,200	-	-	-	306,400	Cap Repl
W-2750-0010		2026	Cherry Yard Landscape Improvements and Block Wall	203,200	-	-	-	-	203,200	Cap Repl
PR-2850-0001	(2)	2023	2850 Zone to 3040 Zone Booster Pump Station	3,781,600	738,400	-	-	-	4,520,000	Cap Charge
PR-2850-0001		2020	2850 to 2750 Regulator at Legacy Highlands 2750 Tank Site	-	-	-	-	96,000	96,000	Cap Charge
TM-2850-0001	(2)	2022	Vineland 1 Exterior Recoat and Retrofit	78,800	241,400	-	-	-	320,200	Cap Repl
W-2850-0001	(2)	2023	New Beaumont Basin Well s/o Beaumont HS	-	2,075,200	3,179,100	3,313,700	-	8,568,000	Cap Charge
W-2850-0002		2028	New Beaumont Basin Well Near Brookside Elementary School	-	2,079,300	3,185,400	3,320,300	-	8,585,000	Cap Charge
WT-2850-0001		2026	Well Head Treatment Plant Well 25 Cr VI	1,485,800	1,533,300	-	-	-	3,019,100	Cap Repl
BP-3040-0001	(2)	2028	3040 to 3330 Booster Pump Station at Noble Tank	2,400,200	572,800	2,653,300	-	-	5,626,300	Cap Charge, Cap Repl
T-3040-0001	(2)	2017	2 MG 3040 Zone Tank_0001	-	-	5,285,000	-	-	5,285,000	Cap Charge
TM-3040-0001		2022	Highland Springs Reservoir Recoat & Retrofit	-	-	91,800	281,100	-	372,900	Cap Repl
PR-3330-0001	(2)	2027	3330 to 3150 Lower Mesa, Noble Regulator	-	91,300	-	-	-	91,300	Cap Charge
TM-3330-0001		2022	Lower Edger Reservoir Recoat & Retrofit	294,600	902,700	-	-	-	1,197,300	Cap Repl
BP-3620-0001		2029	3620 Zone to 3900 Zone Booster Pump Station	-	-	255,300	-	2,338,500	2,593,800	Dev
PR-3620-0001		2029	3620 to 3330 Fisher Pressure Regulator_0001	-	-	200,300	-	-	200,300	Cap Charge
BP-HS-0001		2029	Add 3rd Booster Pump and Fire Pump at HS Hydro pneumatic	-	-	295,100	-	-	295,100	Cap Charge, Dev
WR-Sundance WQ Basin		2028	Improvements to Eighth St., Cherry and Starlight Basins	-	-	708,100	-	-	708,100	Cap Charge
WR-Marshall Creek Stormwater		2028	Marshall Creek Stormwater Capture	-	-	92,800	-	-	92,800	Cap Charge
WR-Recharge Facility Metering		2028	Beaumont Ave and Brookside Ave Stormwater Metering	-	-	92,800	-	-	92,800	Cap Charge
WR-Edgar Canyon Stormwater		2020	Edgar Canyon Stormwater Capture Enhancements	-	-	-	-	81,200	81,200	Cap Repl
WR-Grand Ave SD	(2)	2020	Grand Avenue Storm Drain	100,000	-	-	-	-	100,000	Cap Repl
<b>Total Potable Infrastructure Projects</b>				<b>22,469,100</b>	<b>20,808,700</b>	<b>34,068,200</b>	<b>17,013,300</b>	<b>15,132,300</b>	<b>109,491,600</b>	
<b>Potable Pipeline Replacements</b>										
P-2750-0025		2027	Maple Ave., 1st St to 3rd St	-	79,700	319,000	-	-	398,700	Cap Repl
P-2750-0029		2020	Maple Ave. 5th to 4th St. Under 1-10 in bore. Replacing existing 6"	-	-	-	-	100,400	100,400	Cap Repl
P-2750-0032		2020	Egan, B St to 5th Pl, Bore 1-10, Bore RR. Replacing and existing 4" steel waterline.	-	-	-	-	206,800	206,800	Cap Repl
P-2750-0035		2020	Allighery St., 6th to LINC Apartments	-	-	-	-	21,400	21,400	Cap Repl
P-2750-0037		2027	Maple Ave., 6th to 7th; 7th, Maple Ave. to Palm Ave. Replacing existing 6" ACP waterline in 7th Street. Includes reconnecting services from alley to new waterline in Maple	-	74,000	295,800	-	-	369,800	Cap Repl



**Beaumont-Cherry Valley Water District**  
**Appendix C**  
**2026-2030 Capital Improvement Budget Detail**  
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Engineering Project #	Footnotes	Project Begin Year	Capital Improvement Program	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	2030 Budget Request	5-Year Budget Total	Funding Source
P-2750-0038		2027	Maple Ave., 5th to 6th. Includes reconnecting services to new waterline in Maple Ave and existing waterline in Palm Ave. 2" in alley to remain in service until waterline in orange constructed (P-2750-0040)	-	45,900	183,400	-	-	229,300	Cap Repl
P-2750-0039		2028	5th St. & Michigan Ave. Manifold Line to Serve Home Cluster at 490 Michigan. New 8" Pipeline from End of Autozone to southern end of Massachusetts	-	-	-	-	-	-	Cap Repl
P-2750-0041		2027	Euclid Ave., 6th to 8th. Tie over existing services in alleys (between Edgar/Euclid and Euclid/Beaumont Ave)	-	-	-	-	-	-	Cap Repl
P-2750-0042		2030	Edgar Ave., 5th to 6th. Tie over existing services in alleys (between Edgar Ave./California and Edgar Ave./Euclid)	-	-	-	-	-	-	Cap Repl
P-2750-0043		2026	Edgar Ave., 6th to 8th. Tie in existing services in alleys (between California/Edgar and Edgar/Euclid)	107,600	430,500	-	-	-	538,100	Cap Repl
P-2750-0044		2028	Alley North of 6th St. from California Ave. to Exist. 10" at Alley w/o Beaumont Ave.	-	-	-	-	-	-	Cap Repl
P-2750-0045		2028	7th St., California Ave. to Beaumont Ave.	-	-	-	-	-	-	Cap Repl
P-2750-0046		2027	9th St. Elm Ave. to Euclid Ave.	78,400	313,700	-	-	-	392,100	Cap Repl
P-2750-0047		2027	9th St., Beaumont Ave. to Palm Ave.	78,400	313,700	-	-	-	392,100	Cap Repl
P-2750-0048		2027	9th St., Palm Ave. to Pennsylvania Ave.	78,400	313,700	-	-	-	392,100	Cap Repl
P-2750-0049		2029	10th St., Palm Ave. to Michigan Ave.	-	-	52,000	-	208,000	260,000	Cap Repl
P-2750-0050		2028	Orange Ave., 8th St to 10th St. Includes tie-ins of existing services in alley on west side of Orange.	-	-	82,000	-	328,200	410,200	Cap Repl
P-2750-0051		2028	Orange Ave., 10th St. to 11th St. Includes relocation of existing services to new waterline.	-	-	33,100	-	132,400	165,500	Cap Repl
P-2750-0052		2028	Magnolia Ave., 10th St. to 11th St. Includes relocation of existing services to new waterline.	-	-	48,600	-	194,200	242,800	Cap Repl
P-2750-0053		2027	Euclid Ave., 10th St. to 11th St. Includes relocation of existing services to new waterline.	-	56,300	225,200	-	-	281,500	Cap Repl
P-2750-0054		2026	Edgar Ave., 8th St. to 10th St. Includes relocation of existing services to new waterline.	107,200	428,600	-	-	-	535,800	Cap Repl
P-2750-0055		2026	Edgar Ave., 10th St. to 11th St. Includes relocation of services from ally to new waterline.	54,400	217,400	-	-	-	271,800	Cap Repl
P-2750-0056	(2)	2024	11th Street, Beaumont Avenue to Elm Avenue	1,577,600	-	-	-	-	1,577,600	Cap Repl
P-2750-0057		2029	Magnolia Ave., 7th to 8th (end of existing 6" in Magnolia Ave to 8th St). Includes relocation existing services to new waterline in Magnolia Avenue and Existing Waterline in Orange Avenue.	-	-	-	45,600	182,400	228,000	Cap Repl
P-2750-0058		2027	Wellwood Ave., 8 St north to end. Replacing existing 2" steel waterline	-	12,200	48,700	-	-	60,900	Cap Repl
P-2750-0059		2027	Wellwood Ave., 10th to 12th. Includes relocation of existing services in alleys to new waterline.	-	175,600	702,400	-	-	878,000	Cap Repl
P-2750-0060		2026	Edgar Ave., 11th to 12th, and Merry Ln from Edgar to end of cul-de-sac	123,700	494,700	-	-	-	618,400	Cap Repl
P-2750-0061		2029	Orange Ave., 11th to Oak Valley Pkwy	-	-	394,700	-	1,579,000	1,973,700	Cap Repl
P-2750-0063		2029	13th St., Palm Ave. to Pennsylvania Ave. Replacing existing 4" waterline	-	-	-	-	99,300	99,300	Cap Repl
P-2750-0066	(2)(4)	2024	Egan Ave., Wellwood Ave. Alley, 5th to 8th St	-	112,200	448,800	-	-	561,000	Cap Repl
P-2750-0067	(2)(4)	2024	Elm Ave., Wellwood Ave. Alley, 7th St. to 5th St.	-	45,800	183,000	-	-	228,800	Cap Repl
P-2750-0068	(2)(4)	2024	Elm Ave., 6th to 7th	-	26,600	106,200	-	-	132,800	Cap Repl
P-2750-0069	(4)	2024	Egan Ave-California Ave. Alley, 5th to 7th	-	-	68,300	-	-	341,400	Cap Repl
P-2750-0070		2029	Twelfth St., Michigan Ave. to Pennsylvania Ave. Replacing existing 4" steel waterline	-	-	82,600	-	330,500	413,100	Cap Repl
P-2750-0071		2028	Oak Valley Pkwy, Elm Ave. to Michigan Ave. Replace existing 10" waterline with 16" and convert 10" waterline to 2850 PZ.	-	-	187,000	-	-	935,000	Cap Repl
P-2750-0095	(2)	2024	American Avenue, 6th Street to 8th Street	844,300	-	-	-	-	844,300	Cap Repl
P-2750-0098	(4)	2028	2023-2024 Service Lateral Replacement Project	-	-	97,500	-	-	487,400	Cap Repl
P-2570-0099	(2)	2024	Orange Avenue, 6th Street to 8th Street	133,600	612,900	-	-	-	746,500	Cap Repl



**Beaumont-Cherry Valley Water District**  
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Engineering Project #	Footnotes	Project Begin Year	Capital Improvement Program	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	2030 Budget Request	5-Year Budget Total	Funding Source
S-2750-0001	(2)	2026	Service Replacements - Elm Alley & Wellwood Alley - 8th Street to 10th Street	299,700	-	-	-	-	299,700	Cap Repl
S-2750-0002		2026	Service Replacements - California & Edgar Alley - 8th to 9th and 10th to 11th	309,400	-	-	-	-	309,400	Cap Repl
S-2750-0003		2027	Service Replacements - Euclid Avenue - 8th Street to 10th Street	-	222,400	-	-	-	222,400	Cap Repl
S-2750-0004		2028	Michigan St., 6th to 8th, Not Replacing Existing 8" AC. Relocate existing Alley Services to Existing 8" AC Main in Michigan.	-	-	309,200	-	-	309,200	Cap Repl
P-2850-0009		2029	Brookside Ave., Nancy Ave. to end of existing 16-in. Replacing existing 8" ACP	-	-	-	81,100	324,300	405,400	Cap Repl
P-3040-0004		2028	From Vineland St, south along Acadia Ln, west to 38834 CVB, south to CVB	-	27,100	-	-	-	135,300	Cap Repl
P-3040-0005		2029	From CVB, Ralph Rd to end of Cul-de-sac., east to APN 405-060-013, north to Orchard St.	-	-	-	24,500	97,900	122,400	Cap Repl
P-3040-0006		2029	Lincoln St. Noble St. to Cherry Ave	-	-	-	91,300	365,000	456,300	Cap Repl
P-3040-0007		2029	Lincoln St. Cherry Ave to Jonathan Ave	-	-	-	93,700	374,800	468,500	Cap Repl
P-3040-0008		2029	Lincoln St. Jonathan Ave to Winesap Ave	-	-	-	81,600	326,400	408,000	Cap Repl
P-3040-0009	(2)(8)	2017	3040 Pressure Zone Cherry Avenue/International Park Road Transmission Pipeline	293,000	-	-	-	-	293,000	Cap Charge, Cap Repl
P-3040-0010		2028	Jonathan Ave., Brookside Ave. to Dutton St.	-	-	363,100	-	-	1,815,700	Cap Repl
P-3040-0011		2030	Winesap Ave, Brookside Ave. to High St	-	-	-	-	172,500	172,500	Cap Repl
P-3040-0012		2030	Winesap Ave., High St. to Dutton St. Replace existing 6" steel waterline	-	-	-	-	107,200	107,200	Cap Repl
P-3040-0014		2030	Overland Trail, End of pipe N/O Cherry Valley Blvd to Bel Air Dr	-	-	-	-	15,800	15,800	Cap Repl
P-3040-0020		2029	Martin Ln, Lincoln St. to Grand Ave.	-	-	-	65,500	261,800	327,300	Cap Repl
P-3040-0021	(2)(8)	2024	Lincoln St., Noble St. to West end	89,800	359,500	-	-	-	449,300	Cap Repl
P-3040-0022		2029	Friendship Dr., Vineland St. to End of unpaved road	-	-	-	36,600	146,400	183,000	Cap Repl
P-3040-0023	(2)(8)	2024	Bing Pl	11,400	127,100	-	-	-	138,500	Cap Repl
P-3040-0024	(2)(8)	2024	Lambert Pl	31,800	127,100	-	-	-	158,900	Cap Repl
P-3040-0025	(2)(8)	2024	Star Ln, Sky Ln, and View Dr to end of cul-de-sac	142,500	570,200	-	-	-	712,700	Cap Repl
P-3040-0026	(2)(8)	2024	Utica Way, Vineland St. to View Dr.	101,100	404,600	-	-	-	505,700	Cap Repl
P-3040-0028		2029	Lincoln Ave. from Winesap to Bellflower Ave	-	-	-	75,800	303,200	379,000	Cap Repl
P-3040-0029		2030	Delicious Lane - replace in kind from Lincoln to end of Cul-de-sac.	-	-	-	-	44,300	44,300	Cap Repl
P-3040-0030		2030	Pippin Way from Delicious Ln to end of Cul-de-sac	-	-	-	-	32,000	32,000	Cap Repl
P-3040-0031		2030	Rome Beauty way from Delicious Ln to end of Cul-de-sac	-	-	-	-	32,000	32,000	Cap Repl
P-3150-0001		2030	Dutton St., Cherry Ave. to Bellflower Ave. Replace existing 6" and 4" steel waterlines.	-	-	-	-	100,900	100,900	Cap Repl
P-3150-0002		2030	Easement Line, between Winesap Ave. and Jonathan Ave, Dutton to Bridges. Replace existing 6" and 4" steel waterline.	-	-	-	-	87,700	87,700	Cap Repl
P-3150-0004		2030	Orchard Pl (Easement Line), W/O Winesap Ave. to west end of Orchard Pl. Replace existing 4" steel waterline.	-	-	-	-	45,800	45,800	Cap Repl
P-3150-0005		2029	Dutton St., Cherry Ave. to Bellflower Ave. Replace existing 6" and 4" steel waterlines.	-	-	-	283,100	1,132,200	1,415,300	Cap Repl
P-3150-0006		2029	South of line from Bridges to Dutton, along Intl Park Rd	-	-	-	36,200	144,600	180,800	Cap Repl
P-3150-0007		2030	In Dutton St, from Cherry Ave west to Freedom Cir	-	-	-	-	49,300	49,300	Cap Repl
P-3150-0008		2029	In Cherry Ave, from Dutton south to 10253 Cherry Ave (dead-end)	-	-	-	42,000	167,800	209,800	Cap Repl
P-3150-0009		2030	In Jonathan Ave, from Dutton Ave south to 10296 Jonathan Ave (dead-end)	-	-	-	-	43,900	43,900	Cap Repl
P-3150-0010		2030	In Winesap Ave, from Dutton Ave south to 10264 Winesap Ave (dead-end)	-	-	-	-	43,900	43,900	Cap Repl
P-3150-0011		2030	In Bellflower Ave, from Dutton Ave south to 10285 Bellflower Ave (dead end)	-	-	-	-	34,200	34,200	Cap Repl
P-3330-0001		2030	From 3620/3330 Regulator site (end of A Line - see Detail B in Master Plan Map) east to "Wagon Wheel" at Ave. San Timoteo and Ave. Miravilla	-	-	-	-	263,200	263,200	Cap Repl
P-3330-0002		2028	In Ave. San Timoteo, from end of 12-in (approx 9490 Ave. San Timoteo) south to Ave. Sonrisa	-	-	333,100	-	-	1,615,600	Cap Repl
P-3330-0003	(2)(8)	2024	In Ave. Sonrisa, Ave San Timoteo to Ave. Miravilla. Replacing 6" and 4" waterlines	250,400	1,001,600	-	-	-	1,252,000	Cap Repl
P-3330-0005		2029	Ave. Miravilla, from Liliac Ln 8-in (connect to P-3330-0001) south to existing 6" line (approximately at south end of 9320 Avenida Miravilla)	-	-	-	177,900	711,600	889,500	Cap Repl



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Engineering Project #	Footnotes	Project Begin Year	Capital Improvement Program	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	2030 Budget Request	5-Year Budget Total	Funding Source
P-3330-0007	(2)	2026	From Avenida Sorrisa, north to Avenida Miravilla through Alley	90,600	415,400	-	-	-	506,000	Cap Repl
P-3330-0008		2023	From south end of P-3330-0005, south to 9584 Avenida Miravilla	-	-	165,000	-	660,000	825,000	Cap Repl
P-3620-0001		2024	"B" Line Upper Edger 12" to upper end of 20" DIP and from lower end 20" DIP to Balance Line and Balance Line in Edger Canyon	-	-	-	-	-	-	Cap Repl
P-3620-0002		2028	"A" Line split north of Apple Tree Lane Tract (At or near Aprn 401-030-003) to Meter "A"	-	541,000	2,164,100	-	-	2,705,100	Cap Repl
P-3620-0003		2029	Lower Edger Tank	-	-	-	-	-	-	Cap Repl
P-3620-0004		2028	"A" Line - Lower Edger to split north of Apple Tree Lane Tract Oak Glen Rd., from Appletree Lane south to 4" at creek crossing (approx at APN 401-080-011)	-	226,900	907,600	-	-	1,134,500	Cap Repl
P-3620-0005		2030	Crossing of Little San Geronimo Cr at south end of P-3620-0004 to Lower Edger House, north along Edger Cyn Road to Upper Mesa Emergency Booster/7000 Gal Tank. Replacing existing 8" and 4"	-	-	-	-	236,400	236,400	Cap Repl
P-3620-0006		2030	Lower Edger Tank (from existing 10" Steel line south of tank) east to Ave. Miravilla.	-	-	-	-	68,400	68,400	Cap Repl
P-3620-0008		2030	Replace existing 4" steel waterline Ave. Miravilla near Lower Edger Tank (approx. at 8800 Avenida Miravilla) south to ex. 6-in (approx. at 8925 Avenida Miravilla)	-	-	-	-	115,600	115,600	Cap Repl
P-3620-0009	(2)	2024	Ave. Miravilla End of proposed 12-in (P-3620-0008) south to end of existing blowoff (near S property line of 8940 Avenida Miravilla)	50,000	200,000	-	-	-	250,000	Cap Repl
P-3620-0010		2029	In Whispering Pines from northern end of P-3620-0012 south to Avenida Miravilla. (Approx at south end of 9150 Whispering Pines Rd)	-	-	95,600	-	382,300	477,900	Cap Charge, Cap Repl
P-3620-0011		2030	Ave. Miravilla, from Whispering Pines (approx. at 9150 Whispering Pines) south to intersection of Ave Altego Bella, Ave Altura Bella (wagon wheel). East along Avenida Altego Bella to southern end of P-3620-0012	-	-	-	-	196,000	196,000	Cap Repl
P-3620-0013		2030	Ave. Miravilla, Ave. from wagon wheel west to Lilac Lane	-	-	-	-	90,400	90,400	Cap Repl
P-3620-0014		2026	Lilac Lane, from Ave. Miravilla north to end of cul-de-sac (connect to existing 8" line)	78,523	604,026	-	-	-	682,549	Cap Repl
P-3620-0016	(2)	2026	Replace existing 4" line within parcel (Hoffman Property)	34,200	137,000	-	-	-	171,200	Cap Repl
P-UEC-0002		2026	Edgar Canyon Pipeline Wedding Chapel to Upper Edger	149,162	1,147,401	-	-	-	1,296,563	Cap Repl
			<b>Total Potable Pipeline Replacements</b>	<b>4,879,985</b>	<b>8,179,327</b>	<b>5,207,100</b>	<b>10,653,600</b>	<b>9,905,600</b>	<b>38,925,612</b>	
			<b>IT Network Infrastructure Projects</b>							
IT-NETW-0006	(6)	Ongoing	Workstation Replacement project	30,500	31,000	31,500	32,000	32,500	157,500	Cap Repl
IT-NETW-0011	(6)	2024	Server Room Uninterrupted Power Source (\$51K spread over three years)	51,800	17,500	17,800	18,100	18,400	123,600	Cap Repl
IT-NETW-0013	(6)	Ongoing	Servers and Related Equipment (4 per year, 3 year life, \$15K per server)	140,500	61,900	62,900	63,900	64,900	394,100	Cap Repl
IT-NETW-0014	(6)	2024	Network Infrastructure and Equipment (Network Switches, Firewall Appliances, SAN Storage, Tape/Backup Storage, Power Capacity) (\$85K spread over three years)	28,800	29,200	29,700	30,200	30,700	148,600	Cap Repl
			<b>Total IT Network Infrastructure Projects</b>	<b>251,600</b>	<b>139,600</b>	<b>141,900</b>	<b>144,200</b>	<b>146,500</b>	<b>823,800</b>	
			<b>IT SCADA/AMR Infrastructure Projects</b>							
IT-SCAD-0001	(6)	2023	SCADA Improvement Project	849,200	2,510,000	-	-	-	3,359,200	Cap Repl
IT-SCAD-0002	(6)	N/A	Wonderware SCADA Phase 2 Project	-	-	-	-	-	-	-
IT-SCAD-0003	(6)	N/A	Wonderware SCADA Phase 3 Project	-	-	-	-	-	-	-
IT-SCAD-0007	(6)	2024	Back-End SCADA Software and Equipment	304,800	61,900	62,900	63,900	64,900	558,400	Cap Repl
IT-SCAD-0008	(6)	2025	Current / Retro Telemetry CIP	121,900	123,900	125,900	127,900	129,900	629,300	Cap Repl
IT-AMR-0001	(7)	2019	AMR / AMI Deployment Project	1,403,100	-	-	-	-	1,403,100	Cap Repl
IT-AMR-0002		Ongoing	New Development Meters	475,500	475,500	475,500	475,500	475,500	2,377,500	Dev
			<b>Total IT SCADA/AMR Infrastructure Projects</b>	<b>3,154,500</b>	<b>3,171,900</b>	<b>664,200</b>	<b>667,200</b>	<b>670,900</b>	<b>8,327,500</b>	
IT-ADWN-0001		2017	IT/Field Operations/Administration Projects Digitized Fileroom Project	89,500	-	-	-	-	89,500	Cap Repl



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Engineering Project #	Footnotes	Project Begin Year	Capital Improvement Program	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	2030 Budget Request	5-Year Budget Total	Funding Source
IT-ADMIN-0002		2025	560 Magnolia AC/Heating System Replacements	78,300	24,900	43,500	-	-	146,700	Cap Repl
			<b>Total IT Field Operations/Administration Projects</b>	<b>167,800</b>	<b>24,900</b>	<b>43,500</b>	<b>-</b>	<b>-</b>	<b>236,200</b>	
			<b>Vehicles &amp; Equipment</b>							
VE-TRUK-0002	(8)	2025	2018 Ford F150 Reg Cab (Oct, 2017) Unit #34 Replacement	-	-	-	-	-	-	-
VE-TRUK-0003	(8)	2026	2018 Ford F-150 Reg Cab (Sept, 2018) Unit #35 Replacement	-	-	-	-	-	-	-
VE-TRUK-0004	(8)	2025	2018 Ford F250 Reg Cab 4 X 4 (Aug, 2017) Unit #32 Replacement	-	-	-	-	-	-	-
VE-TRUK-0005	(8)	2025	2018 Ford F250 Reg Cab 4 X 4 (Aug, 2017) Unit #32 Replacement	-	-	-	-	-	-	-
VE-TRUK-0006	(8)	2026	2018 Ford F-150 Reg Cab (Sept, 2018) Unit #36 Replacement	-	-	-	-	-	-	-
VE-TRUK-0007	(8)	2026	2018 Ford F-150 Reg Cab (Sept, 2018) Unit #37 Replacement	-	-	-	-	-	-	-
VE-TRUK-0008	(8)	2027	2019 Ford F-250 Super Duty (Dec, 2019) Unit #41 Replacement	-	-	-	-	-	-	-
VE-TRUK-0009	(8)	2027	2019 Ford F-250 Super Duty (Dec, 2019) Unit #42 Replacement	-	-	-	-	-	-	-
VE-TRUK-0010	(8)	2026	2018 Ford F-250 Super Cab XL 4x4 (Oct, 2018) Unit #38 Replacement	-	-	-	-	-	-	-
VE-TRUK-0011	(8)	2027	2019 Ford F-150 Super Duty (Dec, 2019) Unit #40 Replacement	-	-	-	-	-	-	-
VE-TRUK-0015	(8)	2023	GIS / Muck Truck (Freightliner Diesel) (May, 2004) Unit #8 Replacement	-	-	-	-	-	-	-
VE-TRUK-0019	(8)	2027	2010 Ford Explorer (Jan, 2011) Unit #1 Replacement	-	-	-	-	-	-	-
VE-TRUK-0020	(8)	2025	2007 F-550 Dump Truck (Apr, 2009) Unit #12 Replacement	-	-	-	-	-	-	-
VE-TRUK-0021	(8)	2024	NEW 3/4 Ton Utility Truck	-	-	-	-	-	-	-
VE-TRUK-0022	(8)	2024	NEW 3/4 Ton Utility Truck	-	-	-	-	-	-	-
VE-TRUK-0023	(8)	2024	NEW 3/4 Ton Utility Truck	-	-	-	-	-	-	-
VE-TRUK-0024	(8)	2024	NEW 3/4 Ton Utility Truck	-	-	-	-	-	-	-
VE-TRUK-0025	(8)	2024	NEW 3/4 Ton Utility Truck	-	-	-	-	-	-	-
VE-LEAS-0001	(8)	2025	Enterprise Fleet Leasing and Maintenance Agreement	118,700	159,500	215,400	218,900	-	712,500	Cap Repl
VE-HEAV-0001	(8)	2027	2007 John Deere Backhoe 310SG (Aug, 2009)	-	200,000	-	-	-	200,000	Cap Repl
VE-HEAV-0003	(8)	2028	Loader 938G	-	-	365,000	-	-	365,000	Cap Repl
VE-HEAV-0006	(8)	2028	Skidsteer tractor with attachments	-	-	250,000	-	-	250,000	Cap Repl
VE-HEAV-0007	(8)	2028	D-5 Dozer Dual Slope	483,000	-	-	-	-	483,000	Cap Repl
VE-EQIP-0002	(8)	2028	Ingersoll Rand Air Compressor (Dec, 2008)	-	-	20,300	-	-	20,300	Cap Repl
VE-EQIP-0003	(8)	2029	Water Buffalo (Feb, 2018)	-	-	-	8,500	-	8,500	Cap Repl
VE-EQIP-0004	(8)	2028	400W Light Tower w/Generator (Dec, 2017)	-	-	20,000	-	-	20,000	Cap Repl
VE-EQIP-0005	(8)	2027	NEW 400W Light Tower w/Generator	-	20,000	-	-	-	20,000	Cap Repl
VE-EQIP-0006	(8)	2026	Full Size Three Line Message Boards with Hydraulic Lift	52,800	-	-	-	-	52,800	Cap Repl
			<b>Total Vehicles &amp; Equipment</b>	<b>654,500</b>	<b>379,500</b>	<b>870,700</b>	<b>227,400</b>	<b>-</b>	<b>2,132,100</b>	
			<b>Non-Potable Infrastructure Projects</b>							
NEO-0000-0001		2019	Recycled Water Conversion and Implementation	250,000	100,000	398,800	-	-	748,800	Cap Charge
NW-2400-0001		2027	San Timoteo Creek Non-Potable Water Extraction Well	-	250,000	1,000,300	1,036,300	-	2,286,600	Cap Charge
NT-2400-0001		2026	100,000 Gallon 2400 PZ Non-Potable Tank	60,000	63,400	195,200	-	-	318,600	Cap Charge
NR-2600-0001		2029	2600 Zone Non-Potable Regulation and Metering Station_0001	-	-	-	120,600	287,900	408,500	Cap Charge
NR-2600-0002		2023	2600 Zone Non-Potable Regulation and Metering Station_0002	-	-	-	-	-	-	Cap Charge
NBP-2600-0001		2029	Non-Potable Booster Pump Station at Cob Wastewater Treatment Plant	-	-	-	1,023,400	2,442,400	3,465,800	Cap Charge
NBP-2600-0002		2028	Non-Potable Booster Pump Station at Cob Wastewater Treatment Plant Expansion	-	-	186,200	444,300	-	630,500	Cap Charge
NR-2800-0001		2026	2800 Zone Non-Potable Regulation and Metering Station_0001	426,000	439,600	-	-	-	865,600	Cap Charge
NR-2800-0002		2028	2800 Zone Non-Potable Regulation and Metering Station_0002	-	-	439,700	463,800	-	893,500	Cap Charge
NT-2800-0001		2026	2 M/G 2800 PZ Non-Potable Tank	250,000	1,952,500	2,018,900	-	-	4,221,400	Cap Charge
NBP-2800-0001		2028	2800 Zone Non-potable Booster Pump Station at the Noble Creek Recharge Facilities	-	-	587,900	250,000	1,184,900	2,022,800	Cap Charge
			<b>Total Non-Potable Infrastructure Projects</b>	<b>986,000</b>	<b>2,805,500</b>	<b>4,827,000</b>	<b>3,328,400</b>	<b>1,184,900</b>	<b>15,862,100</b>	
			<b>Non-Potable Pipeline Projects</b>							



**Beaumont-Cherry Valley Water District**  
**Appendix C**  
**2026-2030 Capital Improvement Budget Detail**  
**(Proposed Amendment - March 11, 2026)**

Engineering Project #	Project Begin Year	Footnotes	Capital Improvement Program	2026 Budget Request	2027 Budget Request	2028 Budget Request	2029 Budget Request	2030 Budget Request	5-Year Budget Total	Funding Source
NP-2600-0001	2027	(2)	Oak Valley Parkway, from westerly end of existing 24" waterline, west to the existing City of Beaumont Lift station/Tukwet Canyon Golf Course maintenance yard.	-	927,900	-	-	-	927,900	Cap Charge, Dev
NP-2600-0005	2028		From the NR-2800-0004, along Cherry Valley Blvd west to I-10 freeway.	-	-	3,227,900	-	-	3,227,900	Cap Charge
NP-2600-0006	2029		From the end of NP-2600-0005, west across the bridge along Cherry Valley Blvd crossing I-10 freeway	-	-	-	1,967,700	-	1,967,700	Cap Charge
NP-2600-0009	2025		Along the future alignment of Potrero Blvd, from 4th Street south to NP-2600-0008.	-	-	-	-	-	-	Cap Charge, Dev
NP-2800-0001	2028		In Beaumont Summit Station (Formerly Sunny Cal Egg Ranch), Cherry Valley Blvd to Brookside Ave	-	-	1,974,900	-	-	1,974,900	Cap Charge, Dev
NP-2800-0002	2029		California Ave., 1st Street south to Hwy 79	-	-	-	1,571,700	-	1,571,700	Cap Charge, Dev
NP-2800-0006	2029		In Cob WWTP site, from 2600 to 2800 Zone Booster Pump (NPB 2600-0003) to 4th St.	-	-	-	716,300	-	716,300	Cap Charge
NP-2800-0007	2027		1st St, from Commerce Way east to Highland Springs Ave	-	880,900	-	-	-	880,900	Cap Charge
NP-2800-0008	2027		Highland Springs Ave, 2nd St to 1st St.	-	413,200	-	-	-	413,200	Cap Charge
NP-2800-0009	2029		Within Palm Ave, Crossing 6th Street to connect existing waterlines	-	-	-	152,200	-	152,200	Cap Charge
NP-2800-0010	2029		Noble Cr. Meadows, Cougar Way to Oak Valley Pkwy	-	-	-	395,300	-	395,300	Dev
NP-2800-0012	2029		Oak Valley Pkwy, from Oak View Dr. east to 750 Ft w/o Elm Ave.	-	-	-	836,100	-	836,100	Cap Charge
NP-2800-0014	2027		Oak Valley Parkway from Noble Cr. Meadows east to Palm Ave	-	1,400,700	-	-	-	1,400,700	Cap Charge
NP-2800-0016	2027		7th Street from Veile Ave southwest to California Ave	-	553,000	-	-	-	553,000	Cap Charge
NP-2800-0017	2028		Along Oak Valley Pkwy from Palm Ave to Cherry Ave	-	-	757,100	-	-	757,100	Cap Charge
NP-2800-0020	2028		Along 4th Street from Veile Ave to Rangel Park	-	-	324,700	-	-	324,700	Cap Charge
			<b>Total Non-Potable Pipeline Projects</b>	-	<b>4,175,700</b>	<b>6,284,600</b>	<b>5,639,300</b>	-	<b>16,099,600</b>	
			<b>Total Capital Improvement Program</b>	<b>\$ 32,563,485</b>	<b>\$ 39,684,527</b>	<b>\$ 52,107,200</b>	<b>\$ 37,673,400</b>	<b>\$ 29,769,900</b>	<b>\$ 191,798,512</b>	

**Footnotes**

(1) Project was originally identified in 2020 CIB. Total Budgeted cost was updated for 2024 Water Rate Study and represents a two-phased approach. Phase 1 could be structured in a manner where the "warehouse" (shell) would be constructed first, allowing for many of the staff to occupy it, for an estimated cost of \$13,617,825, including the purchase of land.

(2) Phase 1 could be structured so that the estimated remaining cost of \$19,318,925 could be deferred longer than this schedule provides for. Project was begun in prior year(s) or approved by Board to begin, ongoing, with inflationary factors as appropriate.

(3) Contract for either design, engineering, or construction has been or is anticipated to be signed by end of 2025, or project may be completed (or purchase made) by end of 2025. If not, project may be completed by end of 2026. Project not complete as of August 31, 2025

(4) Pipeline replacement projects are close to beginning construction, which should be done by end of 2026

(5) Pipeline replacement projects originally scheduled to begin construction in 2025 have been deferred due to the City of Beaumont's street paving moratorium. IT projects involve periodic equipment purchases (e.g., servers and appliances) typically required every 3-5 years. Because the exact timing is uncertain, related costs have been distributed across each year, and unspent funds will be carried forward to ensure availability when replacement is needed.

(6) Project is ongoing, all have been reconciled as one project

(7) Grant funding for this project has been exhausted, remaining cost for AMI phase

(8) The District has executed a 5-year Master Lease Agreement for fleet purchase and maintenance with Enterprise. The annual outlay for the Lease is expected to be similar to the traditional fleet purchase employed by the District on an average annual basis over time.

(9) The District has participated in the Sites Reservoir Project; however, it is currently in the process of negotiating and finalizing a wind-down agreement with the San Geronimo Pass Water Agency (SGPWA). Upon completion of this agreement, SGPWA would assume the District's participation rights, obligations, and associated cost shares in the project.

(10) Project was identified in 2025-2029 CIB as T-3040-0001 P2 Pipeline.