



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

**NOTICE AND AGENDA
REGULAR MEETING OF THE BOARD OF DIRECTORS**

ENGINEERING WORKSHOP

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

Thursday, April 23, 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=SXlzMkZCMGh0YTZlL2tnUGlpU3h0UT09>

*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 – APRIL 23, 2026

Call to Order: President Williams

Pledge of Allegiance: President Williams

Invocation: Director Ramirez

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. Request for Will-Serve Letter for the Proposed Multi-Family Residential Development identified as the Beaumont Ridge Apartment Project located South of 8th Street between Illinois Avenue and American Avenue (pages 5 - 11)**
- 3. Award a Contract to General Pump Company for Well 25 and Well 1 Pumping Unit Repair and Well 25 Rehabilitation (pages 12 - 15)**
- 4. Update: Development Activity and Engineering Department Workload (pages 16 - 22)**

5. 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	

6. Announcements

Check the meeting agenda for location and potential teleconference information.

- Collaborative Agencies meeting: Wednesday, Apr. 29 at 5:00 p.m.
- Finance & Audit Committee meeting: Thursday, May 7 at 3:00 p.m.
- Regular Board Meeting: Wednesday, May 13 at 6:00 p.m.
- Personnel Committee: Tuesday, May 19 at 5:30 p.m.
- District offices will be closed in observance of Memorial Day: Monday, May 25
- San Geronio Pass Regional Water Alliance: Wednesday, May 27 at 5:00 p.m.
- Engineering Workshop: Thursday, May 28 at 6:00 p.m.
- Beaumont Basin Watermaster Committee: Wednesday, Jun. 3 at 11:00 a.m.

7. Closed Session

- a) CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to California Government Code Section 54956.8
Property: Recycled water generated by the City of Beaumont Wastewater Treatment Plant
Agency Negotiator: Dan Jaggars, General Manager
Under Negotiation: Price and terms of payment

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

8. Report on Action Taken During Closed Session

9. 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 regular meeting Agenda may be made up to 72 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 72 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 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 72 hours in advance of the meeting (Government Code §54954.2(a)).



**Beaumont-Cherry Valley Water District
Regular Board Meeting
April 23, 2026**

Item 2

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: Request for Will-Serve Letter for the Proposed Multi-Family Residential Development identified as the Beaumont Ridge Apartment Project located South of 8th Street between Illinois Avenue and American Avenue

Staff Recommendation

Consider the request for water service for the proposed multi-family residential development identified as the Beaumont Ridge Apartments located south of 8th Street on Riverside County Assessor's Parcel Number (APN) 419-222-012 in the City of Beaumont, subject to payment of all deposits and fees to the District and securing all approvals from the City of Beaumont, and:

- A. Approve the Application for Water Service and furnish the Will-Serve Letter per conditions as enumerated, or
- B. Deny the Application for Water Service

Executive Summary

The Applicant, Michael Tahan, has requested domestic and irrigation water service from the District for a proposed multi-family residential development composed of thirty-nine (39) dwelling units on an existing vacant parcel located on the south side of 8th Street between Illinois Avenue and American Avenue.

The Project consists of two (2) two-story stacked apartment buildings and a third building consisting of two-story townhomes with tuck under garages. The Project also includes an office/administration building, a tot lot, half basketball court, and a trellis/barbecue area. The Project is located within the District's Service Boundary, therefore, annexation is not required.

Table 1 – Project Summary

Applicant	Michael Tahan
Owner / Developer	Michael Tahan and Rima Tahan
Development Type	Multi-Family Residential
Development Name	Beaumont Ridge Apartments
Annexation Required (Yes/No)	No
Estimated Potable Consumption	24.4 EDUs
Estimated Non-Potable Consumption	1.7 EDUs
Total Water Consumption	26.1 EDUs

Background

The Applicant, Michael Tahan, has requested water service from the District for a project located on APN 419-222-012 and proposes a 1.91-acre multi-family residential development with 0.39 acres of landscaping composed of various trees, shrubs, and turf throughout the project. The project is located within the District's service area boundary. The project has frontage along 8th Street and is located within the District's potable 2750 Pressure Zone (PZ) and non-potable 2800



Pressure Zone. District staff identifies that there is an existing potable 10-inch steel water main and an existing non-potable 24-inch ductile iron pipe within 8th Street that could serve the Project. The Applicant may be required to upgrade facilities along the property frontage where facilities exist or may be insufficient to serve the Project. With existing potable facilities within 8th Street, the project will be subject to front footage fees.

Discussion

The Applicant provided the estimated total water usage (ETWU) of 275,486 gallons per year for the on-site landscaping demands, which staff identified as reasonable based on the proposed landscaping and anticipated irrigation demands. District staff estimated the average daily domestic residential demand based on the number of dwelling units and consumption of other similar developments. Table 2 identifies the total estimated consumption of the project.

Table 2 – Estimated Water Consumption

Demand	Est. Consumption (GPD)	Est. Consumption (EDUs)
Domestic (Potable) Water Demand	10,736	24.4
Irrigation (Non-Potable) Water Demand	755	1.7
Total Water Demand	11,491	26.1

The Applicant proposes to install domestic, irrigation, and fire service connections on the north side of the property into the existing infrastructure within 8th Street. Upon approval of service, the Applicant shall prepare water improvement plans detailing the connections into the existing potable and non-potable infrastructure and pay all applicable District deposits and fees, including, but not limited to, water capacity charges, meter fees, front-footage fees, inspection deposits and GIS deposits.

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 and will dictate the actual required fire suppression needs of the project.

Conditions of Development

Prior to service being provided, the Applicant shall conform to all District requirements for water service and all City of Beaumont requirements.

1. The Applicant shall conform to all District requirements (including the Regulations Governing Water Service) and/or all City of Beaumont requirements.
2. The Applicant shall install appropriate fire service connections to support the City of Beaumont Fire Department's requirement for off-site and/or on-site fire suppression.
3. The Applicant will be required to prepare water improvement plans and execute a water main extension agreement for facilities and pay all deposits, fees, construction and inspection costs related to said facilities.
4. The Applicant will be required to pay for additional storage relating to the Project's volumetric quantity of water greater than the baseline fire flow demand (1,000 gpm for 2 hours).



5. The Applicant will be required to pay residential front-footage fees along all property frontages where facilities are currently installed.
6. The District reserves the right to review annual consumption data (water consumption audit) and adjust the Applicant's capacity charges (facilities fees) at final buildout of the project and when project facilities are fully utilized for any amount greater than 26.1 EDUs (24.4 EDUs [10,736 gpd] for the domestic demand and 1.7 EDUs [755 gpd] for the irrigation demand) as identified in Table 2.
7. To minimize irrigation consumption, the District requires the Applicant to 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. Conversion of drought tolerant landscaping to turf is prohibited.

Fiscal Impact

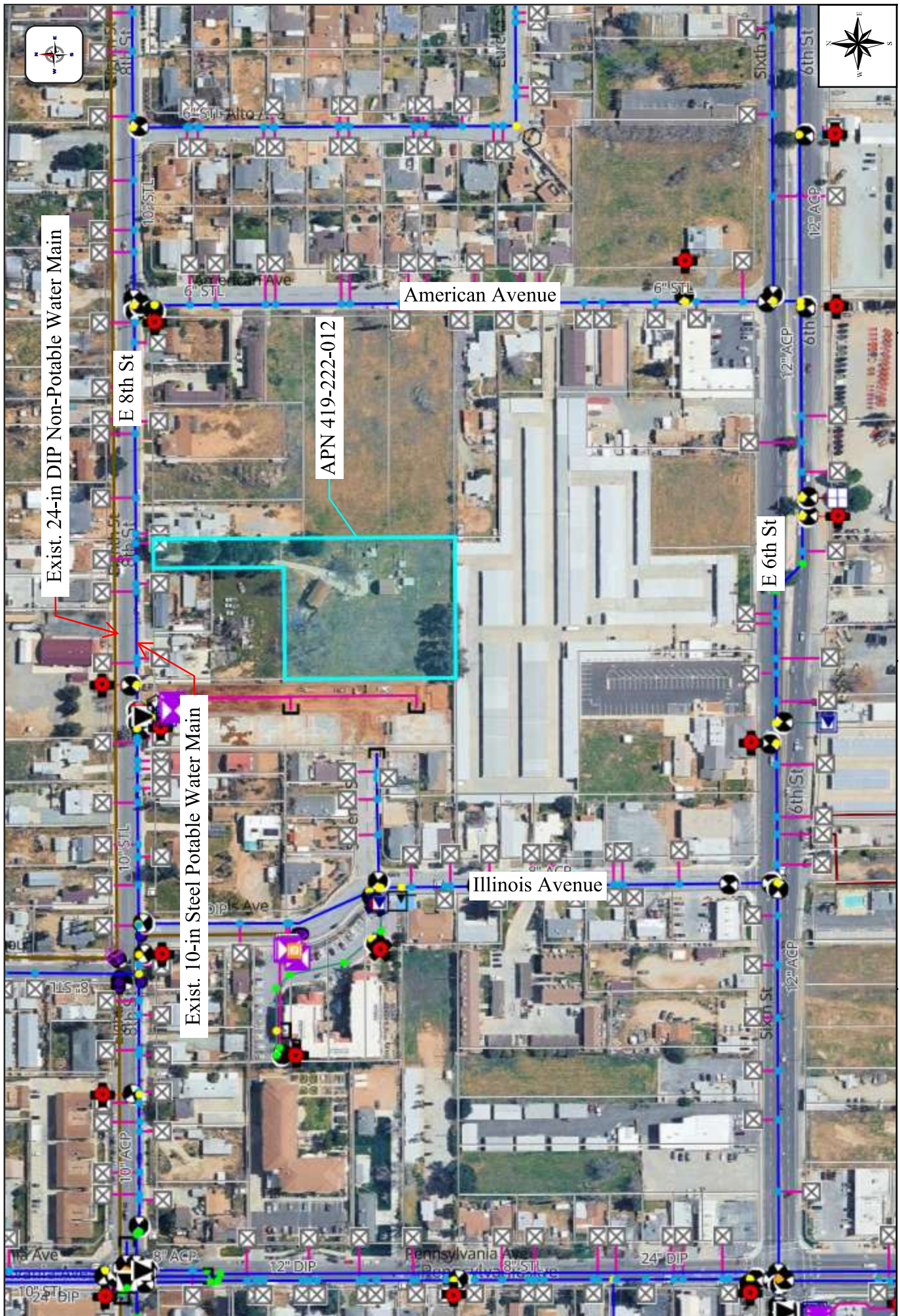
There is no negative fiscal impact to the District. All costs associated with providing water service, including infrastructure improvements, capacity charges, and related fees, will be fully funded by the Applicant.

Attachments

1. Beaumont Ridge Apartments Location Map
2. Beaumont Ridge Apartments Site Plan
3. Beaumont Ridge Apartments Landscape Plan
4. Beaumont Ridge Apartments Will-Serve Letter Application

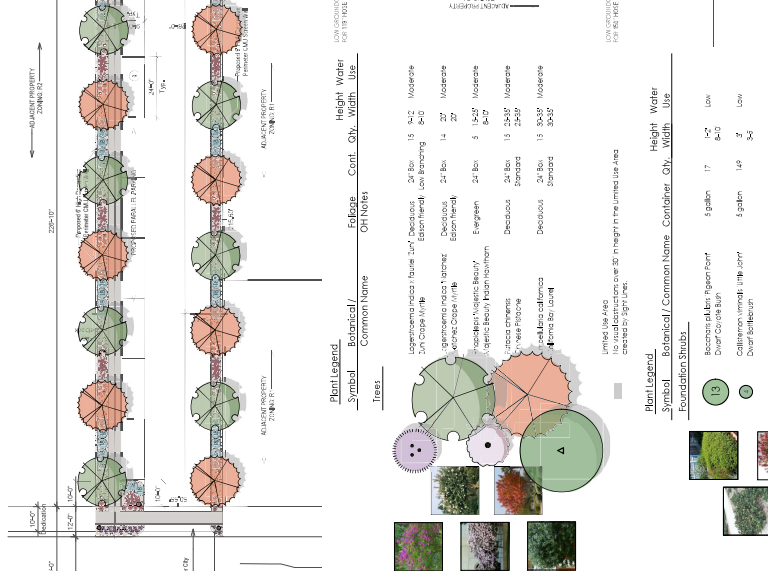
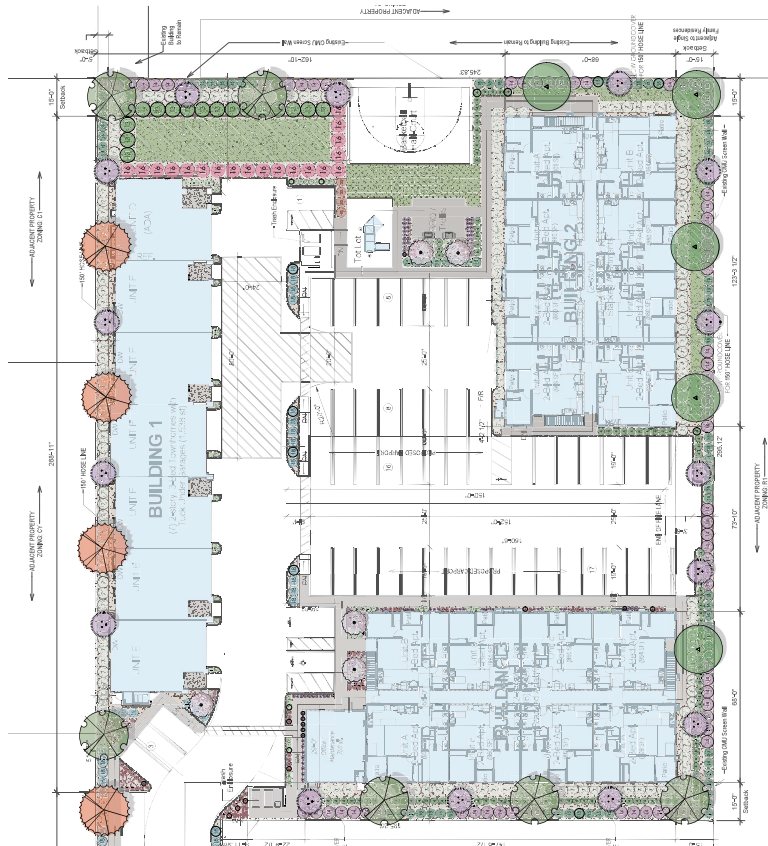
Staff Report prepared by Evan Ward, Associate Civil Engineer I

Attachment 1 - Beaumont Ridge Apartments Location Map



N.T.S.

Attachment 3 - Beaumont Ridge Apartments Landscape Plan



PRELIMINARY WATER USE CALCULATIONS

Reference Eto: 55.6
 Maximum Allowable Water Allocation Equation:
 MAWA = (Eto)(0.62) [(ETAF+PLM) + (1-ETAF)(SLA)]
 55.6 = 0.62 (0.55 (17305) + 0.45 (719)) = 399.249 MAWA

Conservation Factor: 0.55 (Residential)

Estimated Total Water Use Equation:
 ETWU = Eto x 6.62 x ETAF x LA
 275,486 ETWU

ZONE	HYDROZONE BASIS	S.F.	%TOTAL	PLANTTYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	ETAF	LA	ETWU	IRRIGATION METHOD
A-1	LOW TREES	1280	7%	MODERATE	0.50	0.81	55.60	0.62	1280	27,237.14	DripLine
A-2	LOW SHRUBS	6122	35%	LOW	0.20	0.81	55.60	0.62	6122	52,111.45	DripLine
A-3	LOW-MID SHRUBS	9184	53%	LOW/MODERATE	0.50	0.81	55.60	0.62	9184	156,417.94	DripLine
A-8	SIA-REC-TURF	719	4%	SIA				1.00	719	719.00	DripLine
Total Landscape										275,486	
Total Landscape										17,305	

Note: Landscape to be installed with low-volume drip irrigation and automatic, weather sensing irrigation controller.



Attachment 4 - Beaumont Ridge Apartments 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: Michael Tahan	Contact Phone # [REDACTED]
Mailing Address: [REDACTED]	Fax #: [REDACTED]
City: [REDACTED]	E-mail: [REDACTED]
State & Zip: [REDACTED]	
Service Address: 1365 East 8th Street, Beaumont, CA 92223	
Assessor's Parcel Number (APN), Tract Map No. Parcel Map No.: 419-22-012-7	
Project Type: <input type="checkbox"/> Single-Family <input checked="" type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Minor Subdivision (5 lots or less) <input type="checkbox"/> Major subdivision (6+ lots) <input type="checkbox"/> Other	
Site Map Attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Previously sent in	

The letter should be delivered to:

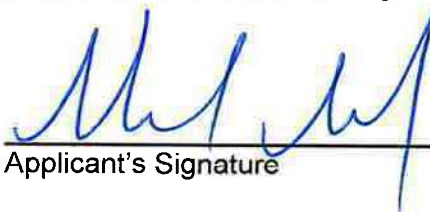
Recipient: Bobbie Lee Rey (Project Coordinator)

[REDACTED ADDRESS]

PLEASE CHOOSE ONE:

- Mail (above address) E-mail
 Fax 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

3/17/2026
 Date



**Beaumont-Cherry Valley Water District
Regular Board Meeting
April 23, 2026**

Item 3

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: Award a Contract to General Pump Company for Well 25 and Well 1 Pumping Unit Repair and Well 25 Rehabilitation

Staff Recommendation

Authorize the General Manager to execute a contract with General Pump Company in an amount not to exceed \$310,000 for the removal, inspection, and repair of the District's existing Well 25 and Well 1 pumping units, including reinstallation of Well 1 equipment into Well 1A, and to perform rehabilitation of Well 25 as necessary.

Executive Summary

In December 2025, District staff identified increased vibration and abnormal noise at Well 25, likely originating from lineshaft bearings. As a precaution, the well was taken out of service during the low-demand winter months while water quality from Well 1A and Well 2A was evaluated. With peak summer demand approaching, repairs are now necessary to restore reliable operation.

Well 1 has been out of service since 2013, with pumping equipment replaced prior to being taken offline. Following extended inactivity, staff recommends removal, inspection, and rehabilitation of the equipment for reuse in the newly constructed Well 1A, which is planned for initial operation within the non-potable system.

Staff proposes a cost-controlled approach that prioritizes inspection, reuse of serviceable components, and targeted replacement of worn materials, while maintaining flexibility to address unforeseen conditions.

Background

Well 25

Well 25 consists of a vertical turbine motor and pumping unit housed within an underground structure with a removable hatch located within the City of Beaumont. Under normal operating conditions, the well has recently produced approximately 3,000 gallons per minute (gpm) and is one of two high-capacity wells serving the District's 2850 pressure zone. This pressure zone serves as a critical backbone of the distribution system, allowing for the movement of significant production volumes across pressure zones through interconnections, bypass valves, and booster stations.

Well 25 was constructed in 2008 to a total depth of 1,470 feet below ground surface (BGS). In 2015, the lower 269 feet of the well were filled with bentonite and cement, resulting in a current total depth of approximately 1,201 feet BGS. The pumping equipment is set at approximately 730 feet BGS and is powered by an 800-horsepower electric motor.



Well 25 is co-owned with the City of Banning. Under the terms of the agreement, the City of Banning is responsible for a proportional share of costs associated with the operation and maintenance of the facility.

The current scope of work includes removal, inspection, and potential repair or replacement of the electric motor, pumping unit, column pipe, tube, and shaft assembly. Staff also proposes conducting a downhole video inspection and performing well rehabilitation if conditions warrant.

Well 1

Well 1 consists of a vertical turbine motor and pumping unit housed within a masonry building with a wood-framed roof and hatch access. The well was originally constructed in 1936 to a depth of approximately 923 feet BGS and historically produced approximately 1,500 gpm for the District's 2750 pressure zone.

The pumping equipment is set at approximately 590 feet BGS and is powered by a 400-horsepower electric motor. Well 1 has been out of service since 2013, the pumping unit and associated equipment were replaced in 2013 prior to taking it out of service.

To replace the aging Well 1 facility, the District recently constructed Well 1A approximately 100 feet south of the existing well on District-owned property. Well 1A is anticipated to initially operate within the non-potable system while pumping performance and water quality data are collected and evaluated.

The current scope of work includes removal, inspection, and potential repair or replacement of the electric motor, pumping unit, column pipe, tube, and shaft assembly from Well 1. The rehabilitated equipment will be reinstalled at Well 1A.

Additionally, staff may determine that installation of a bentonite seal and cement plug is necessary to improve water quality conditions in Well 1A. This determination will be based on water quality data currently being collected from Well 2A.

Discussion

District staff solicited bids for the Well 25 and Well 1 – Pumping Unit and Well Rehabilitation and Repair Project through multiple public notification methods, including publication in the local newspaper, posting on the District's website, distribution through Public Purchase (the District's e-procurement platform), and direct email notifications to vendors registered on the District's bid solicitation list.

District staff received numerous requests for information and conducted site visits with multiple companies who expressed interest in the project. As a result, the Request for Proposal due date was extended to allow additional time for proposal preparation.

Sealed bids were received and publicly opened on March 24 at 3:00 p.m. in the District Board Room. A total of one (1) pump and well service contractor submitted a bid for the project. Table 1 hereafter identifies the total base bid costs from the well repair vendor.



Table 1
WELL 25 and Well 1 SUMMARY OF BASE BID RESULT

Vendor	Well 25 Base Bid	Well 1 Base Bid	Total Base Bid
General Pump Company	\$142,287	\$104,045	\$246,332

Following review of the submitted bid, staff determined that General Pump Company submitted a responsive and responsible bid and has demonstrated experience performing similar work for the District.

In addition to the base bid, the proposal includes several additive bid items associated with potential replacement of column pipe, shafting, pump components, and well modifications. These additive items represent a full replacement scenario and are summarized in Table 2 below.

Table 2
WELL 25 and Well 1 POTENTIAL ADDITIVE COSTS

Well	Category	Description	Amount
Well 25	Pump Replacement (Alt)	Bowl Assembly Replacement	\$30,000
Well 25	Column, Tube & Shaft	Full Replacement of Column, Tube and Shaft (with couplings)	\$99,980
Well 25 Subtotal			\$129,980
Well 1	Pump Replacement (Alt)	Bowl Assembly Replacement	\$19,000
Well 1	Column, Tube & Shaft	Full Replacement of Column, Tube and Shaft (with couplings)	\$98,490
Well 1	Well Sealing	Bentonite Plug and Cement Seal	\$21,275
Well 1 Subtotal			\$138,765
Total Additives (Full Replacement)			\$268,745

While the additive bid items provide useful unit pricing, staff does not anticipate that full replacement of column pipe and shafting will be necessary.



Well 1 equipment was replaced in 2013 and has remained out of service, and Well 25 is currently operational with stable production and only minor mechanical wear observed near the surface. Based on these conditions, staff anticipates that the majority of existing equipment can be reused following inspection.

Accordingly, staff has developed a cost-controlled approach that assumes approximately 25 percent replacement of column pipe and shafting, along with minor incidental materials as needed. This approach reflects typical industry practice for well rehabilitation projects and allows the District to maximize the use of existing assets while addressing known deficiencies. A breakdown of the recommended project budget is identified in Table 3.

Table 3
WELL 25 and Well 1 RECOMMENDED PROJECT BUDGET

Cost Component	Amount
Base Bid (Both Wells)	\$246,332
Targeted Column Tube & Shaft Replacement (≈25%)	\$50,000
Miscellaneous / Incidentals	\$10,000
Total Project Budget	\$306,332
Recommended Not-to-Exceed Amount (Rounded)	\$310,000

The recommended not-to-exceed amount of \$310,000 includes a contingency to address unforeseen conditions that may be encountered during removal and inspection of the pumping equipment. If conditions are identified that require additional repair or replacement beyond the anticipated scope, staff will evaluate the extent of the work and return to the Board for further authorization if necessary.

Fiscal Impact

The total fiscal impact to the District is an amount not to exceed \$310,000, as summarized in Table 3 above. This amount includes the base bid and an allowance for targeted replacement of components, incidental materials, and contingency to address unforeseen conditions encountered during inspection and rehabilitation.

The recommended budget reflects a cost-controlled approach that prioritizes inspection and reuse of existing equipment, with partial replacement of column pipe and shafting anticipated based on current conditions. The inclusion of contingency funding provides flexibility to address additional repair needs, if identified, without delay to the project schedule.

Funds are available in the Capital Replacement Reserve to support completion of this work.

Staff Report prepared by James Bean, Director of Operations



**Beaumont-Cherry Valley Water District
Regular Board Meeting
April 23, 2026**

Item 4

STAFF REPORT

TO: Board of Directors
FROM: Dan Jagers, General Manager
SUBJECT: Update: Development Activity and Engineering Department Workload

Staff Recommendation

None. Information only.

Executive Summary

This staff report provides an update regarding ongoing development activity within the Beaumont-Cherry Valley Water District (District) and highlights the significant workload currently being managed by the Engineering Department.

As shown in the attachments, development activity within the District's Sphere of Influence remains strong and diverse, consisting of residential, commercial, industrial, and institutional projects at varying stages of review and construction.

District staff is actively processing a large number of projects at varying stages of development processes such as Will-Serve Letters (WSLs), annexations, Plan of Service (POS) documents, Water Supply Assessments (WSAs), improvement plan review, and construction coordination. Several large-scale industrial and residential developments are advancing simultaneously, particularly within the City of Beaumont, while additional projects continue to progress in Cherry Valley, and one coming forward in Calimesa.

The attachments provided with this report illustrate:

1. Development projects throughout the District's Sphere of Influence
2. Active projects within the City of Beaumont/Calimesa
3. Active projects within Cherry Valley
4. A comprehensive status summary of all current projects

Background

Since the previous development update, development activity has continued to increase in both volume and complexity. While earlier development cycles were largely driven by single-family residential growth, the District is now experiencing a substantial increase in large industrial warehouse developments, multi-family residential projects, and mixed-use commercial sites.

This shift has resulted in more complex infrastructure requirements, a shift in water demand calculations, and increased coordination with developers, municipalities, and regional agencies. As a result, Engineering Department efforts have expanded to include a broader range of technical evaluations, planning documents, and construction-phase support.



Discussion

Development activity within the District continues to accelerate in both scale and complexity, placing sustained demands on Engineering Department resources. The attached exhibits collectively illustrate not only the geographic distribution of projects, but also the magnitude and diversity of development currently underway.

As shown in Attachment 1, development is occurring throughout the District's Sphere of Influence, with projects distributed across both incorporated and unincorporated areas. The broad geographic spread of these projects requires staff to evaluate system impacts across multiple pressure zones, infrastructure corridors, and service boundary conditions. This has increased the need for coordinated long-range planning to ensure that system capacity, storage, and transmission facilities can support both near-term and future demands.

A more detailed review of project status (Attachment 4) highlights the volume of concurrent Engineering efforts required to support this growth. Many projects are not simply progressing through a single step in the development process, but instead require multiple sequential and parallel actions, including Will-Serve Letter issuance or extensions, annexation processing, Plan of Service preparation, and plan check review. Several large-scale developments, particularly industrial and high-density residential projects, are still in preliminary engineering and/or plan review stages, while others have advanced into construction. This overlap in project phases creates a continuous workload that spans planning, design, and construction support functions.

Within the City of Beaumont, development activity remains the most concentrated and intensive (Attachment 2). The City continues to experience a mix of large residential subdivisions, multi-family housing, and industrial warehouse developments. These project types typically generate higher water demands (i.e. fire flow) and more complex infrastructure requirements, including larger transmission mains, fire flow considerations, and system redundancy. In addition, several Beaumont projects are already under construction or have approved improvement plans, requiring active coordination with developers, field inspections, and ongoing review of system integration.

In contrast, development within Cherry Valley (Attachment 3) remains more limited in scale but still contributes to the overall workload. Projects in this area tend to be smaller or institutional in nature; however, they often present unique challenges related to location, existing infrastructure constraints, or service extension requirements. As a result, even smaller projects can require a comparable level of staff coordination and technical evaluation.

Taken together, the attached information demonstrates that the Engineering Department is managing a substantial and sustained level of development activity across multiple fronts. The combination of large-scale regional projects, localized infill development, and varying project stages requires continuous prioritization and coordination. Staff must evaluate each project's impact on the District's system while ensuring compliance with District standards and maintaining service reliability for existing customers.

Fiscal Impact

None.

All developer-related Engineering activities (including plan check by on-call consultants) are funded through deposits and cost recovery mechanisms paid by the respective project



applicants. As such, the increased workload does not result in a direct fiscal impact to the District's operating budget.

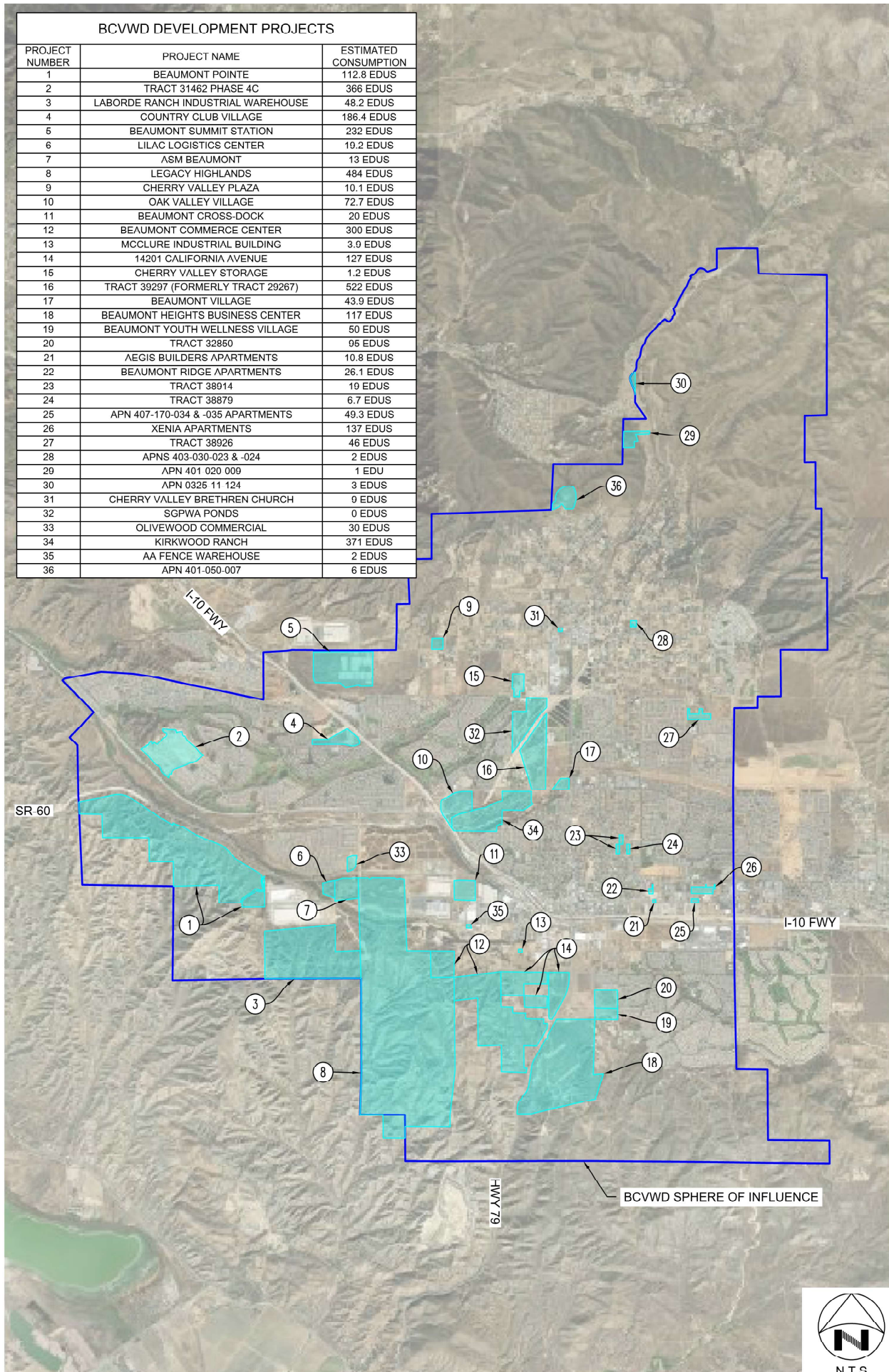
Attachments

1. Development Projects in BCVWD Sphere of Influence
2. Active Development Projects in City of Beaumont
3. Active Development Projects in Cherry Valley
4. List of Engineering Related Tasks Associated with Development

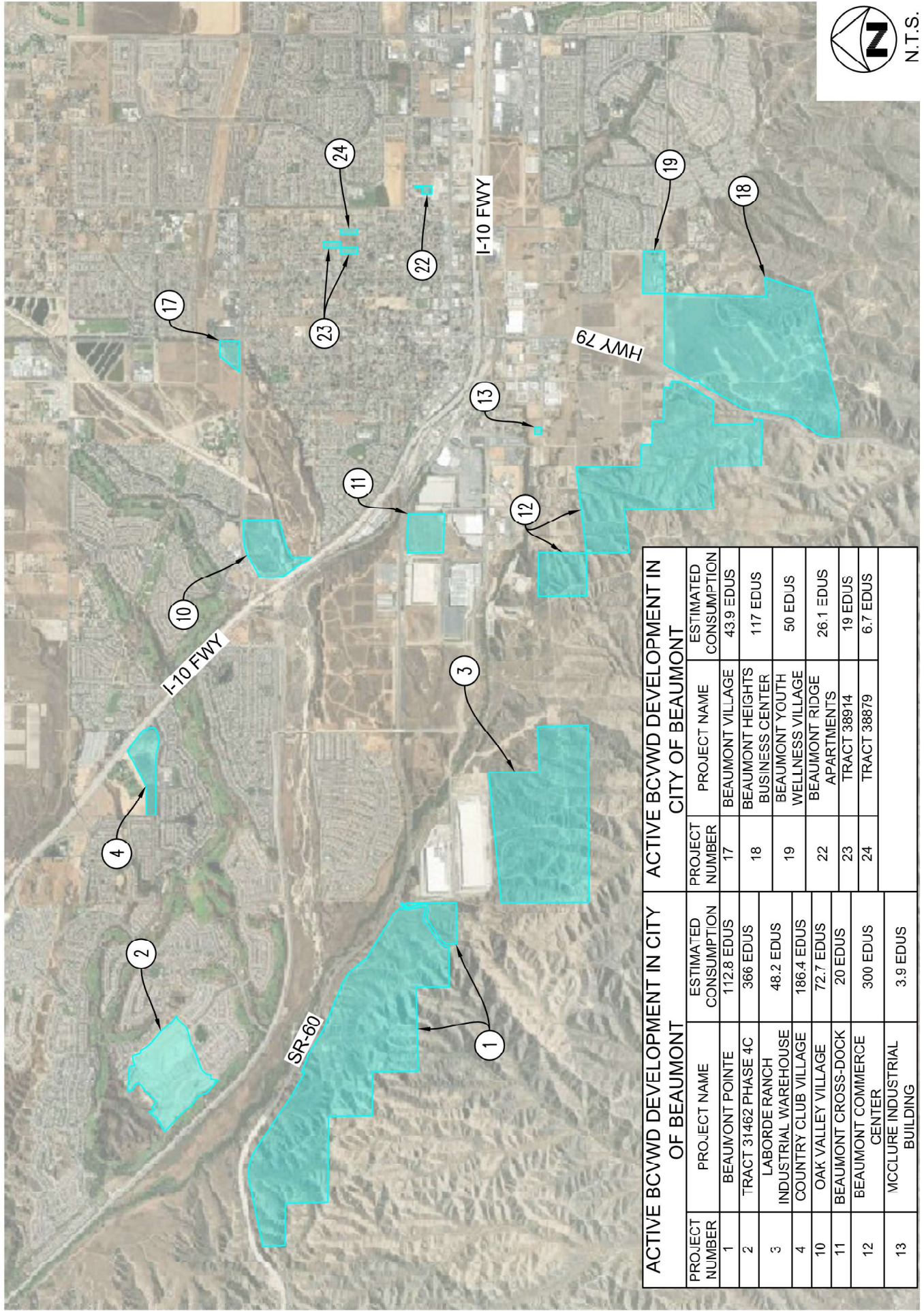
Staff Report prepared by Evan Ward, Associate Civil Engineer I

ATTACHMENT 1 - DEVELOPMENT PROJECTS IN BCVWD SPHERE OF INFLUENCE

BCVWD DEVELOPMENT PROJECTS		
PROJECT NUMBER	PROJECT NAME	ESTIMATED CONSUMPTION
1	BEAUMONT POINTE	112.8 EDUS
2	TRACT 31462 PHASE 4C	366 EDUS
3	LABORDE RANCH INDUSTRIAL WAREHOUSE	48.2 EDUS
4	COUNTRY CLUB VILLAGE	186.4 EDUS
5	BEAUMONT SUMMIT STATION	232 EDUS
6	LILAC LOGISTICS CENTER	19.2 EDUS
7	ASM BEAUMONT	13 EDUS
8	LEGACY HIGHLANDS	484 EDUS
9	CHERRY VALLEY PLAZA	10.1 EDUS
10	OAK VALLEY VILLAGE	72.7 EDUS
11	BEAUMONT CROSS-DOCK	20 EDUS
12	BEAUMONT COMMERCE CENTER	300 EDUS
13	MCCLURE INDUSTRIAL BUILDING	3.9 EDUS
14	14201 CALIFORNIA AVENUE	127 EDUS
15	CHERRY VALLEY STORAGE	1.2 EDUS
16	TRACT 39297 (FORMERLY TRACT 29267)	522 EDUS
17	BEAUMONT VILLAGE	43.9 EDUS
18	BEAUMONT HEIGHTS BUSINESS CENTER	117 EDUS
19	BEAUMONT YOUTH WELLNESS VILLAGE	50 EDUS
20	TRACT 32850	96 EDUS
21	AEGIS BUILDERS APARTMENTS	10.8 EDUS
22	BEAUMONT RIDGE APARTMENTS	26.1 EDUS
23	TRACT 38914	19 EDUS
24	TRACT 38879	6.7 EDUS
25	APN 407-170-034 & -035 APARTMENTS	49.3 EDUS
26	XENIA APARTMENTS	137 EDUS
27	TRACT 38926	46 EDUS
28	APNS 403-030-023 & -024	2 EDUS
29	APN 401 020 009	1 EDU
30	APN 0325 11 124	3 EDUS
31	CHERRY VALLEY BRETHREN CHURCH	9 EDUS
32	SGPWA PONDS	0 EDUS
33	OLIVEWOOD COMMERCIAL	30 EDUS
34	KIRKWOOD RANCH	371 EDUS
35	AA FENCE WAREHOUSE	2 EDUS
36	APN 401-050-007	6 EDUS

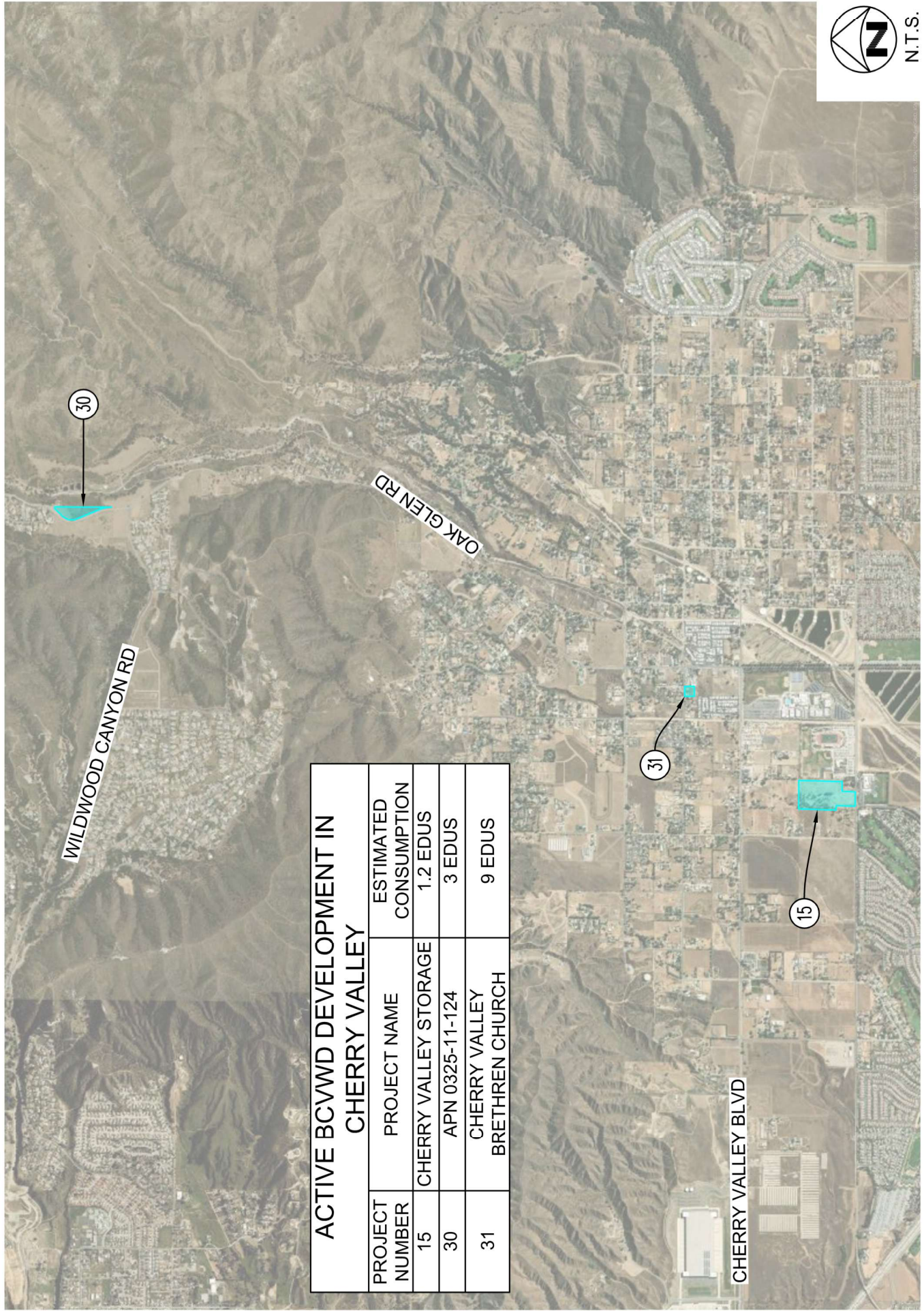


ATTACHMENT 2 - ACTIVE DEVELOPMENT PROJECTS IN CITY OF BEAUMONT



ACTIVE BCVWD DEVELOPMENT IN CITY OF BEAUMONT			ACTIVE BCVWD DEVELOPMENT IN CITY OF BEAUMONT		
PROJECT NUMBER	PROJECT NAME	ESTIMATED CONSUMPTION	PROJECT NUMBER	PROJECT NAME	ESTIMATED CONSUMPTION
1	BEAUMONT POINTE	112.8 EDUS	17	BEAUMONT VILLAGE	43.9 EDUS
2	TRACT 31462 PHASE 4C	366 EDUS	18	BEAUMONT HEIGHTS BUSINESS CENTER	117 EDUS
3	LABORDE RANCH INDUSTRIAL WAREHOUSE	48.2 EDUS	19	BEAUMONT YOUTH WELLNESS VILLAGE	50 EDUS
4	COUNTRY CLUB VILLAGE	186.4 EDUS	22	BEAUMONT RIDGE APARTMENTS	26.1 EDUS
10	OAK VALLEY VILLAGE	72.7 EDUS	23	TRACT 38914	19 EDUS
11	BEAUMONT CROSS-DOCK	20 EDUS	24	TRACT 38879	6.7 EDUS
12	BEAUMONT COMMERCE CENTER	300 EDUS			
13	MCCLURE INDUSTRIAL BUILDING	3.9 EDUS			

ATTACHMENT 3 - ACTIVE DEVELOPMENT PROJECTS IN CHERRY VALLEY



ACTIVE BCVWD DEVELOPMENT IN CHERRY VALLEY		
PROJECT NUMBER	PROJECT NAME	ESTIMATED CONSUMPTION
15	CHERRY VALLEY STORAGE	1.2 EDUS
30	APN 0325-11-124	3 EDUS
31	CHERRY VALLEY BRETHREN CHURCH	9 EDUS

ATTACHMENT 4 - LIST OF ENGINEERING RELATED TASKS ASSOCIATED WITH DEVELOPMENT

- City / County Planning (Development Review Committee)
- Will-Serve Letter Requests
 - Project Due Diligence Review (Water Rights, Easements, Etc.)
- Water Supply Assessments
- LAFCO Annexations
- Plan of Service Documents
 - Hydraulic Modeling
- Fire Flow Analysis
- Plan Check / Plan Review Process
- ADU Plan Review and Approval
- ADU Plan Review and Approval
- Grant of Easement Review / Preparation
- Division of Drinking Water Application Review / Preparation
- Construction Agreements
- Project Pre-Construction Meetings
- Temporary Construction Meter Approvals
- Construction
- Construction Meter Approvals
- Post Construction Project Closeout
- Bond Release