



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, May 28, 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=SXlzMFMZCMGhOYTFlL2tnUGlpU3h0UT09>

*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 – MAY 28, 2026

Call to Order: President Williams

Pledge of Allegiance: Director Slawson

Invocation: Director Hoffman

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 Residential Development Identified as Tract 39363 located within Lots 2 - 14 of Final Tract Map 39655 within the City of Calimesa (pages 5 - 16)**

- 3. Resolution 2026-__:** Acceptance of an Easement from the Fairway Canyon Community Association for an Advanced Metering Infrastructure Data Collector Station on APN 413-460-060 (Boros Boulevard) (pages 17 - 40)

- 4. Update: American Avenue (P-2750-0095) and 11th Street (P-2750-0056) Replacement Pipeline Projects (no written staff report)**

5. Consideration of Attendance at Upcoming Events and Authorization of Reimbursement and Per Diem (pages 41 - 55)

6. 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	

7. Announcements

Check the meeting agenda for location and potential teleconference information.

- San Gorgonio Pass Regional Water Alliance: Wednesday, May 27 at 5:00 p.m.
- Beaumont Basin Watermaster Committee: Wednesday, Jun. 3 at 11:00 a.m.
- Finance & Audit Committee meeting: Thursday, Jun. 4 at 3:00 p.m.
- Regular Board Meeting: Wednesday, Jun. 10 at 6:00 p.m.
- Personnel Committee: Tuesday, Jun. 16 at 4:30 p.m.
- Engineering Workshop: Thursday, Jun. 25 at 6:00 p.m.

8. Closed Session

- a) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2): One case
- b) CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to California Government Code Section 54956.8
Property: APNs 408-080-009, 408-080-010, 408-080,011, 408-080-012
Agency Negotiator: Dan Jaggars, General Manager
Under Negotiation: Price and terms of payment
- c) CONFERENCE WITH LABOR NEGOTIATORS
Government Code Section 54957.6
District designated representative: Dan Jaggars, General Manager
Employee organization: BCVWD Employee Association and Contract Positions
- d) 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

- e) 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

9. Report on Action Taken During Closed Session

10. 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
May 28, 2026**

Item 2

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: Request for Will-Serve Letter for the Proposed Residential Development Identified as Tract 39363 located within Lots 2 – 14 of Final Tract Map 39655 within the City of Calimesa

Staff Recommendation

Consider the request for water service for the proposed residential development identified as Tract 39363 located within the City of Calimesa, subject to payment of all applicable deposits and fees to the District and securing all approvals from the City of Calimesa, 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 (RIC CCV, LLC) has requested domestic and irrigation water service from the District for a proposed residential development located on lots two (2) to fourteen (14) of the Tract 39655 Final Tract Map (see Attachment 2) totaling approximately 22.87 acres. The Project proposes a substantial redesign of the previously approved Country Club Village development (Tract 39655) and now proposes a residential subdivision consisting of 136 single-family homes and 84 condominium units.

The Project is located within the District's Service Boundary and will be served by the potable 2650 Pressure Zone and non-potable 2600 Pressure Zone. The Applicant has identified irrigation demands using a MAWA-based approach as identified in Attachment 4.

Table 1 – Project Summary

Applicant	RIC CCV, LLC
Owner / Developer	RIC CCV, LLC
Development Type	Single-Family & Multi-Family Residential
Development Name	Tract 39363
Annexation Required (Yes/No)	No
Estimated Potable Consumption	186.4 EDUs
Estimated Non-Potable Consumption	36.0 EDUs
Total Water Consumption	222.4 EDUs

Background

The subject property has been under consideration by the District since 2014 as part of the Country Club Village Development, which was originally approved as a mixed-use project consisting of commercial, hospitality, and senior living uses.



Initial approval in 2014 authorized a total water demand of approximately 44,000 gallons per day, equivalent to approximately 76 EDUs at the time (assuming 580 gpd per EDU). Subsequent updates in 2017 and 2019 maintained a similar development program and demand level, with minor refinements resulting in an estimated demand of approximately 44,800 gallons per day. The Project remained consistent through additional updates and extensions, including the most recent Will-Serve Letter (expired October 2023) approval identifying approximately 77.23 EDUs.

The current proposal represents a significant departure from the previously approved mixed-use development and introduces a fully residential subdivision. This change results in a substantial increase in water demand, as summarized below.

Table 2 – Historical vs. Proposed Water Demands

Description	Previous (2014 – 2022) Consumption	Proposed (2026) Consumption	Increase
Potable Water Demands	36,655 GPD	82,016 GPD	45,361 GPD
Non-Potable Water Demands	8,145 GPD	15,826 GPD	7,681 GPD
Total Water Demands	44,800 GPD	97,842 GPD	53,042 GPD

Discussion

The proposed Tract 39363 development significantly increases water demand compared to prior Will-Serve Letter approvals and introduces a different demand profile. The estimated total demand of 222.4 EDUs (assuming 1 EDU = 440 gpd) includes both domestic demand and irrigation demand, with non-potable demand estimated at approximately 15,826 gallons per day based on landscaped area calculations as provided by the Applicant.

The Project site is favorably located adjacent to existing backbone infrastructure. The District has an existing 18-inch potable water main and a 24-inch non-potable water main within Champions Drive, as well as an existing 18-inch potable and 24-inch non-potable water main within Desert Lawn Drive. However, the potable system is not fully extended across the Project frontage of Desert Lawn Drive.

The District requires the extension of Master Plan facilities along project frontages, therefore the Applicant will be required to extend an 18-inch potable water main along Desert Lawn Drive for approximately 815 linear feet. This improvement is identified in the District’s Potable Water Master Plan (P-2650-0007), will enhance reliability within the 2650 pressure zone and provide redundancy to the project.

Upon approval of service, the Applicant will be required to prepare detailed water improvement plans identifying all connections to the existing potable and non-potable systems and to construct all necessary infrastructure improvements. All applicable District fees, including capacity charges, meter fees, and front-footage fees, will be required prior to service.

Should the project require water mains on-site where public facilities are required, the Applicant shall dedicate appropriate easements to the District for ingress, egress, and operations and maintenance of said facilities.

Conditions of Development

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



1. The Applicant shall enter into a water facilities extension agreement and pay all applicable deposits, fees, and costs associated with providing domestic and non-potable water service, including fire service requirements.
2. The Applicant shall be required to construct all necessary water system improvements to serve the Project, including extension of an 18-inch potable water main along Desert Lawn Drive and installation of all on-site and off-site facilities.
3. The Applicant shall dedicate easement(s) in favor of the District for public facilities not located within the public Right-of-Way.
4. The Applicant shall prepare water and non-potable water improvement plans for the Project in accordance with current District Standards. Said plans shall be subject to review and approval by the District prior to construction.
5. The Applicant shall connect to the District's non-potable water system for irrigation supply and design the irrigation system in accordance with applicable water efficiency requirements.
6. 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).
7. The Applicant shall pay applicable front-footage fees along all property frontages where facilities are currently installed.
8. 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 222.4 EDUs (186.4 EDUs [82,016 gpd] for the domestic demand and 36.0 EDUs [15,826 gpd] for the irrigation demand) as identified in Table 2.
9. To minimize irrigation consumption, the District requires the Applicant to conform to the County of Riverside 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 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. Tract 39363 Location Map
2. Tract 39655 Final Tract Map
3. Tract 39363 Site Plan
4. Tract 39363 Letter from Applicant
5. Tract 39363 Will-Serve Letter Application

Staff Report prepared by Evan Ward, Associate Civil Engineer I

Attachment 2 - Tract 39655 Final Tract Map

2017-02-28 08:10:00
SHEET 3 OF 5 SHEETS

IN THE CITY OF CALIFORNIA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
TRACT NO. 36955
 BEING A SUBDIVISION OF PARCEL "A" OF LOT LINE ADJUSTMENT NO. 07-03, RECORDED FEBRUARY 4, 2008
 AS INSTRUMENT NO. 2008-0054736 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY,
 AND LYING WITHIN SECTIONS 31 AND 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN.

Michael Baker
 INTERNATIONAL
 OCTOBER 2015

FOR CONVEYANCE AND FINANCE PURPOSES

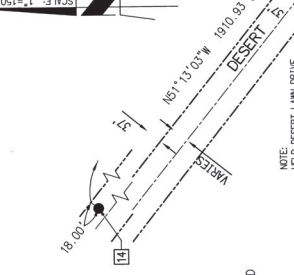
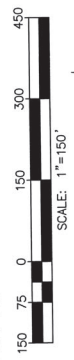
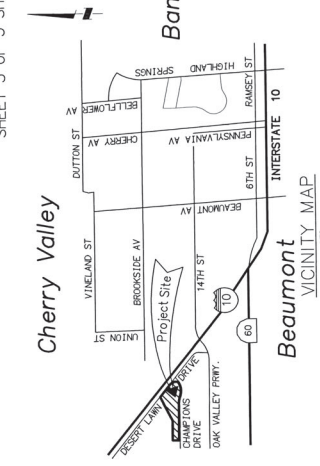
SURVEYOR'S NOTES:

- () INDICATES RECORD PER PARCEL MAP NO. 30306, P.M.B. 202/1-2.
 - [] INDICATES RECORD PER PARCEL "A" OF LOT LINE ADJUSTMENT 07-03, 02/04/2008, INSTRUMENT NUMBER 2008-0054736.
 - <> INDICATES RECORD PER TRACT NO. 30748-1, M.B. 358/19-25.
 - { } INDICATES RECORD PER CALTRANS RIGHT OF WAY MAP 204/273-277.
 - (()) INDICATES RECORD PER TRACT NO. 31288-1, M.B. 415/14-26.
- THE SITE CONTAINS: 30.209 ACRES GROSS
29.572 ACRES NET

MONUMENT NOTES:

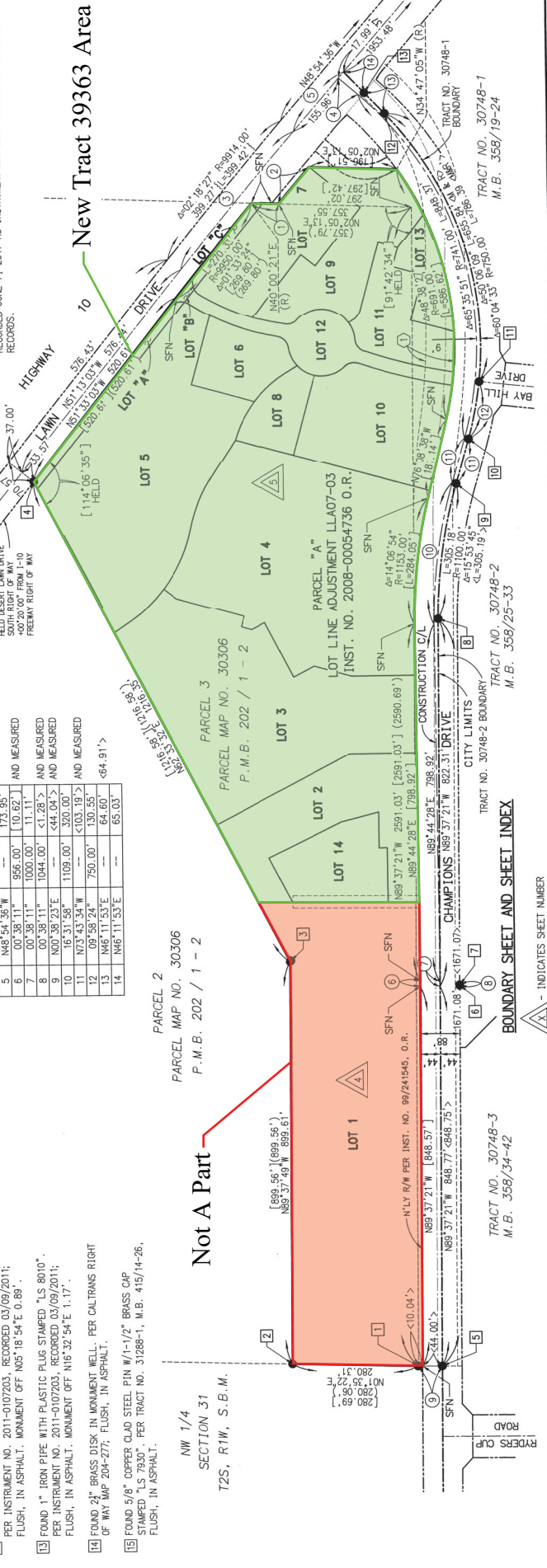
- 1 FOUND 1/2" IRON PIPE WITH TAG STAMPED "ICE 662". PER RECORD OF SURVEY 7/7/94; 05/12/1995, DOWN 1.0". IN DIRT. ACCEPTED AS CENTER CORNER SECTION 31.
- 2 FOUND 2" IRON PIPE WITH TAG STAMPED "LS 5930". PER PARCEL MAP NO. 30306, P.M.B. 202/1-2, FLUSH, IN DIRT.
- 3 FOUND 2" IRON PIPE WITH TAG STAMPED "LS 5930". PER PARCEL MAP NO. 30306, P.M.B. 202/1-2, DOWN 0.5". IN DIRT.
- 4 FOUND 2" IRON PIPE WITH TAG STAMPED "LS 5930". PER PARCEL MAP NO. 30306, P.M.B. 202/1-2, FLUSH, IN DIRT.
- 5 FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 8010". PER INSTRUMENT NO. 2011-0107203, RECORDED 03/09/2011; FLUSH, IN ASPHALT.
- 6 FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 5346". PER TRACT MAP NO. 30748-1, M.B. 358/19-25; FLUSH, IN DIRT.
- 7 FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 5346". PER TRACT MAP NO. 30748-1, M.B. 358/19-25; FLUSH, IN DIRT.
- 8 FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 5346". PER TRACT MAP NO. 30748-1, M.B. 358/19-25; FLUSH, IN DIRT.
- 9 FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 8010". PER INSTRUMENT NO. 2011-0107203, RECORDED 03/09/2011; FLUSH, IN ASPHALT.
- 10 FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 8010". PER INSTRUMENT NO. 2011-0107203, RECORDED 03/09/2011; FLUSH, IN ASPHALT.
- 11 FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 8010". PER INSTRUMENT NO. 2011-0107203, RECORDED 03/09/2011; FLUSH, IN ASPHALT.
- 12 FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 8010". PER INSTRUMENT NO. 2011-0107203, RECORDED 03/09/2011; FLUSH, IN ASPHALT. MONUMENT OFF N05°18'54"E 0.89'.
- 13 FOUND 1" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 8010". PER INSTRUMENT NO. 2011-0107203, RECORDED 03/09/2011; FLUSH, IN ASPHALT. MONUMENT OFF N16°32'54"E 1.17'.
- 14 FOUND 2" BRASS DISK IN MONUMENT WELL. PER CALTRANS RIGHT OF WAY MAP 204-277; FLUSH, IN ASPHALT.
- 15 FOUND 5/8" COPPER CLAD STEEL PIN W/1-1/2" BRASS CAP STAMPED "LS 9530". PER TRACT NO. 31288-1, M.B. 415/14-26; FLUSH, IN ASPHALT.

LINE/CURVE DATA TABLE	BEARING/Delta	RADIUS	LENGTH
1	N07°05'13"E	60.53'	[60.38']
2	N45°19'25"W	105.80'	AND MEASURED
3	S02°18'27"E	9877.00'	[397.92']
4	N40°40'35"E	56.99'	AND MEASURED
5	N48°54'36"W	173.95'	AND MEASURED
6	S00°38'11"E	1000.00'	[10.62']
7	S00°38'11"E	1000.00'	[11.11']
8	N00°38'23"E	<44.04'>	AND MEASURED
9	N16°31'58"E	1109.00'	<44.04'>
10	N72°43'34"W	320.00'	<103.19'>
11	S09°58'24"E	750.00'	130.55'
12	N46°11'53"E	64.60'	64.60'
13	N46°11'53"E	64.60'	64.60'



BASIS OF BEARINGS:
 BEARINGS AND COORDINATES AS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM OF 1983 (EPOCH 2011.00), ZONE 6, BASED LOCALLY UPON THE FOLLOWING CONTINUOUSLY OPERATING REFERENCE STATIONS AS PUBLISHED BY THE NGS:
 NAME: NORTHERN (F)EASTING (F) ELLIPSE 161.
 232784.572 630945.714 2959.859
 2269135.042 6346737.927 2423.145
 22468987.119 6278618.571 1403.970

EASEMENT NOTES:
 ① INDICATES A PUBLIC ROAD AND DRAINAGE EASEMENT GRANTED TO THE COUNTY OF RIVERSIDE, IN DEED RECORDED JUNE 2, 1989 AS INSTRUMENT NO. 99-241545 OF OFFICIAL RECORDS.
 ② INDICATES A STORM DRAIN EASEMENT GRANTED TO THE CITY OF BEAUMONT RECORDED JUNE 7, 2017 AS INSTRUMENT NO. 2017-022770 OF OFFICIAL RECORDS.



Not A Part

NW 1/4
 SECTION 31
 T2S, R1W, S.B.-M.

BOUNDARY SHEET AND SHEET INDEX

INDICATES SHEET NUMBER

SEE SHEET NO. 5

Attachment 4 - Tract 39363 Letter From Applicant

*Beaumont Cherry Valley Water District
Tentative Tract No. 39363
Water Will-Serve Request
March 11, 2026*

Mark Swanson, P.E., QSD
Director of Engineering
Beaumont-Cherry Valley Water District
560 Magnolia Avenue
Beaumont, CA 92223

Subject: Response to 2/6/2026 Email Regarding Will Serve Request

Mark,

Below is a response to several issues raised in your February 26, 2026 email regarding our water will-serve request for proposed Tentative Tract No. 39363 located at the northwest corner of Champions Drive and Desert Lawn Drive in the City of Calimesa.

1. Previous Entitlement

I received a copy of the letter entitled Update Will Serve Letter, Country Club Village for APN's 400-010-003-8, -016-0 and -017-1 dated November 16, 2022 from the BCVWD to Black Oak Development. It stated that the "this project consists of commercial buildings with an estimated water demand of approximately 77.23 EDUs."

This proposed project consisted of approximately 30 acres, including a 7-acre rectangular parcel at the extreme western edge of the project site. Proposed Tentative Tract 39363 does not include this 7-acre parcel; therefore the current project site is approximately 23-acres.

The following buildings and uses were proposed as part of the original Country Club Village project for the 23-acre portion (the current subject project site):¹

- 12 dwellings units of senior adult attached housing
- A 150-unit congregate care facility
- A 105-bed assisted living facility
- A 150-room hotel
- 30,000 square feet of medical office use

¹ Calimesa Country Club Village Draft Initial Study, December 2014

HLUS
1881 S. Eileen Dr.
Anaheim, CA 92802
(949) 241-1696

- 22,500 feet of specialty and general retail use
- 3,000 square feet of restaurant use, and
- 3,200 square feet of specialty retail use.

2. Non-potable Water Demands

I previously stated in a letter dated February 23, 2026 that the projected non-potable water use for the proposed Tentative Tract Map 39363 was conservatively estimated at 42,680 gallons per day (gpd). I noted that this estimate was retrieved from a CalEEMod model consisting of very general assumptions.

Since that time, our landscape architect conducted a more precise water allocation budget per the Maximum Applied Water Allowance (MAWA) model which stresses consistency with AB1881 (2010). The MAWA calculations resulted in a projected daily use of 16,742 gpd. AB 1881 standards require that this number be reduced to a maximum daily use of 15,826 gpd. Since the AB 1881 standards are only 5% less than the MAWA calculations, we are confident that this standard can be achieved with strategic plant selection.

Therefore, we are proposing to meet the AB 1881 standard of 15,826 gpd and respectfully request that the original amount of 42,680 gpd be disregarded.

3. APN 400-640-001

As previously noted, this 7-acre parcel is no longer part of the currently proposed project.

4. Hammerhead Drives Serving 5-pack clusters.

These hammerhead driveways are extension of the interior streets and therefore public.

5. Townhome Design

At this time, we do not have any architectural details, including elevations and precise floor plans. We are pursuing approval of a Tentative Tract Map with a site plan. However, it is anticipated that the townhome units will be two stories over the top of two-car garages.

6. Number of Bedrooms and Bathrooms Per Unit

As noted above, we do not have architectural details at this time. We have modeled this site plan after a similar successful development in Oceanside – Mission Lane. At this time, the typical layout is assumed:

- Single Family Residential (136 units) – 1,725 square feet, 3.5 bedrooms and 3 bathrooms; and
- Townhome (84 units) – 1,400 square feet, 3 bedrooms and 2.5 bathrooms.

7. City of Beaumont Sewer Service

In January 2022, the Riverside County LAFCO approved the reorganization request to place the site within the City of Beaumont’s sewer service area, after the Cities of Beaumont and Calimesa entered into a multi-jurisdiction agreement. Kenyon Potter, City of Beaumont Principal Engineer, informed us in an October 17, 2025 email that we could rely on the LAFCO approval as an indicator of service.

We have been in contact with Mr. Potter since that time. We anticipate submitting wastewater generation numbers to him during the next several weeks.

8. Champions Drive

Thank you for raising this issue. We are aware of the right-of-way evolution for Champions Drive. We understand that Champions Drive is within the City of Beaumont, and as such all related improvement plans within this ROW will need to be submitted to, reviewed and approved by the City of Beaumont. There are some lingering easements related to the past ROW that are going to be clarified (i.e., cleaned up) through Tentative Map 39363.

I trust that these responses are adequate and will assist in your review of our request. As always, I greatly appreciate your information and direction. We look forward to working with you and the BCVWD towards obtaining a will-serve letter and responding to any other inquiries.

Sincerely,

Frank Haselton

Frank L. Haselton

HLUS

Frank L. Haselton

(949) 241-1696

cc: Mark Aber, Romspen

Selenne Sevilla, City of Calimesa

Kelly Lucia, City of Calimesa

Attachment 5 - Tract 39363 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: RIC [CCV] LLC, (Attn. Joel Mickelson)	Contact Phone # [REDACTED]
Mailing Address: [REDACTED]	Fax #: [REDACTED]
City: [REDACTED]	E-mail: [REDACTED]
State & Zip: [REDACTED]	
Service Address: None assigned	
Assessor's Parcel Number (APN), Tract Map No. Parcel Map No.: 400-640-002 through -018	
Project Type: <input checked="" 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 checked="" type="checkbox"/> Major subdivision (6+ lots) <input type="checkbox"/> Other	
Site Map Attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

The letter should be delivered to:

Recipient: Frank L. Haselton
c/o Haselton Land Use Services
[REDACTED]

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

November 21, 2025

Date



**Beaumont-Cherry Valley Water District
Regular Board Meeting
May 28, 2026**

Item 3

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: Resolution 2026-__: Acceptance of an Easement from the Fairway Canyon Community Association for an Advanced Metering Infrastructure Data Collector Station on APN 413-460-060 (Boros Boulevard)

Staff Recommendation

Adopt Resolution 2026-__ approving, authorizing, and directing the General Manager to accept a Grant of Easement from the Fairway Canyon Community Association for District facilities associated with an AMI Data Collector Station located at the western end of Boros Boulevard (APN 413-460-060).

Executive Summary

The Fairway Canyon Community Association (HOA) owns property identified as APN 413-460-060, located adjacent to the western terminus of Boros Boulevard in the City of Beaumont. The Beaumont-Cherry Valley Water District (District) is coordinating with the HOA to install an AMI Data Collector Station to support the District's Advanced Metering Infrastructure (AMI) system.

The proposed location provides a strategic elevation point that will significantly improve the reliability of water meter data collection within the Fairway Canyon service area. To facilitate installation, operation, and maintenance of this facility, the District requires a permanent easement over a portion of the HOA-owned parcel.

District policy requires Board approval to authorize the General Manager to accept easements. Acceptance of the proposed easement will provide the District with the legal rights necessary to construct, operate, access, and maintain the AMI Data Collector Station.

Background

The District has implemented an Advanced Metering Infrastructure system to improve the efficiency, accuracy, and timeliness of water consumption data collection. In areas with varying topography, such as the Fairway Canyon community, reliable communication between meters and the system network can be limited.

As identified in coordination with the HOA, the western end of Boros Boulevard is located on a bluff and provides an optimal location to enhance system communication coverage. Installation of an AMI Data Collector Station at this location will improve the District's ability to consistently capture meter data within this portion of the service area.

Improved data collection capabilities will provide direct benefits to customers within the HOA, including:



- More consistent and accurate meter readings
- Reduction in estimated billing
- Improved leak detection and abnormal usage identification
- Faster response to customer service inquiries

These improvements support a higher level of service to residents while allowing the District to operate more efficiently and manage system costs.

The Fairway Canyon Community Association owns the parcel where the facility is proposed and has indicated support for the project. The easement area consists of approximately 383 square feet and is located adjacent to Boros Boulevard.

As with previous easement acceptances, District policy requires Board authorization prior to acceptance and recordation of real property interests.

Discussion

The proposed easement will grant the District the right to install, operate, and maintain an AMI Data Collector Station and associated equipment. As described in the Grant of Easement, the facility may include:

- Pole-mounted antennas and data collection units
- Solar-powered equipment and associated mounting structures
- Communication devices, control panels, and enclosures
- Electrical conduits and related utility appurtenances

The AMI Data Collector Station will consist of a small footprint installation, including a concrete pad, a vertical pole, and solar-powered communication equipment. As illustrated in the site detail exhibit (Attachment 3), the installation is designed to be compact and self-contained, minimizing impacts to surrounding uses while providing reliable system connectivity.

The easement will provide the District with the right of ingress and egress for inspection, maintenance, repair, and replacement of the facility. The easement is non-exclusive and runs with the land, allowing the HOA to retain ownership and compatible use of the property while ensuring the District's long-term operational access.

District staff has coordinated with the Fairway Canyon HOA throughout the development of this project and has conducted outreach to adjacent homeowners regarding the proposed installation to ensure transparency and address potential concerns. The adjacent homeowners identified that they take no issue with the proposed easement or project.

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 in accordance with California Government Code requirements.



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 Capital Replacement Reserves. This has been identified in the District's 2026-2030 Capital Improvement Budget identified as the AMR/AMI Deployment Project (IT-AMR-001).

Attachments

1. Resolution 2026-__ : Accepting an Easement for Public Utility Purposes
2. Grant of Easement (Fairway Canyon Community Association to BCVWD)
3. Proposed Easement Location Map

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
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 14 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 an Advanced Metering Infrastructure (AMI) Data Collector Station within a portion of the parcel listed below; and

WHEREAS, property owner, the Fairway Canyon Community Association, 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. Jagers, 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 413-460-060

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. Jagers, 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. Jagers 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 Fairway Canyon Community Association

413460060

Attachment 2 - Grant of Easement (Fairway Canyon Community Association to BCVWD)

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: 413-460-060

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Fairway Canyon Community Association (“**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 413-460-060, 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 meter data gathering station 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 the provision, monitoring, and management of water service, including the collection, transmission, and management of water system data, and may include, but are not limited to, pipelines, markers, air valves, manholes, valves, meters, surge control devices, test stations, buried or above-ground communication devices, antennas, data collection units, solar-powered equipment, poles, mounting structures, electrical conduits and devices, control panels, enclosures, pull boxes, and all related incidents, fixtures, utility control equipment, and appurtenances necessary for operation and maintenance of the District’s water system.

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. Grantor shall not use the Easement Area in any manner that interferes with the use, operation, or maintenance of the Grantee Facilities.
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. Grantee Facilities may include both above-ground and below-ground improvements.
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 have the right, but not the obligation, to install, construct, and maintain fencing, gates, or other security improvements within or around the Easement Area as reasonably necessary to protect Grantee Facilities, subject to prior written notice to Grantor and, if required by Grantor's governing documents, Grantor's reasonable approval, which shall not be unreasonably withheld, conditioned, or delayed. Any such improvements shall not unreasonably interfere with Grantor's use of the Property, and Grantee shall provide Grantor with reasonable access through any locked gates upon request. In the event of any conflict between Grantor-installed and Grantee-installed access controls, Grantee's access rights for operation and maintenance shall prevail.
7. Grantee shall have the right, from time to time, to use the Easement Area for temporary construction-related purposes, including, but not limited to, staging of equipment and materials, stockpiling, parking of construction vehicles, and placement of temporary facilities reasonably necessary for the installation, repair, replacement, or maintenance of Grantee Facilities. Such use shall be limited to the duration reasonably necessary to complete such work. Grantee shall restore any disturbed areas in accordance with Section 10 of this Agreement.
8. 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.

9. 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.
10. 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.
11. 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.
12. 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:

Fairway Canyon Community Association
 36189 Champion Drive
 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.

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

Executed this 18 day of May, 2026.

GRANTOR:
 Fairway Canyon Community Association

By: [Signature]
 Print Name: Robert H. H. H.
 Title: Secretary

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

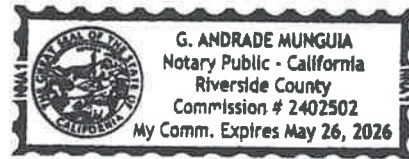
On 5/18/2026, before me, G. Andrade Munguia, Notary Public, personally appeared Brett Hughes, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

G. Andrade Munguia
Signature

(Seal)



State of California)
County of Riverside)

On _____, before me, _____, Notary Public, personally appeared Daniel K. Jagers, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

GRANTEE:
Beaumont-Cherry Valley Water District

The foregoing Grant of Easement from Fairway Canyon Community Association, to Beaumont-Cherry Valley Water District is hereby:

APPROVED:

By: _____
Daniel K. Jagers, General Manager

**CERTIFICATE OF ACCEPTANCE
GOVERNMENT CODE SECTION 27281**

This is to certify that the interest in real property conveyed by the grant dated _____ from Fairway Canyon Community Association to Beaumont-Cherry Valley Water District, is hereby accepted by Beaumont-Cherry Valley Water District by Resolution _____ on the date below and Grantee consents to the recordation thereof by its duly authorized officer or agent.

In Witness Whereof, I have hereunto set my hand this ____ day of _____, 2026.

Beaumont-Cherry Valley Water District

By: _____

Name: _____

Title: _____

EXHIBIT “A”

EXHIBIT "A"

BEAUMONT CHERRY VALLEY WATER DISTRICT

PERMANENT EASEMENT

APN: 413-460-060

GRANTOR: FAIRWAY CANYON COMMUNITY ASSOCIATION, A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION

LEGAL DESCRIPTION

BEING A PORTION OF PARCEL 8 OF PARCEL MAP NO. 32776 IN PARCEL MAP BOOK 216 PAGES 47 THROUGH 52, INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, AND LYING NORTHWEST OF AND ADJOINING THE RIGHT-OF-WAY OF BOROS BOULEVARD IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT COMMON TO SAID PARCEL 8, LOT 77 OF TRACT NO. 31462-11 IN MAP BOOK 416 PAGES 22 THROUGH 31 OF SAID COUNTY, AND THE WESTERLY RIGHT-OF-WAY OF BOROS BOULEVARD AS SHOWN ON SAID TRACT MAP, SAID POINT BEING ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 47.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°12'23" AN ARC DISTANCE OF 3.45 FEET TO THE **POINT OF BEGINNING**;

THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 36°14'37" WEST A DISTANCE OF 20.00 FEET;

THENCE NORTH 53°45'23" EAST A DISTANCE OF 19.85 FEET;

THENCE SOUTH 36°14'37" EAST A DISTANCE OF 20.00 FEET TO SAID RIGHT-OF-WAY, BEING A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 47.00 FEET AND A RADIAL BEARING OF NORTH 24°03'11" WEST;

THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 24°22'52" AN ARC DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

EXHIBIT "A": PERMANENT EASEMENT

APN: 413-460-060

CONTAINING: 383 S.F. MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.



ANDREW J. RIECKEN P.L.S. 9603



DATE: 4-26-2026

EXHIBIT “B”

EXHIBIT "B"


BASIS OF BEARINGS

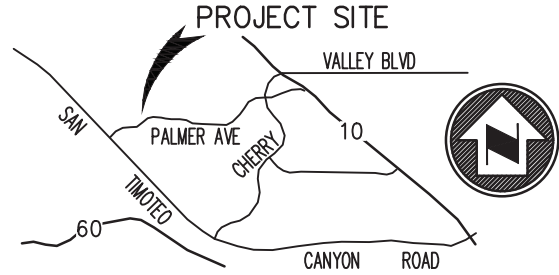
THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON PM NO. 32776 IN PMB 216/47-52, RECORDS OF RIVERSIDE COUNTY.

PROPERTY DESCRIPTION

A PORTION OF PARCEL 8 IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON PM NO. 32776 IN PMB 216/47-52, RECORDS OF RIVERSIDE COUNTY.

LEGEND

-  INDICATES PROPOSED EASEMENT (383 S.F.)
- () INDICATES RECORD DATA PER MB 416/22-31

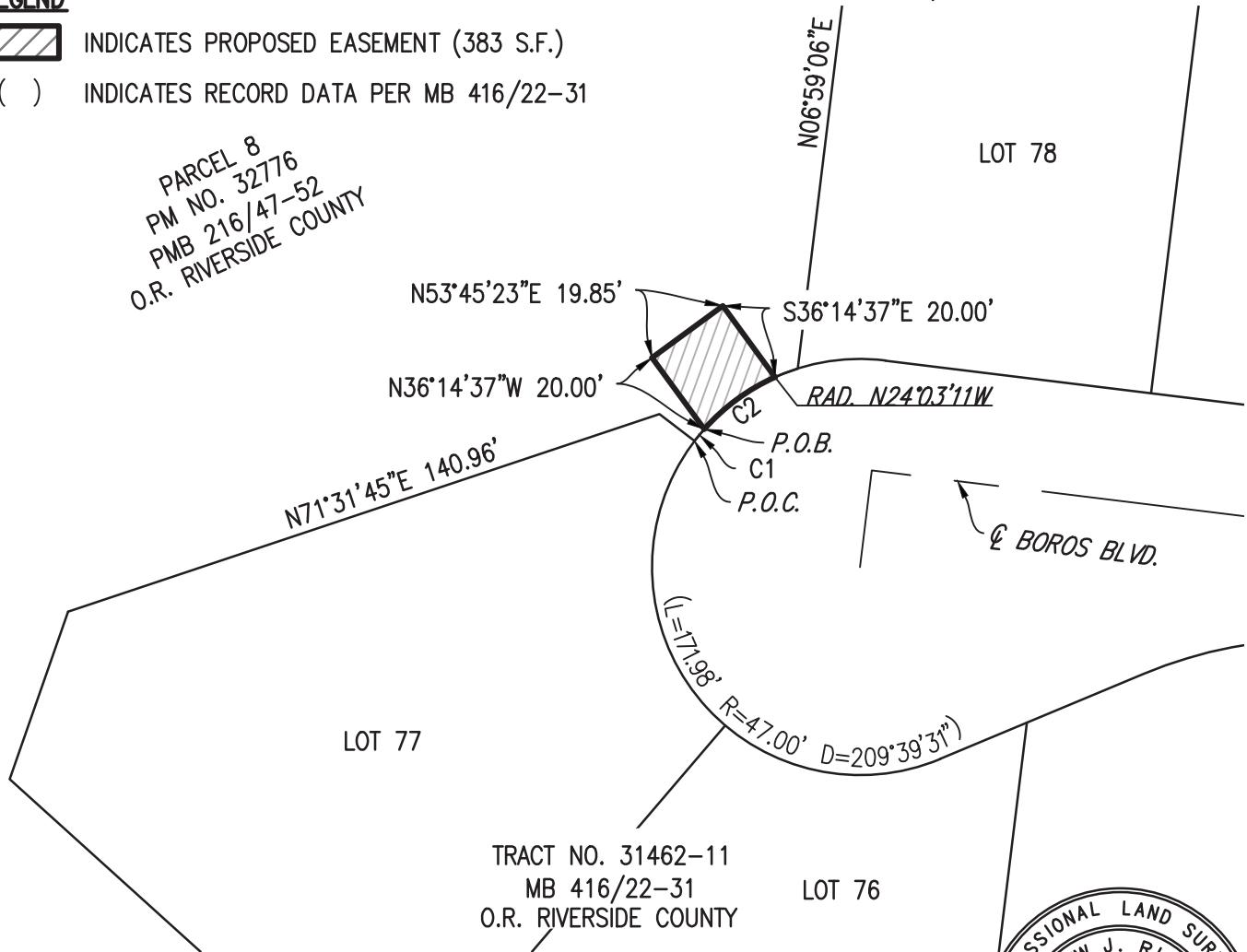


VICINITY MAP

N.T.S.

SEC. 26, T.2S. R.2W. SBM

PARCEL 8
PM NO. 32776
PMB 216/47-52
O.R. RIVERSIDE COUNTY



CURVE DATA	
C1	L= 3.45' R=47.00' D= 4°12'23"
C2	L=20.00' R=47.00' D=24°22'52"

PREPARED UNDER MY DIRECTION


ANDREW J. RIECKEN, P.L.S.
DATE: 4-27-2026



APN: 413-460-060

CITY OF BEAUMONT RIVERSIDE COUNTY, CALIFORNIA	INST. NO.	DATE:	RA-
	APPROVALS		SCALE: 1"=40'
GRANT OF EASEMENT - PROPERTY OF: FAIRWAY CANYON COMMUNITY ASSOC.	ENGINEERING	REAL PROPERTY	C.O.
			DATE: 7/11/2025
			SHT. 1 OF 1

EXHIBIT “C”



GRAPHIC SCALE
(IN FEET)
1 inch = 400 ft.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS MAP WAS DERIVED FROM NORTH
MAGNETIC DEVIATION DATA FOR THE YEAR 2000. THE DATA WAS
SHOWING ON S.S. 109-7-13 (S&D) MAP BEING ACCURATELY DESCRIBED AS
THE NORTH WESTERLY LINE ON SAID MAP BEING N41.5145°W.

PARCEL MAP NO. 32776

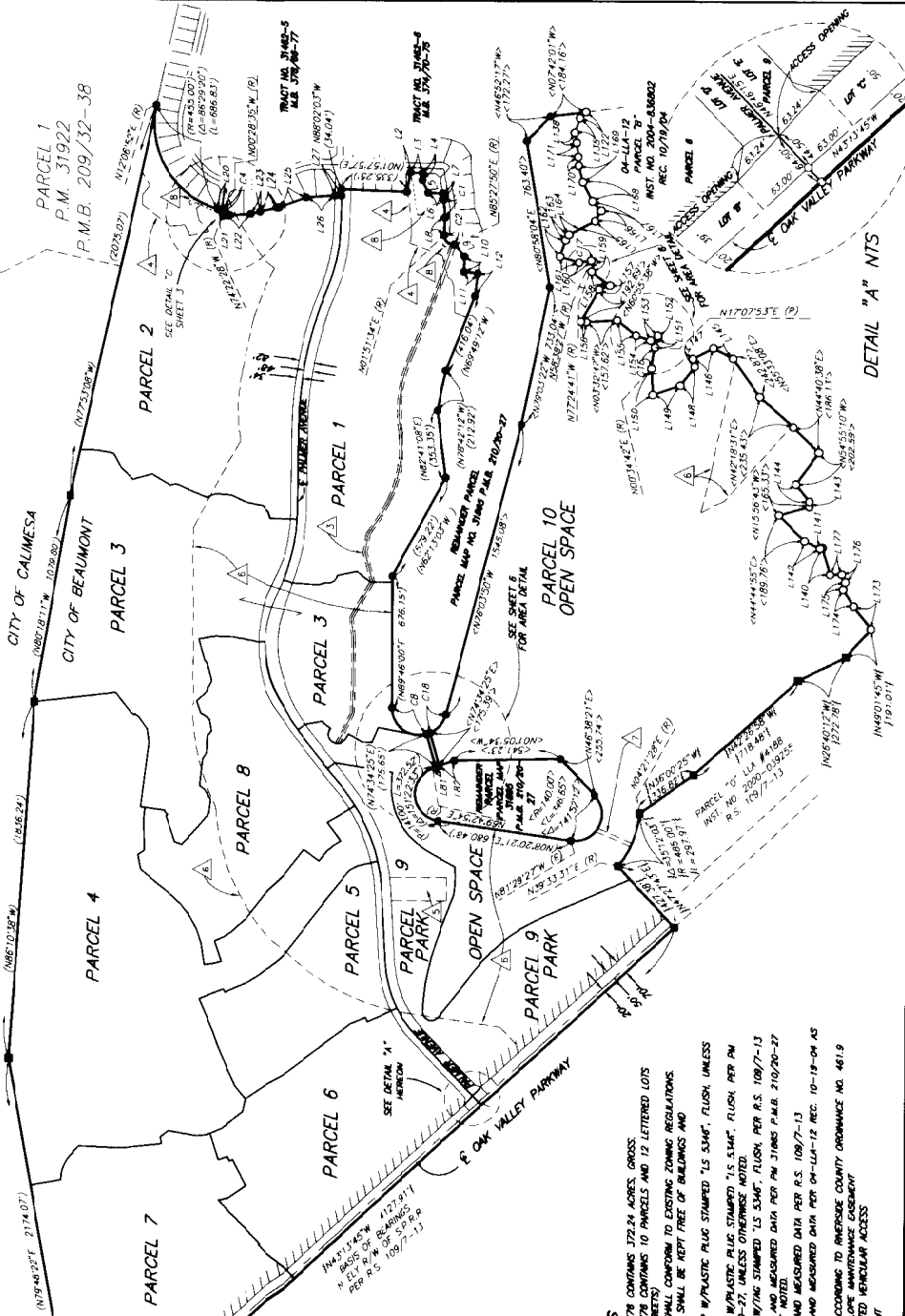
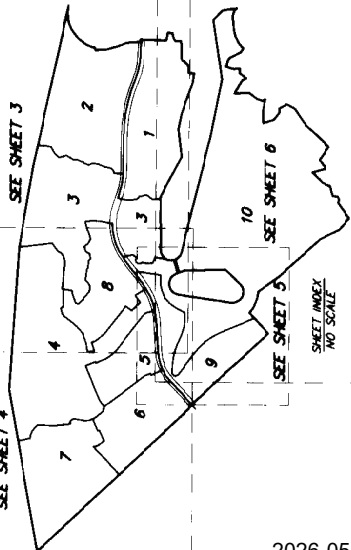
BEING A SUBDIVISION OF PARCEL "A" OF CITY OF BEAUMONT NOTICE OF LOT LINE ADJUSTMENT NO.
04-LA-12 AS RECORDED IN 19-3004 AS INSTRUMENT NO. 732045 OFFICIAL RECORDS OF
RIVERSIDE COUNTY STATE OF CALIFORNIA LOCATED IN SECTIONS 25, 26, 27, 30 AND 36 OF
TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.

OCTOBER 2005

STANTEC CONSULTING

BOUNDARY AND INDEX SHEET

INST. NO. 732045
REC. 9/19/2003



- SURVEYOR'S NOTES**
1. PARCEL MAP NO. 32776 CONTAINS 372.24 ACRES, GROSS.
 2. PARCEL MAP NO. 32776 CONTAINS 10 PARCELS AND 12 LETTERED LOTS.
 3. THROUGH "Z" (STREETS).
 4. DIMENSIONS SHALL BE MEASURED TO EXISTING ZONING REGULATIONS.
 5. DIMENSIONS SHALL BE MEASURED TO EXISTING BUILDINGS AND OBSTRUCTIONS.
 6. INDICATES SET 1" P/W PLASTIC PLUG STAMPED "LS 5346", FLUSH, UNLESS OTHERWISE NOTED.
 7. INDICATES TO 1" P/W PLASTIC PLUG STAMPED "LS 5346", FLUSH, PER PM 210-70-27.
 8. INDICATES TO 1" P/W PLUG STAMPED "LS 5346", FLUSH, PER PM 210-70-27.
 9. INDICATES TO 1" P/W PLUG STAMPED "LS 5346", FLUSH, PER R.S. 109-7-13 UNLESS OTHERWISE NOTED.
 10. INDICATES RECORD AND MEASURED DATA PER PM 210-70-27.
 11. INDICATES RECORD AND MEASURED DATA PER R.S. 109-7-13 UNLESS OTHERWISE NOTED.
 12. INDICATES RECORD AND MEASURED DATA PER 04-LA-12 REC. 0-18-04 AS NOT RECORDED.
- ALL MONUMENTS ARE SET ACCORDING TO RIVERSIDE COUNTY ORDINANCE NO. 4819
UNLESS OTHERWISE NOTED.
L.L.A. INDICATES RESTRICTED VEHICULAR ACCESS
L.L.A. = LOT LINE ADJUSTMENT

ASSESSMENT NOTES

- 1. THE CITY OF BEAUMONT-OWNER OF AN EASEMENT FOR SEWER PURPOSES AS SHOWN ON PARCEL MAP NO. 32776, AS RECORDED IN BOOK 210, PAGES 20 THROUGH 27 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY.
- 2. CALIMESA, SANCIA OAK VALLEY LLC-OWNER OF AN EASEMENT FOR LANDSCAPE AND SLOPE MAINTENANCE PURPOSES AS SHOWN ON PARCEL MAP NO. 32776, AS RECORDED IN BOOK 210, PAGES 20 THROUGH 27 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY.
- 3. THE CITY OF BEAUMONT-OWNER OF AN EASEMENT FOR SANITARY PURPOSES AS RECORDED JULY 15, 2005 AS INSTRUMENT NO. 04-18-04 AS RECORDED IN BOOK 210, PAGES 20 THROUGH 27 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY.
- 4. SOUTHERN CALIFORNIA SECTION OF PROFESSIONAL GOLFERS ASSOCIATION-OWNERS OF AN EASEMENT FOR FLIGHT AND IMPACT OF SWING FOR CTRLS AS RECORDED 12-28-2000 AS INSTRUMENT NO. 04-18-04 AS RECORDED IN BOOK 210, PAGES 20 THROUGH 27 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY.
- 5. SOUTHERN CALIFORNIA SECTION OF THE PROFESSIONAL GOLFERS ASSOCIATION-OWNERS OF AN EASEMENT FOR RECORDS RECORDED 12/28/2000 AS INSTRUMENT NO. 517826.
- 6. THE CITY OF BEAUMONT-OWNER OF AN EASEMENT FOR STORM DRAIN PURPOSES AS RECORDED JULY 15, 2005 AS INSTRUMENT NO. 04-18-04 AS RECORDED IN BOOK 210, PAGES 20 THROUGH 27 INCLUSIVE, RECORDS OF RIVERSIDE COUNTY.

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

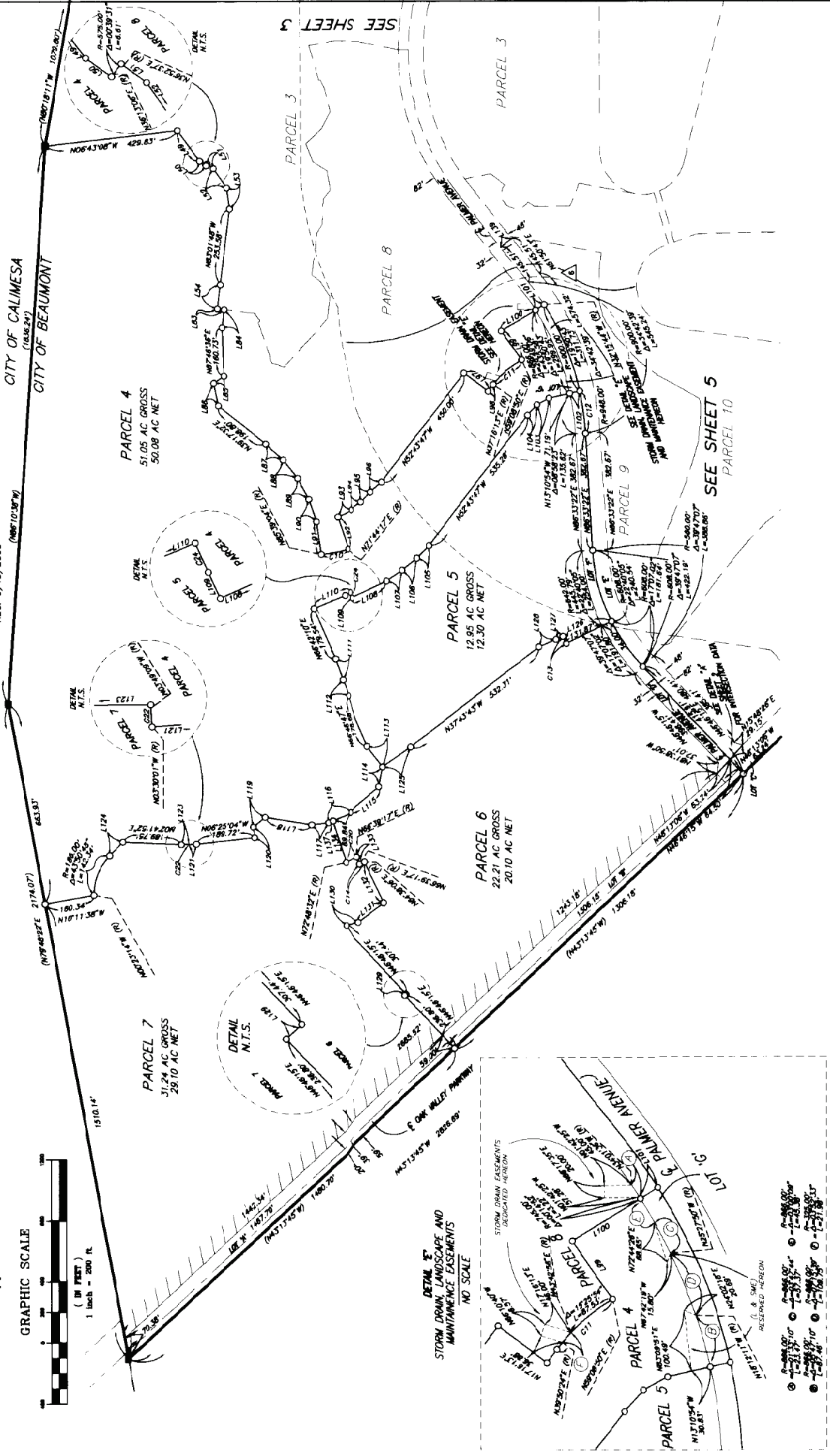
PARCEL MAP NO. 32776

BEING A SUBDIVISION OF PARCEL "A" OF CITY OF BEAUMONT NOTICE OF LOT LINE ADJUSTMENT AND OF CLAIM OF INTEREST IN 19.0000 AC. AS SHOWN ON RECORD MAP 1986682, OF PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, SECTION 25, 26, 27, 35 AND 36 OF TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.

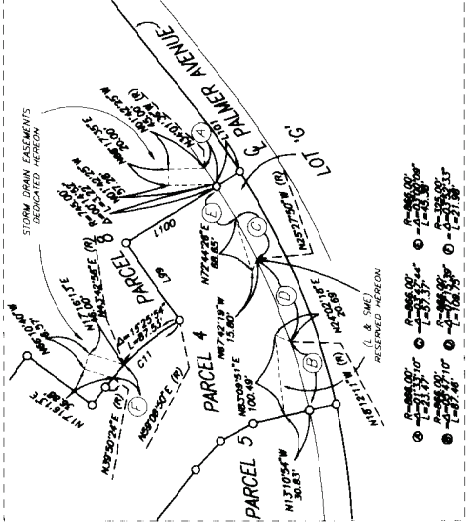
INST. #732045 STANTEC CONSULTING
REC. 9/19/2003

OCTOBER 2005

SEE SHEET 5 FOR LINE AND CURVE DATA TABLES
SEE SHEET 2 FOR SURVEYORS AND EASEMENT NOTES



DETAIL #3
STORM DRAIN LANDSCAPE AND MAINTENANCE EASEMENTS
NO SCALE



PARCEL MAP NO. 32776

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCEL "A" OF CITY OF BEAUMONT NOTICE OF LOT LINE ADJUSTMENT NO. 04-LA-12 AS RECORDED 10-19-2004 AS INSTRUMENT NO. 2004-0828802 OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA LOCATED IN SECTIONS 25, 26, 27, 35 AND 36 OF TOWNSHIP 3 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

OCTOBER 2005

STATUTE CONSULTING



LINE DATA

NO.	BEARING	DISTANCE
L175	<N75°50'02"W	< 39.90' >
L176	<N62°08'28"E	< 44.76' >
L177	<N67°20'13"W	< 80.85' >

CURVE DATA

NO.	ARC	CHORD	DELTA	LENGTH
C1	1475.00'	1117.15'	92.84°	79.07'
C2	147.00'	196.2344'	79.07°	79.07'
C3	147.00'	196.2344'	79.07°	79.07'
C4	100.00'	100.0000'	90.00°	100.00'
C5	100.00'	100.0000'	90.00°	100.00'
C6	47.00'	36.53159'	46.68°	46.68'
C7	59.50'	45.83928'	59.24°	59.24'
C8	140.00'	105.0510'	136.77°	105.05'
C9	47.00'	35.1221'	46.68°	46.68'
C10	375.00'	275.8447'	91.08°	275.84'
C11	325.00'	215.8137'	124.05°	215.81'
C12	900.00'	687.8923'	140.95°	687.89'
C13	1230.00'	925.7117'	129.83°	925.71'
C14	900.00'	687.8923'	140.95°	687.89'
C15	900.00'	687.8923'	140.95°	687.89'
C16	92.73'	65.3111'	87.31°	65.31'
C17	<46.99' >	<18.66174' >	< 15.19' >	< 15.19' >
C18	140.00'	<153.1107' >	< 126.79' >	< 126.79' >
C19	140.00'	25.5445'	61.12°	25.54'
C20	475.00'	362.0915'	82.75°	362.09'
C21	400.00'	307.1908'	67.25°	307.19'
C22	300.00'	225.0000'	60.00°	225.00'
C23	575.00'	437.5931'	66.61°	437.59'
C24	500.00'	375.0000'	60.00°	375.00'
C25	698.00'	517.4394'	70.82°	517.44'

LINE DATA

NO.	BEARING	DISTANCE
L178	<N75°50'02"W	< 39.90' >
L179	<N62°08'28"E	< 44.76' >
L180	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L181	<N75°50'02"W	< 39.90' >
L182	<N62°08'28"E	< 44.76' >
L183	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L184	<N75°50'02"W	< 39.90' >
L185	<N62°08'28"E	< 44.76' >
L186	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L187	<N75°50'02"W	< 39.90' >
L188	<N62°08'28"E	< 44.76' >
L189	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L190	<N75°50'02"W	< 39.90' >
L191	<N62°08'28"E	< 44.76' >
L192	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L193	<N75°50'02"W	< 39.90' >
L194	<N62°08'28"E	< 44.76' >
L195	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L196	<N75°50'02"W	< 39.90' >
L197	<N62°08'28"E	< 44.76' >
L198	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L199	<N75°50'02"W	< 39.90' >
L200	<N62°08'28"E	< 44.76' >
L201	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L202	<N75°50'02"W	< 39.90' >
L203	<N62°08'28"E	< 44.76' >
L204	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L205	<N75°50'02"W	< 39.90' >
L206	<N62°08'28"E	< 44.76' >
L207	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L208	<N75°50'02"W	< 39.90' >
L209	<N62°08'28"E	< 44.76' >
L210	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L211	<N75°50'02"W	< 39.90' >
L212	<N62°08'28"E	< 44.76' >
L213	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L214	<N75°50'02"W	< 39.90' >
L215	<N62°08'28"E	< 44.76' >
L216	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L217	<N75°50'02"W	< 39.90' >
L218	<N62°08'28"E	< 44.76' >
L219	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L220	<N75°50'02"W	< 39.90' >
L221	<N62°08'28"E	< 44.76' >
L222	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L223	<N75°50'02"W	< 39.90' >
L224	<N62°08'28"E	< 44.76' >
L225	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L226	<N75°50'02"W	< 39.90' >
L227	<N62°08'28"E	< 44.76' >
L228	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L229	<N75°50'02"W	< 39.90' >
L230	<N62°08'28"E	< 44.76' >
L231	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L232	<N75°50'02"W	< 39.90' >
L233	<N62°08'28"E	< 44.76' >
L234	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L235	<N75°50'02"W	< 39.90' >
L236	<N62°08'28"E	< 44.76' >
L237	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L238	<N75°50'02"W	< 39.90' >
L239	<N62°08'28"E	< 44.76' >
L240	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L241	<N75°50'02"W	< 39.90' >
L242	<N62°08'28"E	< 44.76' >
L243	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L244	<N75°50'02"W	< 39.90' >
L245	<N62°08'28"E	< 44.76' >
L246	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L247	<N75°50'02"W	< 39.90' >
L248	<N62°08'28"E	< 44.76' >
L249	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L250	<N75°50'02"W	< 39.90' >
L251	<N62°08'28"E	< 44.76' >
L252	<N67°20'13"W	< 80.85' >

LINE DATA

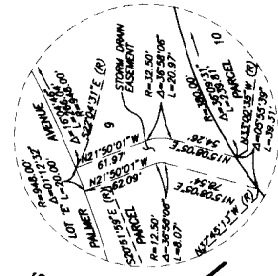
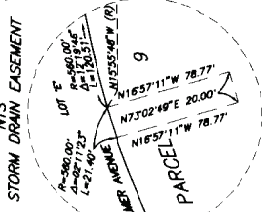
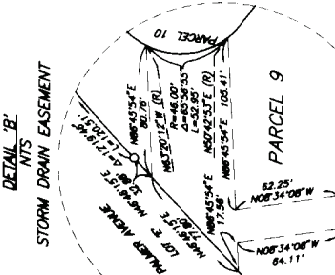
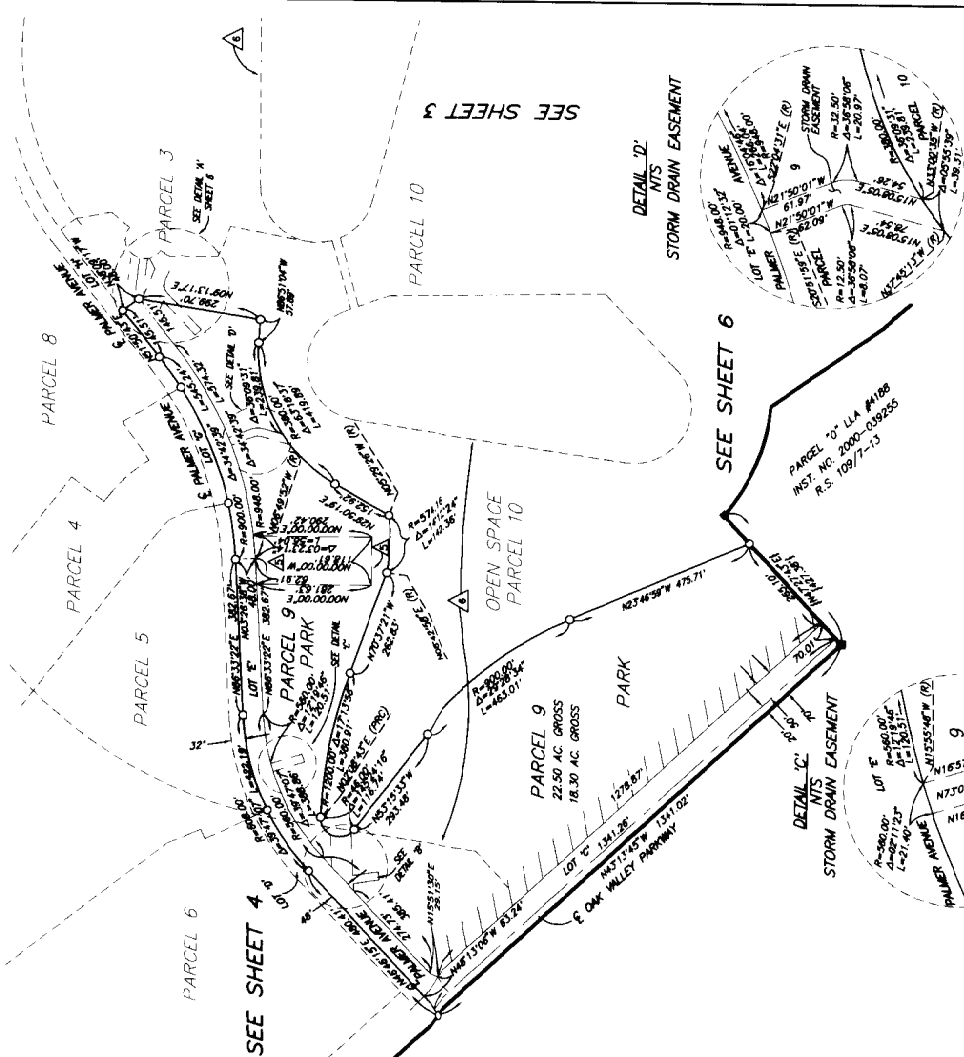
NO.	BEARING	DISTANCE
L253	<N75°50'02"W	< 39.90' >
L254	<N62°08'28"E	< 44.76' >
L255	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L256	<N75°50'02"W	< 39.90' >
L257	<N62°08'28"E	< 44.76' >
L258	<N67°20'13"W	< 80.85' >

LINE DATA

NO.	BEARING	DISTANCE
L259	<N75°50'02"W	< 39.90' >
L260	<N62°08'28"E	< 44.76' >
L261	<N67°20'13"W	< 80.85' >



SEE SHEET 2 FOR SURVEYOR'S AND EASEMENT NOTES

PARCEL MAP NO. 32776

IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

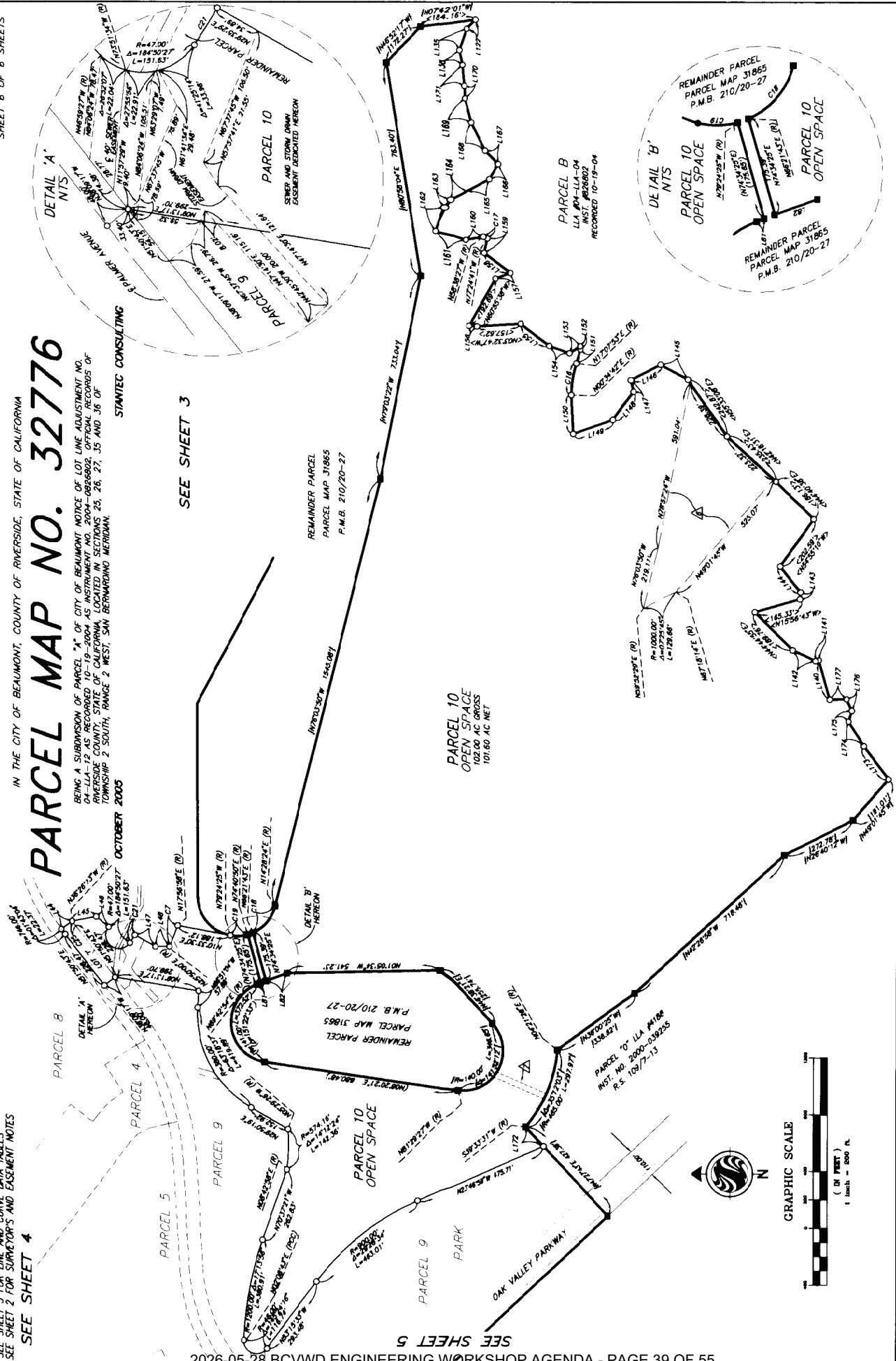
BEING A SUBDIVISION OF PARCEL "A" OF CITY OF BEAUMONT NOTICE OF LOT LINE ADJUSTMENT NO. 04-LLA-12 AS RECORDED 10-19-2004 AS INSTRUMENT NO. 2004-0926902, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, LOCATED IN SECTIONS 25, 26, 27, 35 AND 36 OF TOWNSHIP 2 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.

OCTOBER 2005

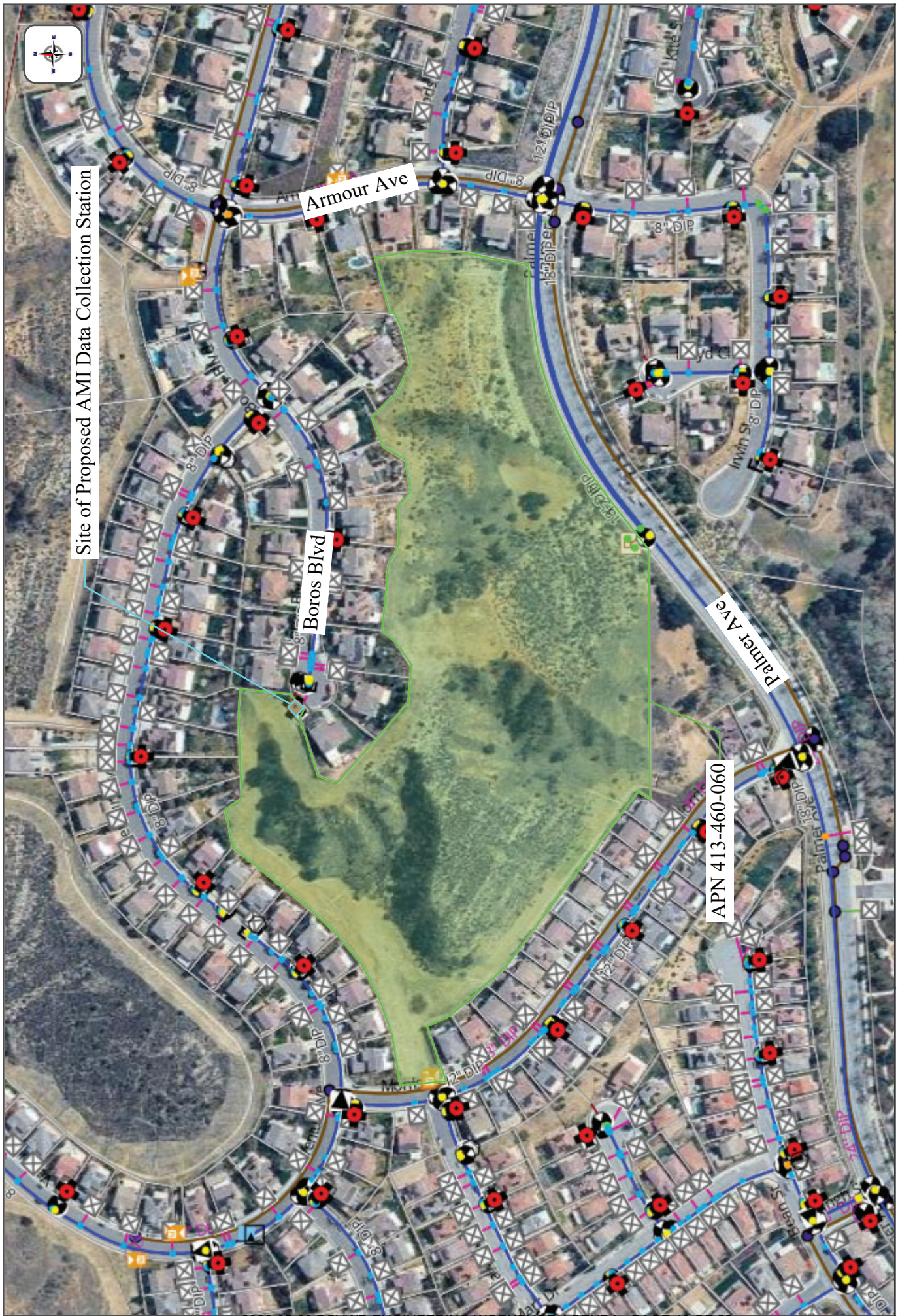
STARTED CONSULTING

SEE SHEET 3

SEE SHEET 5 FOR LINE AND CURVE DATA TABLES
SEE SHEET 2 FOR SURVEYORS AND EASEMENT NOTES
SEE SHEET 4



Attachment 3 - Boros Boulevard Easement Location Map



Site of Proposed AMI Data Collection Station

Armour Ave

Boros Blvd

APN 413-460-060





**Beaumont-Cherry Valley Water District
Regular Board Meeting
May 28, 2026**

Item 5

STAFF REPORT

TO: Board of Directors
FROM: Dan Jagers, General Manager
SUBJECT: **Consideration of Attendance at Upcoming Events and Authorization of Reimbursement and Per Diem**

Staff Recommendation

If desired, for purposes of per diem and reimbursement of associated reasonable and necessary expenses per District policy, pre-approve the attendance of one or more directors at the:

- **Association of California Water Agencies Region 8 event on Friday, June 26, 2026, and**
- **Approve Lodging:**
 - a. Option A. Approve the requested Pasadena Hotel and Pool lodging (one night at a maximum of \$434 inclusive of taxes and parking), or
 - b. Option B. Approve the policy-compliant hotel night at \$312 inclusive of taxes and parking
 - c. Option C. Approve reimbursement of lodging expenses up to an amount determined by the Board to be reasonable and necessary, and
- **Approve additional expenses as enumerated by the estimated expenses in the Travel Plan**

Summary

Per request of a Board member, the ACWA Region 8 event, *The Future is Flowing: AI & Innovation in Water Management* on Friday, June 26, 2026 from 10 a.m. to 2 p.m. at the Brookside Golf Club, Pasadena is presented for consideration of preapproval of:

1. Event approval.
Per the Annual List of Preapproved Events, Table E, Line 8, the events of ACWA regions other than Region 9 require separate approval of the Board. Other regions were specifically excluded from the blanket preapproval of ACWA events per Table A, line 3.
2. One hotel night approval. (Friday night stay requested)
 - There is no designated event hotel.
 - The Pasadena Hotel & Pool was identified as a special request accommodation, whereas staff would typically book the Courtyard by Marriott as the lodging option most consistent with the District's reasonable and necessary expense standard.
 - *Policy 4070.5.2 preapproves lodging at 50+ miles or longer than two hours' drive time.*
 - *Policy 4060.3 requires expenses for lodging to be "actual, necessary, and reasonable" and Policy 4075.1 requires that "expenditures for food and lodging will be moderate and reasonable"*
 - *The Board may evaluate the Director's request for a specific hotel and determine whether the comparable hotel or the requested hotel meet the criteria of "necessary and reasonable." The*

Board may cap reimbursement for lodging expenses at any amount it deems “necessary and reasonable.”

- *The request also included late checkout; however, Policy 4070.4 (G) states that the personal portion of any trip is not reimbursable. If there are costs associated with late checkout, those costs shall be borne by the traveler. Said personal arrangements shall be made by the traveler.*

Staff requests Board consideration of preapproval of associated costs per the following Travel Plan and direction to staff regarding specific expenses:

Travel Plan: ACWA Region 8 Event on June 26, 2026 at the Brookside Golf Club, Pasadena	
Estimated cost per event attendee:	
Event registration (Event time 10 a.m. to 2 p.m.)	\$ 85.00
Option A: Requested Hotel: Pasadena Hotel & Pool. Hotel 1 Night [check in Fri 6/26, check out Sat 6/27 (1 night +tax and fees, plus \$32 parking) est.] (3.6 miles from Brookside Golf Club)	\$ 434.00
Option B: Typical Hotel: Marriott Courtyard. Hotel 1 Night [check in Fri 6/26, check out Sat 6/27 (1 night +tax and fees, \$40 parking) est.] (2.2 miles from Brookside Golf Club)	\$ 312.00
Meals and incidentals (Day 1: Lunch is provided at the event. Dinner only. Day 2: Travel Day: Breakfast only) (US GSA LA/Orange/Ventura per diem \$22 breakfast, \$36 dinner)	\$ 58.00
Transportation (driving personal vehicle 164 miles RT @ 72.5 cents mile - IRS rate)	\$ 237.80
Director per diem (2 days @ \$296.4 per day)	\$ 592.80
Estimated cost per meeting attendee: Option A Pasadena Hotel	\$ 1,407.60
Estimated cost per meeting attendee: Option B Marriott Courtyard	\$ 1,200.60

Event attendance is governed by BCVWD Policies and Procedures Manual Policy 4060 Training, Education and Conferences, and Policy 4065 Remuneration / Director Per Diem Fees. Cost control is provided by Policies 4070 Payment or Reimbursement of Expenses Incurred on District Business and Policy 4075 Expenditure / Reimbursement Procedure. The Board is responsible for evaluating director attendance at upcoming events for possible pre-approval or approval after attendance for compensation and / or expense reimbursement pursuant to these policies.

Directors desiring to attend events not specifically enumerated and preauthorized by BCVWD policy should obtain pre-approval via vote of the Board in order to receive a per diem and/or expense reimbursement. The Board may vote to pre-approve any selected activities that are not preapproved. Estimated expenses for travel are provided but may vary. The Board may set any cap or limitations as deemed appropriate to comport with the “reasonable and necessary” doctrine. Expenses beyond those in the Travel / Event Plan will be presented to the Board for approval.

Fiscal Impact

The fiscal impact will depend on the number of directors attending an event and the event costs. For one director’s attendance at the June 26 Region 8 event, the fiscal impact is estimated to be between \$1,200 and \$1,410 (rounded).

Attachments

1. ACWA Region 8 event Preliminary agenda
2. List of Preapproved Events (adopted by Board 1/14/2026)
3. Policies 4060, 4065, 4070, and 4075

Attachment 1

ACWA Region 8 Event

The Future is Flowing: AI & Innovation in Water Management

Friday, June 26, 2026 | 10:00 am – 2:00 p.m.

Location: Brookside Golf Club, Pasadena CA

Preliminary Program Agenda

- 9:00 a.m.** ***Check- In & Networking Breakfast***
- 10:00 a.m.** ***ACWA Welcome: Key Organization & Advocacy Priorities***
 Michael Cervantes, Senior Regional Affairs Representative, ACWA
 Anthony Fellow, ACWA Region 8 Chair
 Ernie Avila, ACWA President
 Marwan Khalifa, Interim Executive Director, ACWA
 Jennifer Jobe, Deputy Executive Officer, ACWA JPIA
- 10:30 a.m.** ***AI and Water Management: Building Security, Trust, and Resilience***
 Dr. David L. Feldman PhD, Department of Urban Planning & Public Policy
 School of Social Ecology, Director, Water UCI, University California, Irvine
- 11:15 a.m.** ***From Vision to Action: Elevating Water Priorities in California’s Governor’s Race***
 Moderator: Chelsea Haines, Director of Regulatory Relations, ACWA
- Dee Zinke, Chief External Affairs Officer, Metropolitan Water District of Southern California **(Invited)**
- Joe Mouawad, General Manager, Eastern Municipal Water District
- 12:15 p.m.** ***Flowing Conversations Networking Lunch***
- 1:00 p.m.** ***From Concept to Practice: AI in Today’s Water Agencies***
 Moderator: Christopher Tull, Chief Data Officer, California Data Collaborative
- Jenna Shimmin, Director of Water Use Efficiency, Eastern Municipal Water District
- Lisa Haney, Executive Director of Planning and Natural Resources, Orange County Water District
- Patrick Atwater, Innovation Program Manager, Metropolitan Water District of Southern California

REGION 8 BOARD 2026-'27

Chair

Anthony R. Fellow, Ph.D.
 Upper San Gabriel Valley
 Municipal Water District

Vice Chair

Scott Quady
 Calleguas Municipal
 Water District

Board Members

Bill Cooper
 Santa Clarita Valley
 Water Agency

Robert W. Lewis
 Rowland Water District

Jacquelyn McMillan
 Metropolitan Water District
 of Southern California

Chisom Obegolu
 City of Glendale Water &
 Power

Richard Wilson
 Burbank Water & Power

Questions

Senior Regional Affairs
 Representative, Michael
 Cervantes at
MichaelC@acwa.com

ACWA Region 8 Event

The Future is Flowing: AI & Innovation in Water Management

Friday, June 26, 2026 | 10:00 am – 2:00 p.m.

Location: Brookside Golf Club, Pasadena, CA

Preliminary Program Agenda

2:00 p.m. ***Closing Remarks***
Scott Quady, Region 8 Vice Chair

THANK YOU TO OUR SPONSORS



**REGION 8 BOARD
2026-'27**

Chair

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Upper San Gabriel Valley
Municipal Water District

Vice Chair

Scott Quady
Calleguas Municipal
Water District

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Metropolitan Water District
of Southern California

Chisom Obegolu
City of Glendale Water &
Power

Richard Wilson
Burbank Water & Power

Questions

Senior Regional Affairs
Representative, Michael
Cervantes at
MichaelC@acwa.com

Attachment 2

2026 BCVWD PREAPPROVED EVENTS AND DIRECTOR APPOINTMENTS ADOPTED 1/14/2026

Reference: BCVWD Policies and Procedures Manual Policies 4060, 4065, 4070 and 4075
For the purposes of satisfying the above policies, the following items are preapproved for Director claims for per diem compensation, and reimbursement of expenses

TABLE A		
Conferences, Workshops, Webinars, Training, Meetings and Tours		
1	ACWA sponsored events and conferences	<i>All directors are preapproved to attend these functions</i>
2	ACWA/JPIA trainings and webinars	
3	ACWA Region 9 meetings and events (other Regions, see Table E)	
4	ACWA Committee meetings when assigned by the Board President	
5	Events listed on the ACWA Online Events Calendar: any water-related event listed	
6	Beaumont Basin Watermaster Committee meetings	
7	Beaumont Chamber of Commerce Breakfasts and Luncheons	
8	Beaumont Chamber of Commerce State of the City event	
9	BIA of Southern California Water Conference	
10	California Special Districts Assn webinars, trainings, conferences	
11	New Board member orientation (see policy specifics)	
12	Riverside County Water Task Force	
13	Special Districts Leadership Academy	
14	Training: State-mandated ethics (one day of service)	
15	Training: State-mandated sexual harassment (one day of service)	
16	Training: State-mandated SB 827 Fiscal and Financial (one day)	
17	Training: Ralph M. Brown Act	
18	Tours of BCVWD facilities	
19	Tri-State Seminar annual conference	
20	Urban Water Institute: Spring conference and annual conference	
21	Water Education Foundation events, conferences, tours, seminars	
22	WEF annual Water Summit and Water 101 Workshop	

TABLE B: Preapproved when agenda items are related to BCVWD's interests		
1	Beaumont Unified School District meetings or events	<i>Preapproved for attendance when there are items agendized that are related to BCVWD interests and operations</i>
2	Cabazon Water District – any official district meeting	
3	City of Beaumont – any official city meeting	
4	City of Banning – any official city meeting	
5	City of Calimesa – any official city meeting	
6	Riverside LAFCO meetings	
7	Yucaipa Valley Water District – any official district meeting	
8	SGPWA Regular and Special Board Meetings	

TABLE C: Meetings compensable as designated by the President	
1	Meetings with members of the legislative, executive, or judicial branch of the state or federal government when attendance is directed by the President
2	Meetings or official events of legislative bodies of other governmental agencies as assigned by the President to represent the District
3	Meetings with the General Manager, District Counsel, or Board President on matters of District business
4	Other meetings or events for Board members appointed by the President to attend such meeting or event on behalf of the District

TABLE D			
Voting Delegates		Primary	Alternate
1	ACWA conferences	President	Vice President
2	ACWA Region 9	President	Vice President
3	ACWA / JPIA	President	Vice President

For the purposes of satisfying the above policies, the following items require separate, individual Board pre-approval for Director claims for per diem compensation, and reimbursement of expenses.

Decision-making guidance: BCVWD Policies and Procedures Manual Part II, Policy 4060: *Public resources should only be used when there is a substantial benefit to the District*

TABLE E	
Activities / Events requiring separate Board pre-approval	
1	Beaumont Chamber of Commerce – other events (not listed in Table A or E)
2	Other civic or community functions (festivals, recreation activities, sports, lectures, etc.)
3	Water Education Foundation events, conferences, tours, seminars
4	Dedication ceremonies, open houses, groundbreaking ceremonies, ribbon-cutting ceremonies, anniversary celebrations
5	Receptions, or retirement or anniversary celebrations for other agency officials
6	Legislative roundtables, public hearings, project update meetings
7	Other agency or association dinner or luncheon functions
8	Other ACWA Regions' events or tours
9	Any other events not specifically pre-authorized

The Board has determined that these events do not comport with BCVWD policy for reimbursement or compensation:

TABLE F	
Activities / Events not eligible for per diem or expense claims (non-compensable)	
1	Beaumont Chamber of Commerce – social events, mixers, etc.
2	Retirement receptions for BCVWD employees or Board members
3	BCVWD picnics or other social functions

POLICY TITLE: TRAINING, EDUCATION AND CONFERENCES
POLICY NUMBER: 4060

4060.1 Policy. This policy satisfies the requirements of Government Code sections 53232.2 and 53232.3 and applies to the District's legislative body as defined by Government Code Section 54952.

The Beaumont-Cherry Valley Water District takes its stewardship over the use of limited public resources seriously. Public resources should only be used when there is a substantial benefit to the District.

4060.2 Preapproved compensable and reimbursable activities. The Board of Directors has established an Annual List of Preapproved Events which is a summary of the meetings, events, training sessions, conferences and other functions of substantial benefit that the Board has determined shall have been preapproved for Board member attendance and District payment of related actual and necessary expenses.

- A. Educational conferences and meetings are considered to provide substantial benefit. Members of the Board of Directors are encouraged to attend educational conferences and professional meetings when the purposes of such activities are to improve District operations. Hence, there is no limit on the number of Board members attending a particular conference or seminar when it is determined that their attendance is beneficial to the District. Such benefits include:
 - 1. The opportunity to discuss the community's concerns with local, State and federal officials;
 - 2. Participating in regional, state, and national organizations whose activities affect the District;
 - 3. Attending educational seminars designed to improve officials' skill and information levels.

- B. "Junkets" (tours or journeys for pleasure at public expense), however, will not be permitted.

4060.3 Expenses. It is the policy of the District to encourage Board development and excellence of performance by reimbursing actual, necessary, and reasonable expenses incurred for tuition, travel, lodging, and meals as a result of training sessions, educational courses, participation with professional organizations, and attendance at local, state, and national conferences that provide substantial benefit to the District.

- A. Staff, as assigned by the General Manager, is responsible for making arrangements for Board members for conference and registration expenses.
- B. Reimbursement shall include actual and necessary expenses for travel, meals, lodging, and authorized incidentals as enumerated in Policy 4070 Payment or Reimbursement of Expenses Incurred on District Business).
- C. Policy 4075 Expenditure Reimbursement Procedure shall govern the procedure by which all expenses for which reimbursement is requested by Board members, or which are billed to the District by Board members.
- D. Reimbursement rates shall not exceed the per diem rates published by the U.S. General Services Administration for the travel destination .
- E. Attendance by Board members of seminars, workshops, courses, professional organization meetings, and conferences shall be approved by the Board of Directors prior to incurring any reimbursable costs.
- F. Pre-approved seminars, workshops, courses, professional organization meetings, and conferences shall be those enumerated in the current BCVWD Annual List of Preapproved Events and Director Appointments as adopted by the Board.
- G. Expenses to the District for Board members' training, education, and conferences should be kept to a minimum as outlined in Policy 4070 Payment or Reimbursement of Expenses Incurred on District Business.

4060.4 Notice. A. A Board member shall not attend a conference or training event for which there is an expense to the District, if it occurs after the Board member has announced his/her pending resignation, or if it occurs after an election in which it has been determined that the Board member will not retain his/her seat on the Board. A Board member shall not attend a conference or training event when there is no significant benefit to the District.

4060.5 Reports to the Board of Directors. Pursuant to Government Code 53232.(d), upon returning from seminars, workshops, conferences, etc. where expenses are paid and/or reimbursed by the District, Board members will either prepare a written report for distribution to the Board or make a verbal report during the next regular meeting of the Board. Said report shall detail what was learned at the session(s) that will be of benefit to the District. Materials from the session(s) may be delivered to the District office to be included in the District library for the future use of other Board members and staff.

Attachment 3b

POLICY TITLE: REMUNERATION/DIRECTOR PER DIEM FEES
POLICY NUMBER: 4065

4065.1 Remuneration. Members of the Board of Directors shall be eligible to receive compensation ("per diem") for each day of service rendered as an officer of the Board. The per diem amount shall be established by the Board and be consistent with applicable State law.

4065.2 Limit. Per diem compensation is limited to no more than 10 days of service per calendar month, as established by Water Code Section §20202.

4065.3 Attendance. For purposes of this section, attendance includes:

- A. Physical presence at the majority (75% or greater) of a meeting, event, conference or occurrence listed in section 4065.4 below, unless presence for a lesser period is authorized by the Board President, or, for a committee meeting, by the committee chair;
- B. Participation by teleconference at the majority (75% or greater) of a meeting pursuant to California Government Code §54953;
- C. Participation in an approved home study or online Ethics course to meet the requirements of Government Code §§53234-53235.5
- D. Participation in required Sexual Harassment Prevention Training to meet the requirements of California Government Code §12950.1

4065.4 Eligibility. Matters of District business eligible for per diem shall include, but not be limited to:

- A. **General Director Preapproved Activities/Events.** The following activities/events are preapproved for all Board members:
 1. **Board and Committee Meetings.** All regular and special board meetings and committee meetings for appointed members, as defined in Government Code §54952.2.
 2. Activities as enumerated in the BCVWD Pre-Approved Events and Director Appointments list as approved by the Board of Directors at the annual reorganization meeting in December, or as otherwise approved mid-year by the Board of Directors.
 - i. Designated representatives are eligible for per diem compensation
 - ii. Designated alternates are eligible for per diem in the absence of the primary representative
 - iii. Board members, other than those assigned according to the Pre-Approved Events and Director Appointments list, who wish to attend must have approval by the Board or be designated by the President to attend and receive per diem compensation and/or expense reimbursement.
 3. **Training Seminars.**
 - i. State mandated ethics training - the entire two-hour course counts as ONE day of service, even if the coursework is completed over more than one 24-hour period.
 - ii. State mandated sexual harassment training - the entire course counts as ONE day of service, even if the coursework is completed over more than one 24-hour period.
- B. **New Board Member Orientation.** New Board members may receive 1 per diem and expense reimbursement for an orientation program that meets the following criteria:

1. Is part of a planned orientation schedule.
2. The orientation meeting is at least two (2) hours in duration.
3. The per diems for this purpose must be claimed during the first 2 months of service on the Board.
4. New Board members may also attend a formal harassment awareness training seminar for District employees.

C. **Other Activities/Events, Authorization.** Board members may seek authorization to attend other functions that constitute the performance of official duties. Directors desiring to attend other events should obtain pre-approval from the Board in order to receive a per diem and expense reimbursement.

4065.5 Requests. In the event that circumstances prevent the per diem request from being considered in the manner described herein, a Board member may submit a request to the Board for a per diem for having attended a meeting or conference with the understanding that the Board may not approve the request.

4065.6 Non-authorized Activities/Events. The following activities/events are not eligible for per diem or expense claims:

- A. Retirement receptions for Beaumont-Cherry Valley Water District employees/Board members.
- B. Beaumont-Cherry Valley Water District picnics or other social functions.
- C. Chamber of Commerce social events, or mixers

4065.7 Travel. Travel days to and from business meetings are compensable as appropriate.

4065.8 Reports. A Board member who requests compensation for attendance at a meeting other than a regular, special, or committee meeting of the Board shall provide a brief report of the meeting to the Board at a regular or special meeting of the Board of Directors following the meeting that was attended. If multiple Board members attended, a joint report may be made.

4065.9 Review. Directors' per diem compensation shall be reviewed by the Board annually in October of each year. Changes in compensation will require Board approval of an ordinance at least 60 days prior to the effective date of the change. Any increase would be effective January 1 of the next calendar year or 60 days following adoption, whichever meets the criteria of Water Code Section 20200 et. seq.

POLICY TITLE: PAYMENT OR REIMBURSEMENT OF EXPENSES INCURRED ON DISTRICT BUSINESS
POLICY NUMBER: 4070

4070.1 General.

- A. This policy is applicable to elected members of the Board of Directors, separate from Policy 3130 which outlines reimbursement expenses for District employees (Travelers).
- B. Pursuant to Government Code Section 53232.2, Board members may be allowed actual and necessary expenses for travel, meals, lodging and other authorized incidental expenses incurred in the performance of official business of the District as approved by the Board.
- C. This policy conforms to the requirements of California Government Code Sections 53232 through 53232.4.
- D. Use of District credit cards is governed by Policy 5075 District Credit Cards

4070.2 Annual List of Preapproved Events. This is a summary of the events, trainings, conferences, and other functions that have been preapproved by the Board of Directors for Board member attendance and District payment of related actual and necessary expenses.

4070.3 Non-Preapproved Events. In the event that circumstances prevent an expense reimbursement request from being considered in the manner described herein, a Board member may submit an expense reimbursement request to the Board for having attended a meeting, webinar, training, or conference with the understanding that the Board may or may not approve the request.

4070.4 Unauthorized expenses. The following expenses are not reimbursable:

- A. Alcoholic beverages
- B. Parking or traffic violation fines
- C. Entertainment such as in-room movies, periodicals, theater, sporting events, golf, or other cultural events
- D. Gym / spa expenses
- E. Personal services such as laundry or dry cleaning, haircuts, personal sundry items, shoeshines, etc.
- F. Personal telephone calls
- G. Any personal portion / personal needs of any trip
- H. Rental car expenses unless use of a rental car is authorized prior to travel or as described in 4070.5(b)
- I. Guest Expenses. Under no circumstances shall the District make arrangements for, prepay, or reimburse expenses for guest(s) including spouses, partners, children, or pets.
- J. Non-mileage personal automobile expenses such as repairs, insurance, or fuel
- K. Personal losses while on District business
- L. Gratuities or tips exceeding 20 percent
- M. Expenses that are reimbursed by another agency or organization
- N. Political or charitable contributions or event attendance

4070.5 Cost Control. To conserve District resources and keep expenses within community standards for public officials, expenditures should adhere to the following guidelines, as enumerated in Government Code Section 53232.2. In the event that expenses are incurred which exceed these guidelines, the cost borne or reimbursed by the District will be limited to the costs that fall within the guidelines.

- A. Travelers should consider traveling together whenever feasible and economically beneficial.
- B. All expenses must be reasonable and necessary and prudence is encouraged
- C. Expenditures for food and lodging shall be moderate and reasonable and remain below the US General Services Administration daily allowance.
- D. If attending a training or conference, the hotel recommended by the event sponsor and applicable room block with discounted rate should be used. If unavailable, then other, most practical, and economical nearby lodging must be used.

4070.5.1 Transportation. The most economical mode of transportation reasonably consistent with scheduling needs and cargo space requirements must be used, using the most direct and time-efficient route. Use of shuttle, taxi, or rideshare service should be considered first as the primary mode of ground transportation, and the most economical choice selected.

- a. **Automobile.** If travel is by automobile, a District vehicle shall be used if available.
 - i. If the General Manager determines that a District vehicle is not available, the rate of reimbursement for mileage shall be the applicable Internal Revenue Service standard mileage for business mileage.
 - ii. Parking, bridge, and road tolls are also reimbursable.
 - iii. If automobile travel is used in lieu of air travel, the transportation expense to be paid by the District will be limited to the total related costs, for duration of travel and ground transportation at the destination, that would have resulted had air travel been used, including, but not limited to, airfare, transportation to and from airports, and airport parking.
 - iv. Mileage for personal vehicles. The District will reimburse for use of personal vehicles based on mileage from the District administrative office, or the Traveler's point of departure or return, whichever is less) to the event destination and return trip using the then-current Standard mileage rate adopted by the US Internal Revenue Service. Mileage for travel within the District's service area boundaries is not reimbursable.

- b. **Rental car.** Charges for rental vehicles and applicable insurance may be reimbursed when a Traveler attending a conference, business meeting, or other engagement on District business and a District vehicle is not made available, or the use of District vehicle would not be justifiable.
 - i. Rental vehicles must be preapproved as part of the event plan.
 - ii. If more than one Traveler is attending, the rental vehicle shall be shared if reasonable.
 - iii. Rental vehicle shall be of minimum adequate size lowest practicable cost, and proportional to accommodate the immediate need of passengers.
 - iv. Only receipted fuel expenses for rental cars will be reimbursed.
 - v. Rental cars procured in the event of an emergency may be reimbursed.

- c. **Taxis, Shuttles, or Ride Share.** Taxi, shuttle or ride share (such as Uber or Lyft) fares, including up to a 20 percent gratuity, may be reimbursed when such transportation is appropriate.

- d. **Airfare.** Airfares booked should be the most economical and reasonable available.. The District will reimburse only the cost of travel in coach or economy class unless alternative transportation is more cost effective. At the discretion of the General Manager, higher cost (e.g. fully refundable) airfare may be used if staff analysis shows such flexibility in scheduling is warranted and costs can be justified.
 - i. Changes to previously approved travel arrangements shall not be made for personal convenience if it increases the cost of the flight. If such changes are made, any increase in cost, including change fees, must be borne by the Traveler, unless required in the event of a personal emergency or conflicting job responsibilities.
 - ii. If changes in schedule result in an airline fare credit to the Traveler, the credit remains the property of the District and, if used for personal travel, must be reimbursed to the District.
 - iii. Frequent flier miles earned by the Traveler remain their personal property and are not considered prohibited use of public resources (80 Cal. Op. Att'y Gen. 146 [1997])

4070.5.2 Lodging. When traveling on District business and an overnight stay is reasonably required, District personnel shall reserve a room at a good commercial hotel. The District will reimburse Travelers for actual and necessary lodging expenses.

- a. Lodging in connection with an activity that lasts only one day is considered "necessary" when the travel time to and from the activity exceeds two hours or 50 miles in distance, whichever is less.
- b. Government rates should be obtained when available.
- c. If attending a training or conference, the hotel recommended by the event sponsor and applicable room block with discounted rate should be used. If unavailable, then other, most practical, and economical nearby lodging must be used. The per diem rates set by the US General Service Administration (GSA) shall be the guideline.
- d. Extra cost for suites, oversized rooms, or upgraded rooms will not be reimbursed.

- e. If accompanied on the trip by another person who is not District personnel, and the room is shared, the District shall be charged only for that portion of the room charge, which would have been made for single occupancy. If a room is occupied by more than one person, the rate for single occupancy shall be noted on the receipted statement.
- f. A receipted bill stating length of stay shall be submitted with the claim for expense reimbursement.

4070.5.3 Lodging payment. Lodging expenses for employees or Board members may be reserved and paid in one of the following manners:

- a. By an employee's District-issued credit card
- b. In advance by Finance Department staff using a District credit card
- c. Via submission of a check request for pre-payment to the hotel
- d. Charges made to a Traveler's personal credit card. Such charges meeting the criteria of 4070.5 shall be reimbursed upon submission of an approved District expense report form which shall include itemized paper or digital receipts and a copy of the applicable credit card statement.

4070.5.4 Meals. The District will reimburse Travelers for actual and necessary dining expenses incurred while attending an approved event outside of the District. Reimbursable meal expenses will not exceed the U.S. General Services Administration per diem rates for the travel destination, inclusive of up to 20 percent gratuity. Meals included with conferences, seminars and / or business meetings are not reimbursable.

- a. Detailed, paper or digital receipts must be submitted with the expense report form. The summary credit card receipt shall not be considered a valid receipt. Travelers must note the name(s) and relationship of all parties included on the receipt.

4070.6 Incidental Expenses. Expense allowance while attending authorized functions shall include, in addition to transportation, lodging, and meals:

- A. Business telephone expense
- B. Stenographic expense
- C. Internet access
- D. Baggage fees for one checked bag
- E. Housekeeping tips not to exceed \$10 per day
- F. Parking. When parking expenses are incurred, long-term airport parking should be used, especially for travel exceeding 24 hours. When parking at an event or hotel is required, normal and reasonable parking options should be used.
- G. Authorized other disbursements on behalf of the District up to the US GSA per diem rate.

4070.7 Other expenses. Any expense that does not meet the requirements of this policy may be reimbursed only if the Board of Directors approves the expense at a public meeting before the expense is incurred.

4070.10 Travel Advance. A cash travel advance, equal to the estimated expenditures chargeable to the District while traveling or doing business on the District's behalf, may be made upon a written detailed estimate of the amount needed, submitted to, and approved by the General Manager, (or his or her designee) and by the Board of Directors. Upon return, an expense report must be submitted complete with paper or digital receipts documenting use of the advance funds in compliance with this expense policy, and any unused advance must be returned to the District.

4070.12 No Show and Late Cancellation Fees

- A. In situations where travel is approved and the Traveler does not attend the designated event, and costs are incurred for that event (e.g., conference fees, prepaid hotel charges, airfare, etc.) the Traveler shall work with staff to make every effort to ensure that any and all fees paid by the District are refunded to the District.
- B. A written explanation addressing the reason(s) the Traveler was unable to attend shall be attached to the Expense Report form documenting the expenses incurred and paid by the Traveler, and shall be subject to Board approval prior to any reimbursement.

Attachment 3d

POLICY TITLE: EXPENDITURE REIMBURSEMENT PROCEDURE
POLICY NUMBER: 4075

4075.1 Purpose. The purpose of this policy is to prescribe the manner in which District employees and Board members may be reimbursed for expenditures related to District business.

- A. All expenses must be reasonable and necessary
- B. Employees and Board members are encouraged to exercise prudence in all expenditures
- C. Expenditures for food and lodging will be moderate and reasonable.

4075.2 Scope. This policy applies to all employees and members of the Board of Directors and is intended to result in no personal gain or loss to an employee or Board member.

4075.3 Implementation.

4075.3.1 Report of Expenses for Reimbursement. Pursuant to GC 53232.3(a) Board members and District personnel shall submit a District-provided form, "Record of Expenses / Claim for Reimbursement (Conferences, Meetings, Travels)" ("expense form").

- A. All expenses reported on the expense form must comply with the District's policies relating to expenses and the provisions of the California Government Code.
- B. The expense form must enumerate all expenses incurred while acting in the interest of the District, to which must be attached the associated vouchers and itemized receipts evidencing each expense in accordance with State law.
- C. The form shall be submitted to the Department of Finance and Administration within thirty (30) days of the conclusion of the transaction.
- D. Each expenditure item shall include a detailed description of the function and the nature of the District business conducted.
- E. The statement shall also indicate the travel advance, if any, credits for expenses apportioned to personal needs, services, or expenses incurred to the District.
- F. Balances owing the District shall be paid on submission of the expense form or within ten (10) calendar days of return, whichever is earlier.
- G. Amounts due to District personnel shall be paid after the expense form is reviewed and approved by the General Manager or his/her designee.

4075.3.2 Approvals.

- A. Appropriate approvals for employees are the signatures of the employee's supervisor and department head.
- B. Reimbursement requests by the General Manager will be reviewed and approved by the Director of Finance and Administration
- C. Reimbursement, expense, and compensation requests of members of the Board of Directors are included in the reimbursement request submitted on a monthly basis to the Finance and Audit Committee.
- D. The F&A Committee is responsible for reviewing the submitted requests and may approve said requests, or refer them to the Board of Directors.
- E. Approval of reimbursement, expense, and compensation requests of members of the Board of Directors is ultimately the authority of the Board of Directors.

4075.3.3 Uncertainty. In the event there is uncertainty if a request complies with this Policy, Policy 3130, or Policy 4060, direction from the General Manager should be sought. Any questions regarding the propriety of a particular expense shall be resolved by the General Manager, or his/her designee, or referred to the Finance and Audit Committee, with the Board of Directors having the ultimate authority to confirm or deny reimbursement or compensation.

- A. When daily expenses are found to be unreasonable or unaccompanied by the required documentation, the requestor may not be reimbursed for an amount exceeding the daily allowance for meals and incidental expenses for traveling as established and maintained by the US General Services Administration.

4075.4 Preapproval. An event, conference or training not listed on the Annual List of Preapproved Events shall be preapproved by vote of the Board of Directors prior to incurring expenses related to the travel.

- A. A travel request may be submitted to be considered for preapproval at a regular or special meeting of the Board of Directors during the "Upcoming Events" agenda item or as agenda item at the direction of the Board President.
- B. The travel request shall be submitted to the Recording Secretary no less than six (6) working days prior to the scheduled Board meeting.

4075.5 Non-Preapproved Events. In the event that circumstances prevent an expense reimbursement request from being considered in the manner described herein, a Board member may submit an expense reimbursement request to the Board for having attended a meeting, webinar, training, or conference with the understanding that the Board may or may not approve the request.

4075.6 Annual Travel Reimbursement Disclosure. Under the California Public Records Act, all reimbursement forms, travel requests and accompanying receipts are public records subject to disclosure. In accordance with Government Code Section 53065.5, an annual report will be prepared for review by the Board of Directors. This report shall disclose all annual travel expenses incurred by Board members that exceed \$100 per individual charge. Individual charges include one meal, lodging for one night, transportation, and conference / seminar registration.

4075.7 Audits. All expenses are subject to audit and verification that they comply with this policy.