



Beaumont-Cherry Valley Water District

Serving the Beaumont, Cherry Valley and some areas of Calimesa

# 2023 Replacement Pipelines 11<sup>th</sup> Street

Presentation to  
Board of Directors

May 28, 2026

Engineering Workshop



- 11<sup>th</sup> Street
  - Elm Avenue to approx. 400' West of Beaumont Avenue

## Prior to Construction

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- Contractor receives Encroachment Permit on April 29, 2026
- Public Works Approved

CITY OF BEAUMONT  
Public Works Department

550 East 6th Street  
Beaumont, CA 92223

(951) 769-8522

[publicworksEP@beaumontca.gov](mailto:publicworksEP@beaumontca.gov)

***ENCROACHMENT PERMIT***

# Prior to Construction

## May 19, 2026

- Contractor mobilizes equipment and materials.
- Contractor coordinated with a nearby property owner to utilize a portion a vacant parcel for staging and storage – Euclid Avenue
- City of Beaumont receives phone calls and email correspondence from a nearby homeowner related to illegal use of property and noise.
- District staff is contacted by City of Beaumont staff to address concerns raised regarding construction storage yard and the project.
- City staff requested site is cleared and District complete application for temporary zoning change for staging site.

- b. *Parking impacts.* The applicant shall demonstrate negatively impacted.
- c. *Colors and materials.* The colors and materials shall be consistent with the existing building, if one exists.
- d. *Screening.* The Community Development Director shall review the screening in addition to other applicable screening requirements in the zoning code.
- e. *Noise.* Any exterior noise-generating equipment associated with the temporary use shall be within 300 feet of a residential zone or use.
- f. *Removal.* Trailers shall be removed upon cessation of the temporary activity.

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- g. **Exceptions.** Any deviation from any standards above shall be approved through the approval of a Minor Modification.

## Prior to Construction

### May 20, 2026

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- District staff reached out to Legal Counsel to seek guidance regarding the homeowner's claims and City's request
- Based on Legal advice, District staff prepared a letter to the City of Beaumont identifying:
  - BCVWD Exemption under CA Govt Code 53091
  - District & its Contractor have right to use nearby parcel for the purpose of a temporary staging and storage area without City Zoning approval.
- Letter identified that construction was proposed to begin on or about May 26, 2026.

ances do not apply to the location or construction of facilities for the production, generation, storage, treatment, or transmission of water by a local agency, and that zoning ordinances do not apply to the location or construction of facilities for the production, generation, storage, treatment, or transmission of water by a local agency.

BCVWD is a local public agency constructing public water facilities. The subject project involves pipeline improvements that are part of the District's water transmission and distribution system. The temporary construction staging areas are directly associated with, appurtenant to, and necessary for construction of those water facilities. They are not separate commercial uses, contractor's yards, private storage operations, or independent land use entitlements. Rather, they are temporary construction support areas being used for materials, equipment, access, and staging areas to construct the District's water infrastructure project.

To realize the District's right of access and use, BCVWD is proceeding with a Temporary Right of Entry and Construction Staging Agreement for each property between the respective property owner, the District, and BCVWD, as Grantee. The District's agreement will provide BCVWD and its agents, contractors, successors, and assigns with temporary, non-exclusive access and use of the property for the reasonably necessary and convenient to construction of the project. These agreements will provide the District and its contractor with the necessary property rights to use, access and use designated portions of APN 415-161-009 and APN 419-222-019 for staging, storage of pipe and construction materials, equipment access, vehicle ingress and egress, and related construction activities.

The staging areas will be temporary and limited to the duration of the project. At this time, BCVWD estimates use of the staging areas through approximately July 31, 2026. Upon completion of the project's temporary use of each property, the respective staging area will be restored in accordance with the terms of the applicable Temporary Right of Entry and Construction Staging Agreement. 5



# Current Construction

- Started on Tuesday, May 26
- Work began at Elm & 11<sup>th</sup>

# Current Construction

- Backfill & Pavement Occurring as Construction Furthers





# Current Construction

- Cross Installation (intersection)

# Current Construction

- Sheepsfoot Roller to Obtain Appropriate Compaction





Questions?