



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, July 23, 2026 - 6:00 p.m.
560 Magnolia Avenue, Beaumont, CA 92223

TELECONFERENCE NOTICE

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

To access the Zoom conference, use the link below:

<https://us02web.zoom.us/j/84318559070?pwd=SXlzMFEZCMGhOYTFIL2tnUGlpU3h0UT09>

*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 – JULY 23, 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**

Roll Call - Board of Directors

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

Public Comment

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 a Proposed Single-Family Residence on APN 415-091-010 on the west side of Cherry Avenue, north of Antonell Court in the City of Beaumont (pages 5 - 10)**

3. **Riverside University Health System Beaumont Youth Wellness Village located on the west side of Manzanita Park Road south of Seneca Springs Parkway in the County of Riverside** (pages 11 - 20)
 - a. **Request for Will-Serve Letter**
 - b. **Resolution 2026-__ Requesting the Riverside Local Agency Formation Commission To Take Proceedings for Annexation of a Portion of the District's Service Boundary (Riverside County Assessor's Parcel Numbers 428-010-019 and 428-010-020)**
4. **Update: Beaumont Master Drainage Plan Line 16 Grand Avenue Project** (pages 21 - 24)
5. **Authorize Funding for Replacement Pumping Equipment for Well 1A from the Well 1A Capital Improvement Project** (pages 25 - 26)

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	Legal Counsel update on SGMA activities	3/11/26	

7. Announcements

Check the meeting agenda for location and potential teleconference information.

- Beaumont Basin Watermaster Committee: Wednesday, Aug. 5 at 11:00 a.m.
- Collaborative Agencies meeting: Wednesday, Aug. 5 at 5:00 p.m.
- Finance & Audit Committee meeting: Thursday, Aug. 6 at 3:00 p.m.
- Regular Board Meeting: Wednesday, Aug. 12 at 6:00 p.m.
- Personnel Committee: Tuesday, Aug. 18 at 4:30 p.m.
- Engineering Workshop: Thursday, Aug. 27 at 6:00 p.m.
- District offices will be closed on Monday, Sept. 7 in observance of Labor Day

8. Closed Session

- a) **CONFERENCE WITH LABOR NEGOTIATORS**
 Government Code Section 54957.6
 District designated representative: Dan Jaggars, General Manager
 Employee organization: BCVWD Employee Association and Contract Positions
- b) **CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION**
 Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9: 1 case
- c) **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
 Pursuant to Government Code section 54956.8
 Property: 635 Veile Avenue (Unit A, Unit B), Beaumont, CA
 District Negotiator: Dan Jaggars and Mark Swanson
 Under Negotiation: Both price and terms of payment

- d) **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Pursuant to California Government Code Section 54956.8
Property: APNs 407-170-008 and 407-170-029
Agency Negotiator: Dan Jagers, General Manager
Under Negotiation: Price and terms of payment
- e) **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 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
July 23, 2026**

Item 2

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: Request for Will-Serve Letter for a Proposed Single-Family Residence on APN 415-091-010 on the west side of Cherry Avenue, north of Antonell Court in the City of Beaumont

Staff Recommendation

Consider the request for a Will-Serve Letter for the proposed single-family residence (located on Riverside County Assessor's Parcel Number 415-091-010), within the City of Beaumont located on the west side of Cherry Avenue and:

1. Consider the Will-Serve Letter for the Project
 - a. Approve the Application for Water Service and furnish a Will-Serve Letter with conditions as enumerated, or
 - b. Deny the Application for Water Service

Executive Summary

The Applicant (Rosemarie Mateo) requests a Will-Serve Letter for a proposed 1,332-square-foot modular single-family residence to be constructed on Assessor Parcel Number (APN) 415-091-010. The project is located on the west side of Cherry Avenue, north of Antonell Court, within the District's 2750 Pressure Zone and existing service boundary.

The Applicant has met with District staff to review the District's requirements for obtaining water service and is aware of the applicable fees and conditions of service. Because the project is located within the District's existing service boundary, annexation into the District and preparation of a Plan of Service are not required. The Applicant will be required to pay applicable frontage fees associated with the existing water infrastructure fronting the property, along with all other applicable District fees and deposits. Table 1, below, provides a brief summary of the proposed project.

Table 1 – Project Summary

Applicant	Rosemarie Mateo
Owner / Developer	Rosemarie Mateo
Development Type	Residential
Development Name	APN 415-091-010
Annexation Required (Yes/No)	No
Estimated Domestic Water Consumption	1.0 EDU
Estimated Irrigation Water Consumption	0.0 EDUs
Total Estimated Water Consumption	1.0 EDU



Background

The Applicant proposes to develop a new 1,332-square-foot modular single-family residence on APN 415-091-010. The parcel is located on the west side of Cherry Avenue, north of Antonell Court, within the District's existing service area.

The proposed project consists of a single residential dwelling with no proposed landscape irrigation demand. Based on the proposed development, District staff estimates the potable water demand to be approximately one (1) Equivalent Dwelling Unit (EDU).

There is an existing 24-inch ductile iron pipe (DIP) potable water main within Cherry Avenue fronting the project parcel served from the District's 2750 Pressure Zone, which may serve the parcel.

Discussion

District staff reviewed the proposed development to determine the availability of potable water service. An existing 24-inch ductile iron potable water main is located within Cherry Avenue fronting the project. Because no landscape irrigation is proposed, no non-potable water demand or separate irrigation service is required as part of this project.

The parcel is located entirely within the District's existing service boundary; therefore, neither annexation into the District nor preparation of a Plan of Service is required prior to receiving water service. District staff has met with the Applicant to discuss the District's development requirements, including required fees, service installation, and applicable conditions of approval. The Applicant has acknowledged these requirements and understands the process necessary to obtain permanent water service.

Consistent with the District's Rules and Regulations, the Applicant will be responsible for payment of all applicable fees associated with the project, including frontage fees for the existing water infrastructure fronting the property, capacity charges, meter installation fees, and any other applicable fees in effect at the time service is requested.

Approval of the requested Will-Serve Letter will reserve the necessary potable water capacity for the proposed development for the duration specified in the Will-Serve Letter.

Conditions

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

1. The Applicant shall conform to all District requirements and City of Beaumont requirements.
2. The Applicant shall conform to the current District Regulations Governing Water Service.
3. The Applicant will be required to pay residential front footage fees along all property frontages where facilities are currently installed.
4. The Applicant will be required to pay for additional storage relating to the Project's volumetric quantity of water greater than baseline fire flow demands (1,000 GPM for 2 hours) per District policy.



5. The District reserves the right to review annual consumption data (water consumption audit) for potable usage and adjust applicable Capacity Charges if usage exceeds 440 GPD (1.0 EDU) for domestic demand.
6. In the event the Applicant redevelops the Project site, the Applicant may be required to request additional water service, upgrade facilities, and pay additional Capacity Charges.
7. To minimize the use of potable water, the District requires the Applicant to conform to the City of Beaumont Landscaping Ordinances which pertain to water efficient landscape requirements and the following:
 - a. Landscaped areas which have turf, shall have smart irrigation controllers which use Evapotranspiration (ET) data to automatically control the watering. Systems shall have an automatic rain sensor to prevent watering during and shortly after rainfall. Automatically determine watering schedule based on weather conditions and not require seasonal monitoring changes. Orchard areas, if any, shall have drip irrigation.
 - b. Landscaping in non-turf areas should be drought tolerant, consisting of planting materials which are native to the region. Irrigation systems for these areas should be drip or bubbler type.
 - c. Conversion of drought-tolerant landscaping to turf is prohibited.

Fiscal Impact

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

Attachments

1. APN 415-091-010 Site Plan
2. APN 415-091-010 Location Map
3. APN 415-091-010 Will-Serve Letter Application

Staff Report prepared by Evan Ward, Associate Civil Engineer I

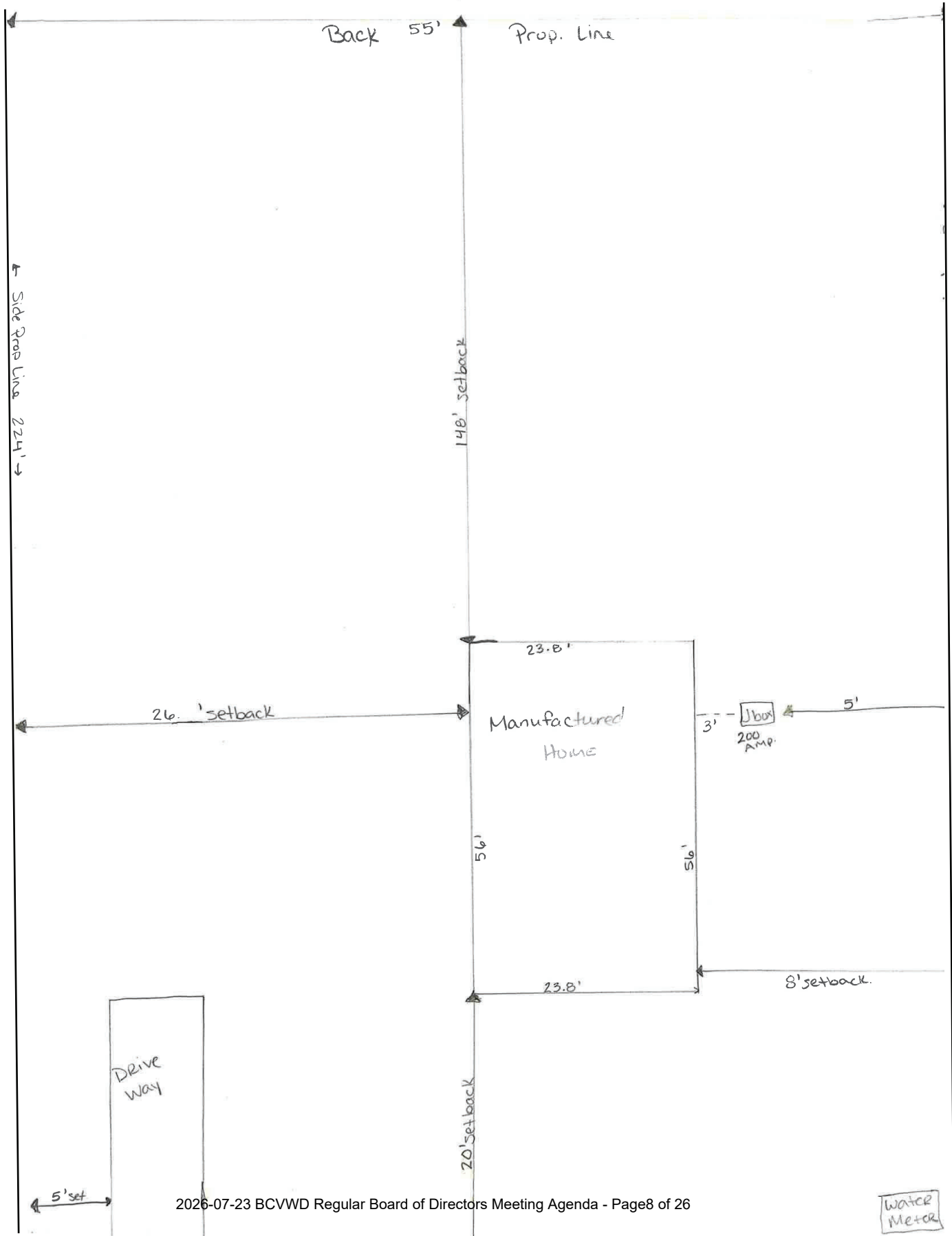
APN 415091010

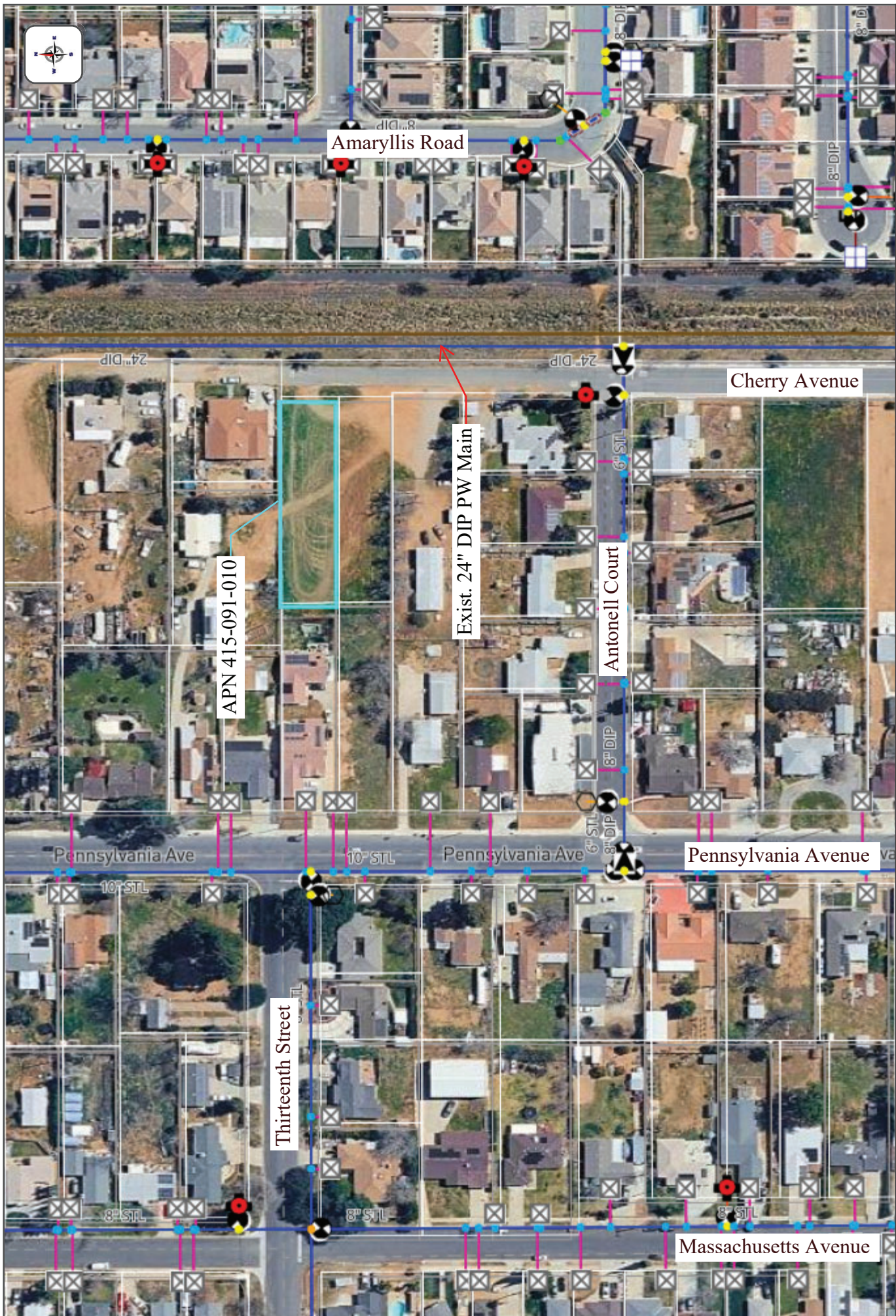
Attachment 1 - APN 415-091-010 Site Plan

Rosemarie / Jose Matco

Cherry Ave, Beaumont.

APN # 415-091-010





Attachment 3 - APN 415-091-010 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: <u>Rosemarie Mateo</u> Mailing Address: <u>[Redacted]</u> City: <u>[Redacted]</u> State & Zip: <u>[Redacted]</u> Service Address: <u>1 Cherry Ave Beaumont</u> Assessor's Parcel Number (APN), Tract Map No. Parcel Map No.: <u>415-091-010</u>	Contact Phone #: <u>[Redacted]</u> Fax #: <u>[Redacted]</u> E-mail: <u>[Redacted]</u>
Project Type: ☒ Single-Family ☐ Multi-Family ☐ Commercial/Industrial ☐ Minor Subdivision (5 lots or less) ☐ Major subdivision (6+ lots) ☐ Other	
Site Map Attached: ☐ Yes ☒ No	

The letter should be delivered to:

Recipient: Rosemarie / Jose Mateo
[Redacted]
[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.

[Signature]
 Applicant's Signature

6-16-26
 Date



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

Item 3

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: **Riverside University Health System Beaumont Youth Wellness Village located on the west side of Manzanita Park Road south of Seneca Springs Parkway in the County of Riverside**

- a. Request for Will-Serve Letter**
- b. Resolution 2026-__ Requesting the Riverside Local Agency Formation Commission To Take Proceedings for Annexation of a Portion of the District's Service Boundary (Riverside County Assessor's Parcel Numbers 428-010-019 and 428-010-020)**

Staff Recommendation

Consider the request for a Will-Serve Letter and Annexation Approval for the Riverside University Health System Beaumont Youth Wellness Village development (located on Riverside County Assessor's Parcel Nos. 428-010-019 and 428-010-020), within the County of Riverside located at the west side of Manzanita Park Road south of Seneca Springs Parkway and:

1. Consider the Will-Serve Letter for the Project
 - a. Approve the Application for Water Service and furnish a Will-Serve Letter with conditions as enumerated, or
 - b. Deny the Application for Water Service
2. Consider Project Annexation into the District Service Boundary
 - a. Adopt Resolution 2026-__ requesting the Riverside Local Agency Formation Commission (LAFCO) to take proceedings for the annexation of APNs 428-010-019 and 428-010-020 into the Beaumont-Cherry Valley Water District's service boundary

Executive Summary

The Applicant (Amy McCann [Assistant Director of Administration for the Riverside University Health System]) proposes to construct four (4) new single story buildings on a parcel owned by the County of Riverside. The Applicant proposes to construct a new 28,871 square foot (sq. ft.) Outpatient and Mental Health Urgent Care (MHUC) structure, a new 21,915 sq. ft. Residential Substance Abuse Disorder (SUD) structure, an new 18,268 sq. ft. Psychiatric Residential Treatment Facility (PRTF) structure, and a new 3,777 sq. ft. Short Term Residential Therapeutic Program (STRTP) structure for a total of approximately 72,831 sq. ft. of new building space. The proposed campus will provide outpatient behavioral health services, urgent mental health care, residential substance abuse treatment, psychiatric residential treatment, and short-term residential therapeutic services for youth within Riverside County. The project is located outside the District's current service boundary; therefore, annexation into the District is required.

District staff has worked closely with the Applicant throughout the review process to evaluate the proposed domestic and irrigation water demands associated with the Project. The Applicant has



been responsive to District comments and has provided supplemental information to refine the estimated water demands presented in this report. Additionally, the Applicant has submitted a draft Plan of Service, which is currently under review by District staff. Table 1, below, provides a brief summary of the proposed project.

Table 1 – Project Summary

Applicant	Riverside University Health System (Amy McCann)
Owner / Developer	County of Riverside
Development Type	Institutional
Development Name	Riverside University Health System Beaumont Youth Wellness Village
Annexation Required (Yes/No)	Yes
Estimated Domestic Water Consumption	33.9 EDUs
Estimated Irrigation Water Consumption	25.2 EDUs
Total Estimated Water Consumption¹	59.1 EDUs

1. 1 EDU = 440 gal per day; per the 2025 UWMP

Background

The District received a Will-Serve Letter application for the proposed Beaumont Youth Wellness Village located on Assessor's Parcel Numbers (APNs) 428-010-019 and 428-010-020. Since submitting the application, the Applicant has remained in communication with District staff, provided supplemental information regarding the proposed project, and submitted a draft Plan of Service for preliminary review. The project site is located west of Manzanita Park Road south of Seneca Springs Parkway.

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

There is an existing 24-inch potable ductile iron pipe (DIP) water main located within the frontage of the project parcel within Manzanita Park Road that is served from the District's 2750 Pressure Zone that may be capable of serving the Project's domestic water demands, subject to completion of the District's engineering review. There is also an existing 24-inch non-potable ductile iron pipe (DIP) water main located within the frontage of the project parcel within Manzanita Park Road that is served from the District's 2800 Pressure Zone that may be capable of serving the Project's irrigation water demands, subject to the same engineering review.

Discussion

District staff and the Applicant worked collaboratively to evaluate the proposed domestic and irrigation water demands for the Project. Throughout the review process, the Applicant provided additional project information and revised water consumption estimates in response to District staff comments. Based on the information currently available, the Project is estimated to require approximately 14,902 gallons per day (33.9 EDUs) of potable water demand and approximately 11,086 gallons per day (25.2 EDUs) of non-potable irrigation demand.



Table 2 – Estimated Project Water Consumption

Description	Estimated Water Consumption		
	(GPD)	(AFY)	(EDUs) ¹
Domestic Water Demand	14,902	16.69	33.9
Irrigation Water Demand	11,086	12.42	25.2
Total Water Demand	25,988	29.11	59.1

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

The Applicant has also submitted a draft Plan of Service to the District for review. District staff is currently evaluating the draft document and coordinating with the Applicant regarding any necessary revisions prior to completion of the annexation and development review process.

District staff anticipates continuing to coordinate with the Applicant as development of the Project progresses, including completion of the Plan of Service review, evaluation of the proposed water system improvements, and preparation of the required improvement plans. Approval of the requested Will-Serve Letter would allow the Applicant to continue advancing the Project while remaining subject to all District requirements and conditions of service.

The existing Riverside University Health System facilities located south of the proposed development on Assessor's Parcel Numbers 428-020-002 and 428-020-003 are not proposed to receive water service from the District as part of this Project. Those existing facilities are anticipated to continue being served by the existing on-site well. Accordingly, prior to providing water service to the proposed Beaumont Youth Wellness Village, the District will require the Applicant to perform a water system shutdown test to verify that no cross-connections exist between the existing well system and the proposed District water system. This requirement is intended to protect the District's public water system and ensure compliance with applicable cross-connection control requirements.

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

Conditions of Service

The Applicant shall conform to all District requirements for water service and all County of Riverside requirements.

1. The Applicant will be required to annex into the District's service boundary prior to receiving water service. Deposits and fees associated with annexation shall be the responsibility of the County of Riverside.
2. The Applicant has submitted a draft Plan of Service for District review. The Plan of Service shall be finalized and approved by the District prior to completion of any required District service boundary annexation proceedings.
3. The Applicant will be required to pay commercial front-footage fees along all property frontages where facilities (potable and non-potable) are currently installed.



4. The Applicant may be required to install fire service connection(s) to support the County of Riverside Fire Department's requirements for off-site and/or on-site fire hydrants.
5. The Applicant shall prepare and submit water improvement plans for review and approval by the District prior to construction.
6. The Applicant shall perform a water system shutdown test, to the satisfaction of the District, prior to receiving water service. The shutdown test shall demonstrate that the proposed District water system is completely isolated from the existing well system serving the adjacent Riverside University Health System facilities located on APNs 428-020-002 and 428-020-003 and that no cross-connections exist between the two water systems.
7. The Applicant shall enter into a water facilities extension agreement and pay all applicable fees and deposits associated with potable and non-potable water service.
8. The Applicant will be required to pay for additional storage relating to the Project's volumetric quantity of water greater than baseline fire flow demands (1,000 GPM for 2 hours) per District policy.
9. The District reserves the right to review annual consumption data (water consumption audit) for potable and non-potable usage and adjust applicable Capacity Charges if usage exceeds 14,902 GPD (33.9 EDUs) for domestic demand and 11,086 GPD (25.2 EDUs) for irrigation demand.
10. In the event the Applicant redevelops the Project site, the Applicant may be required to request additional water service, upgrade facilities, and pay additional Capacity Charges.
11. To minimize the use of potable water, 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. Automatically determine watering schedule based on weather conditions and not require seasonal monitoring changes. Orchard areas, if any, shall have drip irrigation.
 - b. Landscaping in non-turf areas should be drought tolerant, consisting of planting materials which are native to the region. Irrigation systems for these areas should be drip or bubbler type.
 - c. Conversion of drought-tolerant landscaping to turf is prohibited.

Fiscal Impact

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

Attachments

1. Resolution 2026-__: Requesting LAFCO to Take Proceedings for Annexation of a Portion of the District's Service Boundary, with Exhibit A
2. RUHS Beaumont Youth Wellness Village Site Plan
3. RUHS Beaumont Youth Wellness Village Location Map
4. RUHS Beaumont Youth Wellness Village Will-Serve Letter Application

Staff Report prepared by Evan Ward, Associate Civil Engineer I

APN 428010019

APN 428010020

Attachment 1

RESOLUTION 2026-__

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BEAUMONT-CHERRY VALLEY WATER DISTRICT REQUESTING THE RIVERSIDE LOCAL AGENCY FORMATION COMMISSION TO TAKE PROCEEDINGS FOR ANNEXATION OF A PORTION OF THE DISTRICT'S SERVICE BOUNDARY: RIVERSIDE COUNTY ASSESSOR'S PARCEL NUMBERS 428-010-019 AND 428-010-020

WHEREAS, the Beaumont-Cherry Valley Water District (BCVWD) desires to initiate proceedings pursuant to Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for the annexation of approximately 19.55 acres of property ("annexation property") to the BCVWD's service area; and

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

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

WHEREAS, a description of Assessor's Parcel No. 428-010-019 and 428-010-020, the uninhabited area within the County of Riverside proposed to be annexed to BCVWD, is attached hereto as Exhibit "A", and by this reference incorporated herein; and

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

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

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

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

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

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

ADOPTED this _____ day of _____, 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

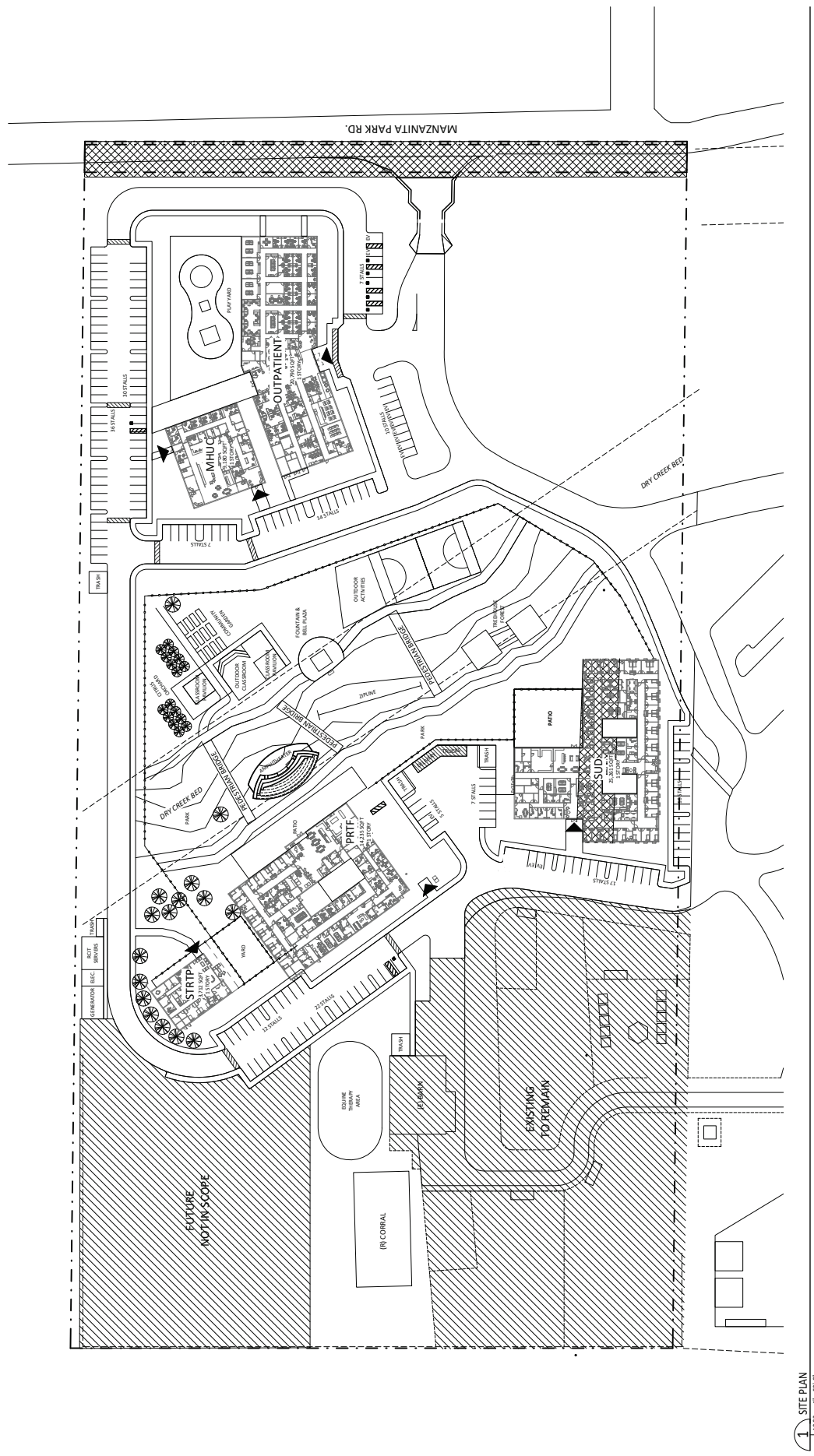
DRAFT UNTIL ADOPTED

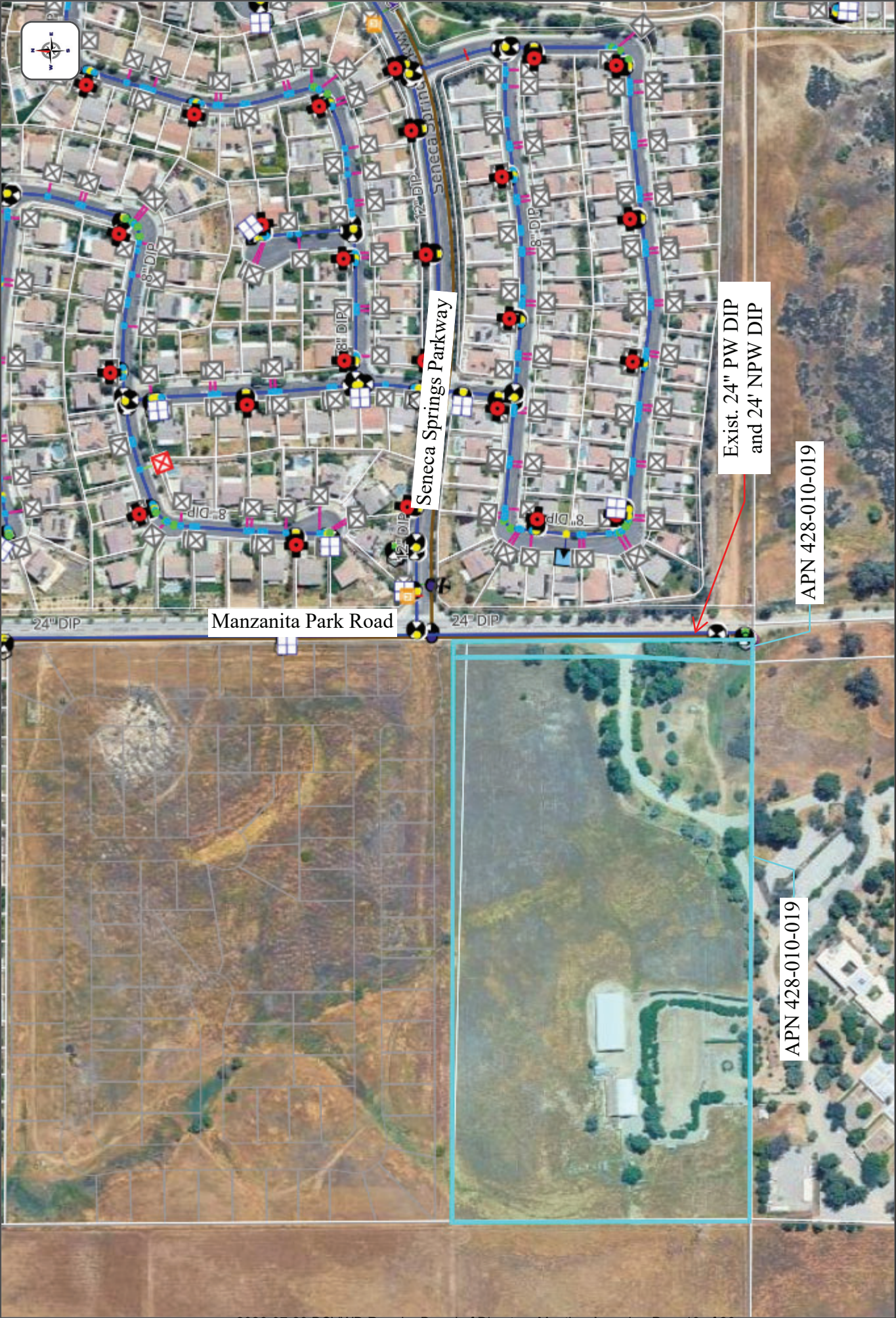
DRAFT UNTIL ADOPTED

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

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

Attachment: Exhibit A – Map Book 428, Page 01





Attachment 4 - RUHS Beaumont Youth Wellness Village 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: Amy McCann	Contact Phone # [REDACTED]
Mailing Address: [REDACTED]	Fax #: [REDACTED]
City: [REDACTED]	E-mail: [REDACTED]
State & Zip: [REDACTED]	
Service Address: 14700 Manzanita Park Road	
Assessor's Parcel Number (APN), Tract Map No. Parcel Map No.: 428-010-019 and 428-010-020	
Project Type: ☐ Single-Family ☐ Multi-Family ☐ Commercial/Industrial ☐ Minor Subdivision (5 lots or less) ☐ Major subdivision (6+ lots) ☒ Other	
Site Map Attached: ☒ Yes ☐ No	

The letter should be delivered to:

Recipient: Ben Rosenfeld, [REDACTED] Kyle Koivuniemi, [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 Amy McCann

4/29/2026
Date



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

Item 4

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: Update: Beaumont Master Drainage Plan Line 16 Grand Avenue Project

Staff Recommendation

Receive and file the Beaumont Master Drainage Plan (MDP) Line 16 Storm Drain Project update.

Executive Summary

In January 2023, District staff provided the Board of Directors with construction updates regarding the Beaumont Master Drainage Plan (MDP) Line 16 Storm Drain Project and the associated Grand Avenue Pipeline Replacement Project. Since those updates were presented, construction of the MDP Line 16 storm drain improvements, the District's Grand Avenue pipeline replacement projects, and the associated pavement restoration have all been completed. The MDP Line 16 storm drain is currently operational and has successfully conveyed stormwater runoff to the District's Noble Creek Recharge Facility (NCRF) Phase II, where stormwater conveyed by the MDP Line 16 system is directed into the District's Noble Creek Recharge Facility Phase II ponds. Since 2022, the District has recharged approximately 48,200 acre-feet of imported water received through the California State Water Project (SWP) within the Noble Creek Recharge Facilities. Continuous recharge operations have provided significant groundwater replenishment benefits while maximizing the beneficial use of available imported water supplies. This quantity of water available over the past three (3) years has limited the ability to implement the final improvements needed for the stormwater capture component to be fully implemented. Installation of permanent flow monitoring equipment will ultimately allow District staff to accurately measure future stormwater inflows conveyed by the MDP Line 16 system.

Although the primary construction associated with the project has been completed, various operational improvements remain, including the installation of permanent flow monitoring equipment, instrumentation vaults for data collection, and the maintenance catwalk adjacent to the Pond 4 emergency overflow structure. District staff has intentionally deferred construction of these remaining improvements because the recharge facilities have remained in nearly continuous operation since completion of the project. Completing these improvements would require portions of the recharge facilities to be temporarily removed from service, reducing the District's ability to maximize groundwater recharge. District staff intends to complete the remaining improvements during a future period when recharge operations can be temporarily suspended with minimal operational impacts.

This item is presented to provide the Board of Directors with an update regarding the overall status of the MDP Line 16 Project and the remaining work anticipated to fully complete the operational improvements.



Background

The Beaumont Master Drainage Plan Line 16 Project is a cooperative project between the Beaumont-Cherry Valley Water District (District) and the Riverside County Flood Control and Water Conservation District (RCFC&WCD). The project was developed to improve stormwater conveyance within the Cherry Valley area while simultaneously increasing local groundwater recharge through the District's Noble Creek Recharge Facility (NCRF) Phase II. The completed project includes approximately 6,600 linear feet of reinforced concrete storm drain ranging from 24-inch to 84-inch diameter, multiple catch basins, inlet and outlet structures, emergency overflow facilities, and improvements within the District's recharge ponds. The project was originally anticipated to capture as much as approximately 500 acre-feet of local stormwater annually while improving groundwater recharge and reducing reliance on imported water supplies.

District staff previously provided construction updates to the Board of Directors in 2023, during which construction of both the MDP Line 16 storm drain and the associated Grand Avenue pipeline replacement projects were substantially complete, with several improvements still under construction. At that time, remaining work generally consisted of completion of the outlet structures, spillways, canal gates, and pavement improvements.

Since those updates were presented, construction of the District's associated Grand Avenue pipeline replacement projects, pavement restoration, and the primary MDP Line 16 storm drain improvements have all been completed. The Board has subsequently accepted the completion of the District's pipeline replacement projects and associated pavement restoration through separate Notices of Completion.

Discussion

The MDP Line 16 Storm Drain is currently operational and has successfully conveyed stormwater runoff into the District's Noble Creek Recharge Facility (NCRF) Phase II during storm events since completion of the primary improvements. Although the District has observed stormwater entering the recharge facilities through the MDP Line 16 system, the volume of stormwater captured cannot presently be quantified because permanent flow monitoring equipment has not yet been installed. Separately, since 2022, the District has recharged approximately 48,200 acre-feet of imported water received through the California State Water Project (SWP) at the Noble Creek Recharge Facilities. The District's ability to continuously recharge available imported water has provided substantial groundwater replenishment benefits.

Although the primary construction associated with the MDP Line 16 Project has been completed, District staff anticipates multiple remaining improvements that will further enhance the District's ability to monitor and operate the facility. These improvements primarily consist of operational instrumentation and safety enhancements rather than major civil construction.

Remaining anticipated improvements include:

- Installation of flow monitoring devices within the MDP Line 16 storm drain to accurately quantify stormwater inflows to the Noble Creek Recharge Facility Phase II, allowing the District to measure stormwater captured through the MDP Line 16 Project.



- Installation of flow monitoring devices at the discharge locations from the Noble Creek Recharge Facility Phase II ponds to quantify water discharged to Noble Creek. Staff anticipates some permanent discharge monitoring infrastructure will be added.
- Construction of instrumentation vaults to house data collection equipment and communications infrastructure associated with the inflow and outflow monitoring systems.
- Installation of pond transfer vaults (or boxes) and slide gates to allow the flow of water from upper ponds to lower ponds without the use of emergency spillways.
- Construction of the planned maintenance catwalk adjacent to the emergency overflow structure at Pond 4 to improve long-term access and maintenance activities.

District staff has intentionally deferred construction of these remaining improvements because the Noble Creek Recharge Facilities have remained in nearly continuous operation since completion of the project. Temporarily removing portions of the facilities from service to complete these improvements would reduce the District's ability to recharge available water supplies and the need to recharge this water was critical due to the prior period (2020-2022) being a substantial drought. District staff intends to complete these remaining improvements during a future period when recharge operations can be temporarily suspended with minimal operational impacts. It is anticipated that recharge activities will be paused sometime around the end of August which will allow Staff the opportunity to commence completion of the listed improvements.

Once completed, the additional monitoring infrastructure will provide valuable operational data regarding stormwater inflows conveyed through the MDP Line 16 system, groundwater recharge performance, and discharges from the recharge facilities. This information will assist District staff in evaluating facility performance, documenting recharge operations, supporting future water resource planning efforts, and quantifying the volume of stormwater recharged through the Noble Creek Recharge Facilities. District staff intends to utilize this information in future discussions with the Beaumont Basin Watermaster to support recognition and credit for stormwater recharge occurring within the Beaumont Groundwater Basin.

Fiscal Impact

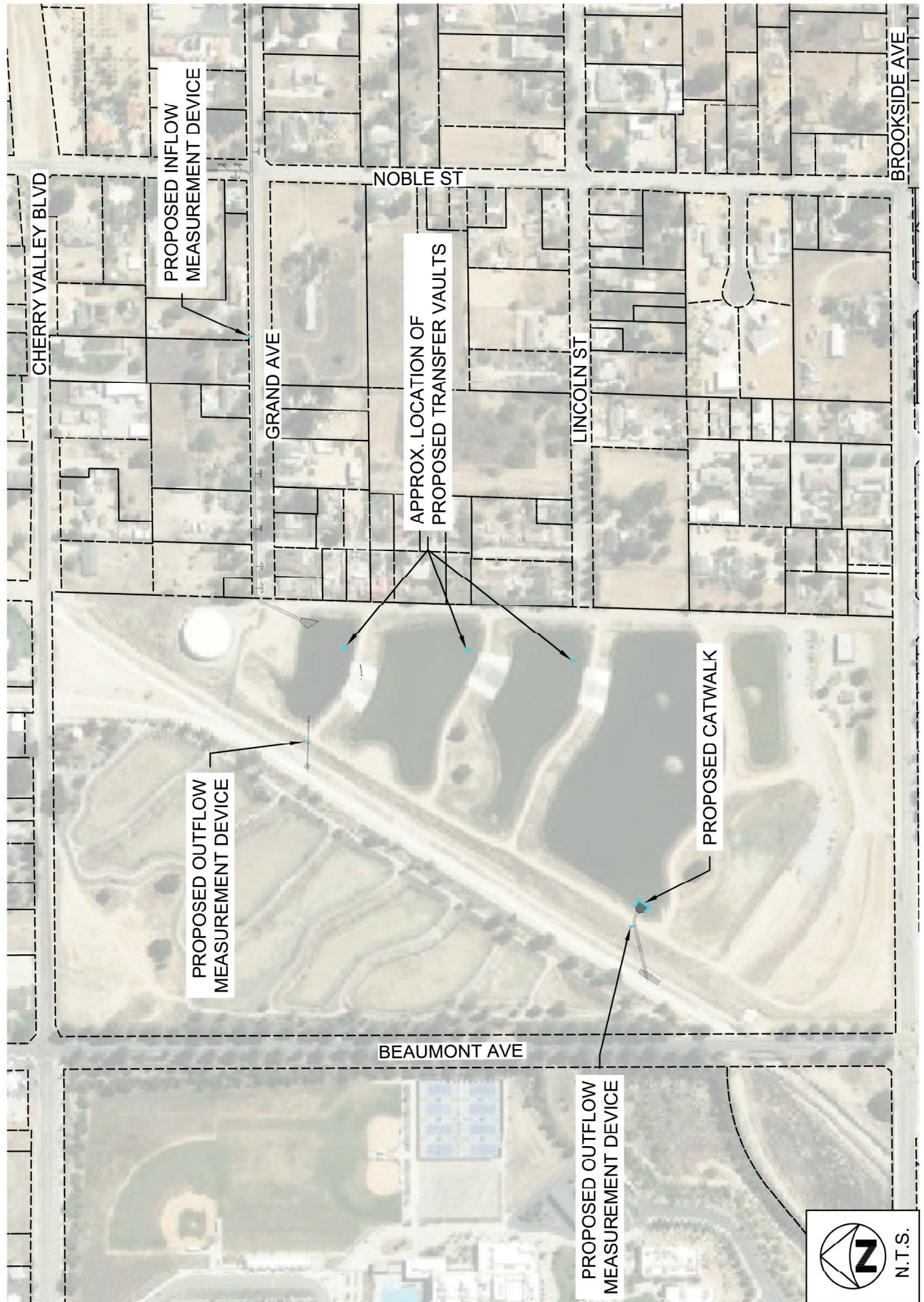
This item is presented for informational purposes only and no Board action is requested. The remaining improvements discussed above are anticipated to be completed under future maintenance or capital improvement activities when recharge operations can be temporarily suspended. Any future funding requests, if necessary, will be presented to the Board of Directors as part of a separate agenda item.

Attachments

1. MDP Line 16 Project Status Exhibit

Staff Report prepared by Evan Ward, Associate Civil Engineer I

Attachment 1 - MDP Line 16 Project Status Exhibit





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

Item 5

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: **Authorize Funding for Replacement Pumping Equipment for Well 1A from the Well 1A Capital Improvement Project**

Staff Recommendation

Approve a budget for replacement of the Well 1 pumping equipment, for installation into the new Well 1A facility, in an amount not to exceed \$300,958, to be funded from the budgeted Well 1A Capital Improvement Project (Project No. W-2750-005), and authorize the General Manager to execute all necessary documents to complete the work.

Executive Summary

On July 8, 2026, the Board approved revisions to the Well 25 rehabilitation project and directed staff to return with the final cost for replacement of the Well 1 pumping equipment once contractor pricing was available. The replacement equipment will be installed in the newly constructed Well 1A facility.

Staff recommends revising rehabilitation project to the repairs related to Well 25 and to approve additional funding as part of the Well 25 and Well 1A rehabilitation funding the replacement pumping equipment through the budgeted Well 1A Capital Improvement Project (Project No. W-2750-005), thereby aligning the cost of the permanent pumping equipment with the planned capital replacement project.

Background

On April 23, 2026, the Board authorized a contract with General Pump Company for removal, inspection and rehabilitation of the Well 25 and Well 1 pumping equipment.

Following removal and inspection, General Pump Company determined that the condition of the Well 1 pumping equipment was substantially worse than anticipated and that replacement of the major downhole components represented the most reliable and cost-effective long-term solution. At its July 8, 2026 meeting, the Board approved modifications to the Well 25 rehabilitation project and directed staff to return with the final cost for replacement of the Well 1 pumping equipment once contractor pricing became available.

Discussion

Inspection of the Well 1 pumping equipment confirmed that the existing column pipe, line shaft, oil tube, bowl assembly and related downhole components have reached the end of their useful service life and are not suitable for rehabilitation.

The replacement pumping equipment will be installed into the newly constructed Well 1A facility. Work includes installation of a bentonite gravel plug of approximately 100 feet to emulate the constructed depth of Well 2A which currently has a Chromium VI level of 7.2 to 7.7 ppb. Funding



this work through the previously approved Well 1A Capital Improvement Project appropriately assigns the cost of the permanent pumping equipment to the capital asset it will serve, and supports the District's Chromium VI avoidance strategy.

Completion of this work will allow installation of the pumping equipment into Well 1A and support bringing the well into service as part of the District's overall Chromium VI compliance strategy. As previously discussed with the Board, Well 1A is expected to initially discharge into the District's non-potable system while staff evaluates long-term water quality performance. This phased approach provides operational flexibility while supporting implementation of the District's capital improvement program.

Fiscal Impact

Table 1
Well 1A Equipping Cost with Bentonite Plug and 10% Contingency

Original Rehabilitation Budget for Well 25 and Well 1	Original Source of Funding	Revised Source of Funding	Total CIP Project Budget (Including Equipping)
\$335,000	Included in the Well 25 and Well 1 repair cost	Capital Improvement Project No. W-2750-005	\$3,609,100
Well 1A Equipping (complete)			\$273,597.50
10 percent contingency			\$27,359.75
Total Well 1A equipping cost (Rounded)			\$300,958

The total cost to complete the Well 1A equipping project, including replacement pumping equipment, installation of the bentonite plug, startup, testing, and a 10 percent contingency is \$300,958 (rounded).

Funding is available within the previously approved Well 1A Capital Improvement Project (Project No. W-2750-005), which includes construction and equipping of the new Well 1A production facility. No additional appropriation is required beyond the requested allocation within the approved project budget.

Approval of this request will provide sufficient funding to complete installation of the permanent pumping equipment, improve long-term operational reliability, and place Well 1A into service in accordance with the District's capital improvement and Chromium VI mitigation strategies.

Staff Report prepared by James Bean, Director of Operations