



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, August 27, 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 – AUGUST 27, 2026

Call to Order: President Williams

Pledge of Allegiance: Director Hoffman

Invocation: Director Ramirez

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

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

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 a Will-Serve Letter for a Proposed Single-Family Residence on the west side of Cherry Avenue, north of Antonell Court, on Riverside County Assessor's Parcel Number (APN) 415-091-012 in the City of Beaumont (pages 5 - 10)**
- 3. Request for Extension of Will-Serve Letter for Proposed RV Storage Facility Located on Riverside County Assessor's Parcel Number (APN) 403-220-014 at the Northwest Corner of Beaumont Avenue and Cherry Valley Boulevard in the Community of Cherry Valley (pages 11 - 22)**

4. **California Environmental Quality Act Notice of Exemption for the P-3620-0016 Pipeline Replacement Project within Assessor's Parcel Numbers (APNs) 401-190-047 and 401-190-012 and within the Avenida Miravilla right-of-way in the Community of Cherry Valley** (*continued from August 12, 2026*) (pages 23 - 47)
5. **California Environmental Quality Act Notice of Exemption for the S-2750-0001 Service Replacements Project** (pages 48 - 55)
6. **California Environmental Quality Act (CEQA) Notice of Exemption for the Construction of Well 30 Project at the Southeast Corner of Beaumont Avenue and Cherry Valley Boulevard in the community of Cherry Valley** (pages 56 - 92)
7. **Update: Beaumont Master Drainage Plan Line 16 Grand Avenue Project and Noble Creek Recharge Facility** (pages 93 - 95)

8. 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	

9. Announcements

Check the meeting agenda for location and potential teleconference information.

- Finance & Audit Committee meeting: Thursday, Sept. 3 at 3:00 p.m.
- District offices will be closed on Monday, Sept. 7 in observance of Labor Day
- Regular Board Meeting: Wednesday, Sept. 9 at 6:00 p.m.
- Personnel Committee: Tuesday, ~~Sept. 15~~ at 4:30 p.m. POSTPONED to Sept. 22
- San Geronio Pass Regional Water Alliance: Wednesday, Sept. 23 at 5:00 p.m.
- Engineering Workshop: Thursday, Sept. 24 at 6:00 p.m.

10. Closed Session

- a) CONFERENCE WITH LABOR NEGOTIATORS
Government Code Section 54957.6
District designated representative: Dan Jagers, General Manager
Employee organization: BVCWD 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 Jagers 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

11. Report on Action Taken During Closed Session

12. 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
August 27, 2026**

Item 2

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: Request for a Will-Serve Letter for a Proposed Single-Family Residence on the west side of Cherry Avenue, north of Antonell Court, on APN 415-091-012 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 (APN) 415-091-012, within the City of Beaumont on the west side of Cherry Avenue, north of Antonell Court, and:

- A. Approve the Application for Water Service and furnish a *Will-Serve Letter* with conditions as enumerated herein; or
- B. Deny the Application for Water Service.

Executive Summary

The Applicant, Celeste Salazar, requests a *Will-Serve Letter* for a proposed single-family residence to be constructed on Riverside County Assessor's Parcel Number (APN) 415-091-012 at 1292 Cherry Avenue in the City of Beaumont. The Project is located on the west side of Cherry Avenue, north of Antonell Court, within the District's 2750 Pressure Zone (PZ) and existing service boundary.

The proposed Project consists of one single-family residence with an attached two-car garage. Based on the proposed residential use, District staff estimates the potable water demand to be approximately one (1) Equivalent Dwelling Unit (EDU), or 440 gallons per day (GPD).

There is an existing 24-inch ductile iron pipe (DIP) potable water main within Cherry Avenue adjacent to the Project parcel, which is served from the District's 2750 PZ and may serve the proposed Project. Because the property is located within the District's existing service boundary, annexation into the District and preparation of a Plan of Service are not required.

Table 1, below, provides a summary of the proposed Project.

Table 1 – Project Summary

Applicant	Celeste Salazar
Owner / Developer	Celeste Salazar
Development Type	Single-Family Residential
Development Name	APN 415-091-012
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 single-family residence on APN 415-091-012 at 1292 Cherry Avenue in the City of Beaumont (see Attachment 1 – APN 415-091-012 Location Map). The parcel is located on the west side of Cherry Avenue, north of Antonell Court, within the District's existing service boundary.

The proposed Project consists of one single-family residential dwelling with an attached two-car garage (see Attachment 2 – APN 415-091-012 Site Plan). No landscape irrigation water demand is proposed. Based on the proposed development, District staff estimates the potable water demand to be approximately one (1) EDU, equivalent to approximately 440 GPD.

There is an existing 24-inch DIP potable water main within Cherry Avenue adjacent to the Project parcel. The existing water main is served from the District's 2750 PZ and may serve the proposed Project.

The Applicant submitted a Will-Serve Letter Application to the District requesting water service for the proposed development (see Attachment 3 – APN 415-091-012 Will-Serve Letter Application).

Discussion

District staff reviewed the proposed development to determine the availability of potable water service. An existing 24-inch DIP potable water main is located within Cherry Avenue adjacent to the Project parcel and may serve the proposed single-family residence. The existing pipeline is within the District's 2750 PZ. The estimated total water demand for the Project is therefore approximately 1.0 EDU for domestic potable water service.

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.

Consistent with the District's Rules and Regulations, the Applicant will be responsible for payment of all applicable fees associated with the Project, including residential front-footage fees for existing District facilities along the property frontage, Capacity Charges, meter installation fees, and any other applicable fees and deposits in effect at the time water 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. The Applicant will remain responsible for satisfying all applicable District requirements and securing all necessary approvals from the City of Beaumont prior to receiving permanent water service.

Conditions of Development

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. If applicable, 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

No negative fiscal impact to the District is anticipated. All applicable fees, deposits, capacity charges, construction costs, and other charges associated with providing water service to the Project will be paid by the Applicant.

Attachments

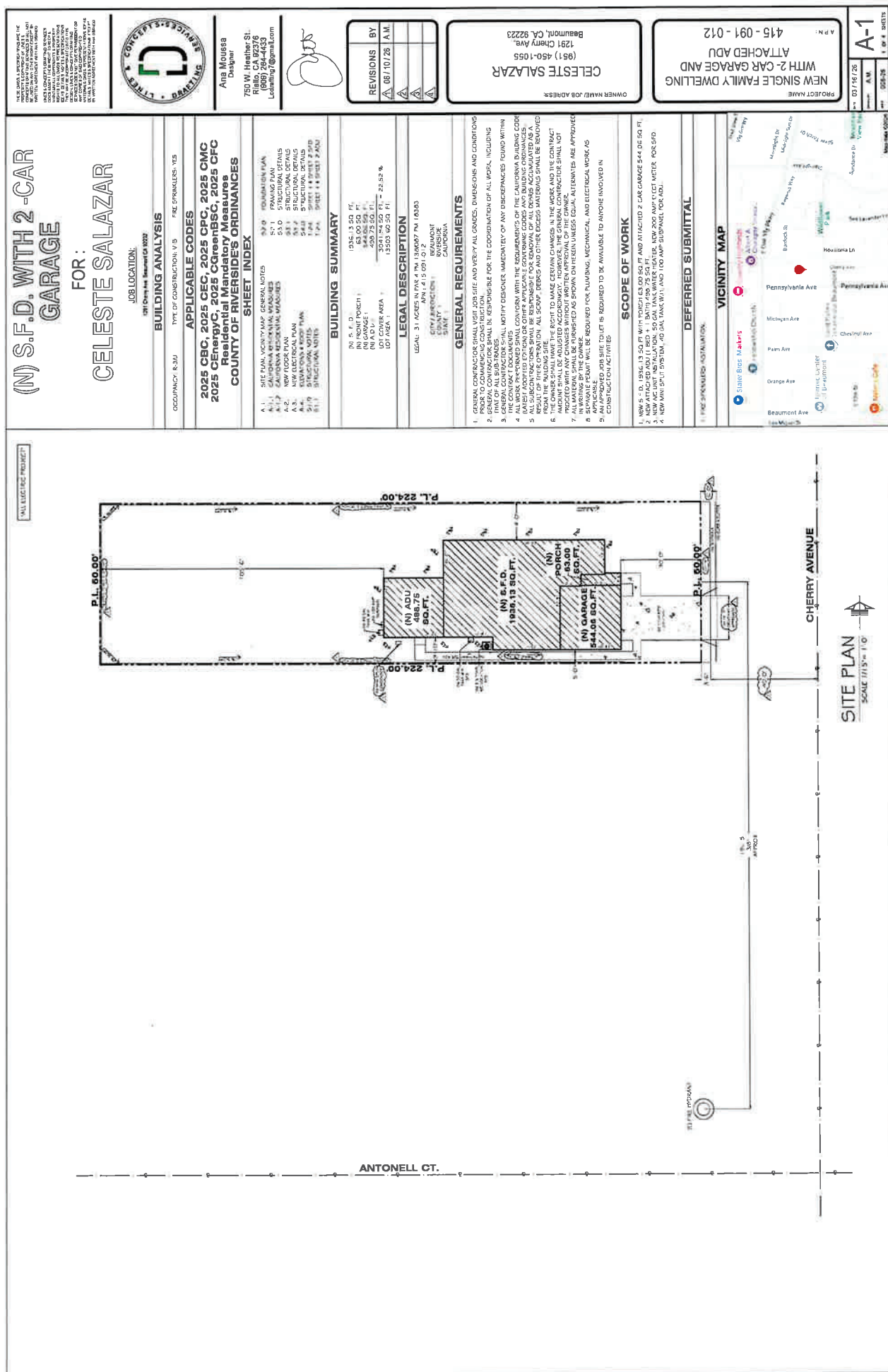
1. APN 415-091-012 Location Map
2. APN 415-091-012 Site Plan
3. APN 415-091-012 Will-Serve Letter Application

415091012

Staff Report prepared by Evan Ward, Associate Civil Engineer I

Attachment 1 - APN 415-091-012 Location Map





Attachment 3 - APN 415-091-012 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>Celeste Salazar</u>		Contact Phone #: <u>[REDACTED]</u>
Mailing Address: <u>[REDACTED]</u>		Fax #: <u>[REDACTED]</u>
City: <u>[REDACTED]</u>		E-mail: <u>[REDACTED]</u>
State & Zip: <u>[REDACTED]</u>		
Service Address: 1292 Cherry Ave		
Assessor's Parcel Number (APN), Tract Map No. Parcel Map No.: 415-091-012		
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: _____ _____ _____
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

07/23/26
Date



**Beaumont-Cherry Valley Water District
Regular Board Meeting
August 27, 2026**

Item 3

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: Request for Extension of Will-Serve Letter for Proposed RV Storage Facility Located on Riverside County Assessor's Parcel Number (APN) 403-220-014 at the Northwest Corner of Beaumont Avenue and Cherry Valley Boulevard in the Community of Cherry Valley

Staff Recommendation

Consider the request for an Extension of the previously approved *Will-Serve Letter* for the proposed recreational vehicle (RV) storage facility located on Riverside County Assessor's Parcel Number (APN) 403-220-014 at the northwest corner of Beaumont Avenue and Cherry Valley Boulevard in the Community of Cherry Valley, subject to payment of all applicable District deposits and fees and securing all required approvals from the County of Riverside, and:

- A. Approve the Application and furnish an Extension of the *Will-Serve Letter* subject to the conditions enumerated herein; or
- B. Deny the Application for Extension of the *Will-Serve Letter*.

Executive Summary

The Applicant, Mark Weaver (on behalf of CV Acres, LLC), has requested an extension of the previously approved *Will-Serve Letter* associated with a proposed recreational vehicle (RV) storage facility located on APN 403-220-014 at the northwest corner of Beaumont Avenue and Cherry Valley Boulevard in the Community of Cherry Valley. The approximately 6.4-acre property is located within the District's existing service boundary.

The Board of Directors originally approved a *Will-Serve Letter* for the Project on September 26, 2023. The approved Project proposed an open-layout RV storage facility with no occupied building structures and requested water service for landscape irrigation and fire protection purposes only. No potable domestic water demand was identified as part of the Project. The original *Will-Serve Letter* expired on September 26, 2024. No administrative extension was granted by the General Manager prior to expiration.

The Applicant is requesting an extension of the previously approved *Will-Serve Letter* to allow additional time to complete the required planning, entitlement, and development activities associated with the Project. Based upon the information currently available to District staff, the proposed Project remains substantially consistent with the development previously considered by the Board, and the conditions of service remain generally unchanged.

A summary of the Project is provided in Table 1, below.



Table 1 – Project Summary

Applicant	Mark Weaver (CV Acres, LLC)
Owner / Developer	CV Acres, LLC
Development Type	Commercial / Industrial
Development Name	Beaumont RV Storage Facility
Annexation Required (Yes/No)	No
Estimated Domestic Water Consumption	0.0 EDUs
Estimated Irrigation Water Consumption ¹	1.0 EDU
Total Estimated Water Consumption	1.0 EDU

1. The estimated irrigation water demand is less than 1 EDU; however, the minimum estimated water consumption is 1 EDU.

Background

The Applicant originally requested water service from the District on July 6, 2023, on behalf of the Project owner, CV Acres, LLC. The proposed Project consists of an approximately 6.4-acre open-layout RV storage facility located on APN 403-220-014 at the northwest corner of Beaumont Avenue and Cherry Valley Boulevard in the Community of Cherry Valley.

The Project site is located within the District's existing service boundary. Existing District potable water facilities are located adjacent to the property, including a 10-inch steel waterline within Beaumont Avenue and an 8-inch ductile iron waterline within Cherry Valley Boulevard. Both facilities are located within the District's 3040 Pressure Zone (PZ).

The Applicant previously identified that the Project would not require potable domestic water service and would require water service only for landscape irrigation and fire protection. The Applicant provided an estimated irrigation demand of approximately 0.28 acre-feet per year, equivalent to approximately 91,613 gallons per year or 251 gallons per day (GPD).

On September 26, 2023, the Board of Directors approved the Applicant's request for a *Will-Serve Letter* subject to the conditions identified by the District. The original approval identified a total Project demand of 1.0 EDU based upon the District methodology in effect at that time.

Since the original Board approval, the District has updated its capacity charge methodology. The District's current methodology defines one Equivalent Dwelling Unit (EDU) as 440 GPD. Applying the current conversion factor to the previously identified irrigation demand of 251 GPD results in an estimated demand of approximately 0.6 EDU. The underlying estimated Project water demand has not changed; only the EDU conversion has been updated to reflect the District's current methodology.

Since issuance of the original *Will-Serve Letter*, the Applicant has continued to pursue the necessary planning and development approvals for the Project and has requested an extension to allow additional time to complete the development process. District staff is not aware of any



substantive changes to the proposed development that would materially affect the water demand estimates or conditions of service identified herein.

Discussion

District staff has reviewed the Applicant's request for an extension of the previously approved Will-Serve Letter. Based upon the information currently available, the Project remains substantially consistent with the development previously approved by the Board.

The Project continues to propose an open-layout RV storage facility without occupied building structures requiring domestic water service. Water service is anticipated for landscape irrigation and fire protection purposes only. The previously provided landscape plans identified approximately 5,822 square feet of landscaped area and an estimated irrigation demand of approximately 251 GPD.

Using the District's current capacity charge methodology of 440 GPD per EDU, the Project's estimated irrigation demand is equivalent to approximately 0.6 EDU. The estimated water demand is summarized below.

Table 2 – Estimated Water Consumption

Demand	Estimated Consumption (GPD)	Estimated Consumption (EDUs)
Potable Domestic Water	0	0.0
Potable Irrigation Water ¹	251	1.0
Total Water Consumption	251	1.0

1. The minimum Equivalent Dwelling Unit is 1 EDU.

The Project is located in an area where District non-potable water service is not presently available or planned; therefore, irrigation demand is proposed to be served from the District's potable water system.

Existing District facilities include a 10-inch steel potable waterline within Beaumont Avenue and an 8-inch ductile iron potable waterline within Cherry Valley Boulevard, both located within the District's 3040 PZ. Final service connection locations and meter sizing will be determined during the service connection and plan review process in accordance with District requirements.

Fire flow requirements will be determined by the applicable fire authority and will dictate the actual fire suppression requirements for the Project. The Applicant will be responsible for installation of the necessary fire service connection(s) and any additional improvements required to satisfy applicable fire flow requirements.

Upon approval of the extension and completion of the service process, the Applicant shall pay all applicable District deposits and fees in effect at the time service is requested, including, but not limited to, applicable water capacity charges, meter charges, frontage fees, construction and inspection costs, and other applicable District charges. The Applicant will also be responsible for any additional storage requirements associated with Project demands in excess of the District's baseline fire flow criteria, as applicable under District policy.



The Applicant will continue to be required to obtain all applicable approvals from the County of Riverside and comply with all current District requirements prior to receiving permanent water service.

Conditions of Development

Prior to final Project development and receipt of water service, the following conditions shall apply:

1. The Applicant shall conform to all District requirements (including the current Regulations Governing Water Service) and/or all County of Riverside requirements.
2. The Applicant will be required to install a fire service connection(s) to support the County of Riverside Fire Department's requirement for off-site and/or on-site fire suppression.
3. The Applicant shall prepare and submit all water service connection plans and/or exhibits required by the District for review and approval. The Applicant shall be responsible for the design and construction of all required irrigation, fire service, backflow prevention, and associated water service facilities.
4. The Applicant will be required to pay for additional storage associated with the Project's volumetric water requirements exceeding the District's baseline fire flow demand of 1,000 gallons per minute (GPM) for two hours, in accordance with District policy, as applicable.
5. The Applicant shall pay all applicable District deposits, fees, capacity charges, meter charges, frontage fees, construction and inspection costs, and other charges in effect at the time water service is requested.
6. The District reserves the right to review annual consumption data (water consumption audit) and adjust the Applicant capacity charges (at final buildout of the project and when project facilities are fully utilized) for any amount greater than 1.0 EDU: 0.0 EDUs for the potable domestic demand, and 1.0 EDU for the irrigation demand (served from the potable water system).
7. In the event the Applicant constructs additional facilities, expands the Project, changes the use of the property, or otherwise modifies the Project in a manner that results in additional water demand, the Applicant shall submit the proposed change to the District for review and may be required to obtain additional Board approval, upgrade the water service facilities, and pay all additional applicable capacity charges and fees.
8. To minimize irrigation water consumption, the Applicant shall conform to all applicable County of Riverside water-efficient landscape requirements and the following:
 - a. Landscaped areas which have turf, shall utilize "smart irrigation controllers" which use Evapotranspiration (ET) data to automatically control the watering. Systems shall include 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 utilize drip or bubbler type.



- c. The District will provide service so long as landscape areas are not installed with, converted to, or modified to non-functional turf.

Fiscal Impact

No negative fiscal impact to the District is anticipated. All applicable fees, deposits, capacity charges, construction costs, inspection costs, and other charges associated with providing water service to the Project will be paid by the Applicant.

Attachments

1. APN 403-220-014 Location Map
2. APN 403-220-014 Plot Plan
3. APN 403-220-014 Will-Serve Letter Application
4. Will-Serve Request from Applicant (Email)
5. September 26, 2023 – Project Will-Serve Request Staff Report

403220014

Staff Report prepared by Evan Ward, Associate Civil Engineer I

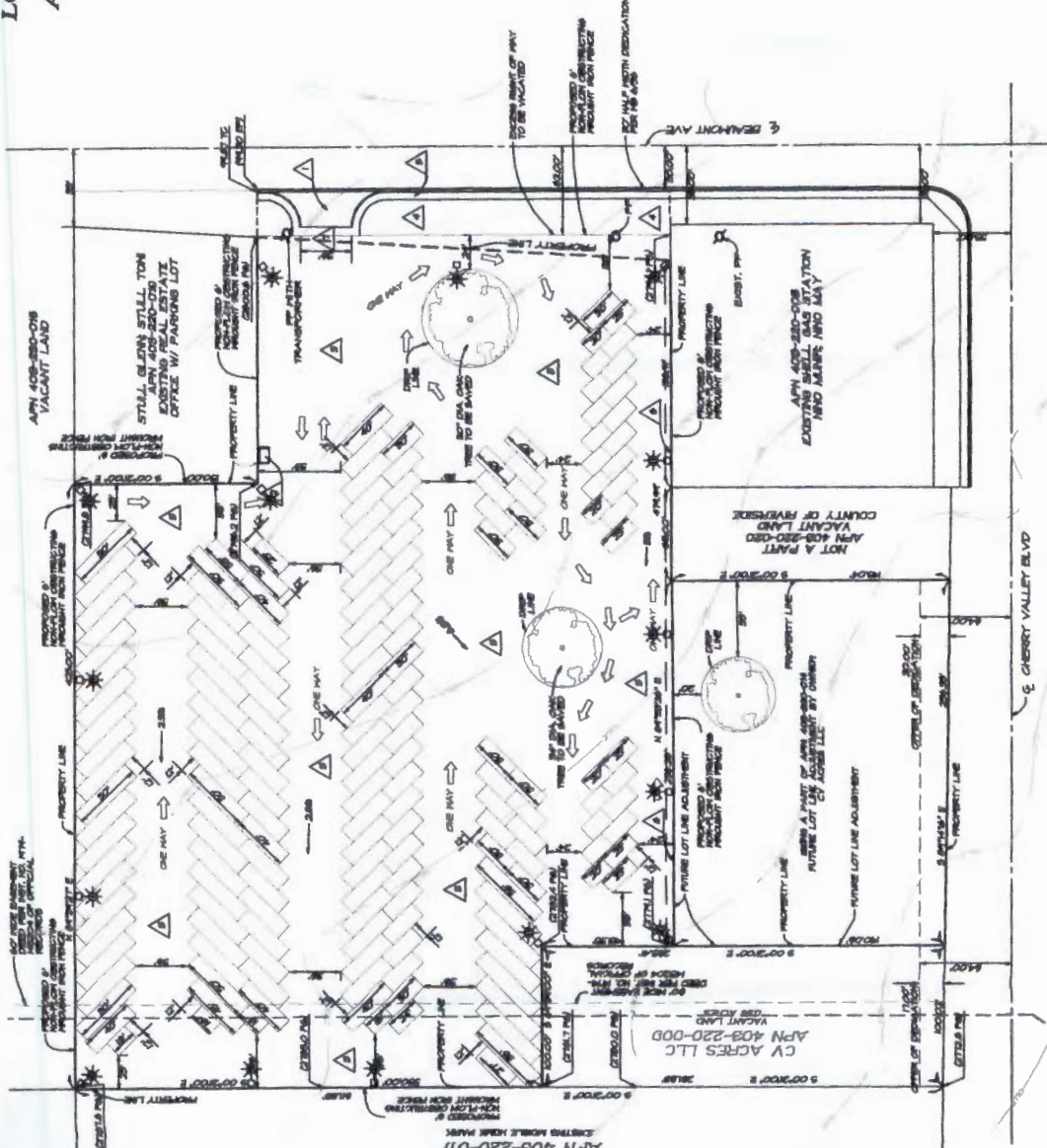
Attachment 1 - APN 403-220-014 Location Map



PLOT PLAN
LOT 4 OF BLOCK 6
PER MB 636
APN 403-220-014

SHEET DATA
SHEET 1 OF 2 - COVER SHEET
SHEET 2 OF 2 - PLOT PLAN

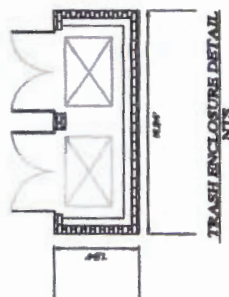
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LEGEND
- POWER POLE
- LIGHTS NO. 1000 PER
COUNT STANDARDS
- LANDSCAPING PER SEPARATE PERMIT

CONSTRUCTION NOTES:

- 1. PROPOSED DRIVEWAY ENTRANCE AND EXIT PER COUNTY STANDARDS
- 2. PROPOSED TRASH ENCLOSURE PER COUNTY OF RIVERSIDE DEPARTMENT OF WASTE RESOURCES SEE DETAIL SHEET 2
- 3. PLACE 4" OF GRAVEL ON TOP OF COMPACTED NATIVE SOIL
- 4. LANDSCAPING PER SEPARATE PERMIT
- 5. STREET IMPROVEMENTS PER SEPARATE PERMIT
- 6. INSTALL 4" DEEP X 8" WIDE INFILTRATION TRENCH PER MBP
- 7. INSTALL ELECTRONIC GATE WITH KNOX BOX LOCATED ON EAST SIDE



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Attachment 3 - APN 403-220-014 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: MARK WEAVER	Contact Phone # [REDACTED]
Mailing Address: [REDACTED]	Fax #: [REDACTED]
City: [REDACTED]	E-mail: [REDACTED]
State & Zip: [REDACTED]	
Service Address: BEAUMONT AVE AND CHERRY VALLEY BLVD	
Assessor's Parcel Number (APN), Tract Map No. Parcel Map No.: 403-220-014	
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: <u>MARK WEAVER</u> _____ _____
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

7-6-2023
Date

Attachment 4 - Will-Serve Request from Applicant (Email)

From: sol alejos [REDACTED]
Sent: Tuesday, June 9, 2026 4:12 PM
To: Swanson, Mark (BCVWD) [REDACTED]
Subject: *EXTERNAL*APN 403-220-014

CAUTION: Exercise caution with external emails. Verify sender authenticity before interacting, clicking links, or opening attachments. Forward suspicious emails to BCVWD internal spam check for verification.

Good Afternoon,

Mark Weaver asked me to reach out regarding the Will Serve letter for the proposed RV storage facility on Beaumont Avenue, APN 403-220-014. We would like to know whether it is possible to renew the letter and, if so, what information or documentation may be required to proceed.

Thank you.



Beaumont-Cherry Valley Water District
Regular Board Meeting
September 26, 2023

Item 5

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: Request for Will Serve Letter for RV Storage Facility, Riverside County Assessor's Parcel No. 403-220-014 (Corner of Beaumont Avenue and Cherry Valley Boulevard, in the Community of Cherry Valley)

Staff Recommendation

Consider the request for water service for a property located at the corner of Beaumont Avenue and Cherry Valley Boulevard, identified as **Riverside County Assessor's Parcel No. (APN) 403-220-014**, within the community of Cherry Valley, subject to payment of all fees to the District and securing all approvals from the City of Beaumont and:

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

Executive Summary

The Applicant, Mark Weaver, has requested irrigation water service from the District for a proposed recreational vehicle (RV) storage facility to be constructed on an existing 6.4-acre parcel of land located at the northwest corner of Beaumont Avenue and Cherry Valley Boulevard. This parcel is within the District's service boundary.

Table 1 – Project Summary

Applicant	Mark Weaver (CV Acres, LLC)
Owner / Developer	CV Acres, LLC
Development Type	Commercial/Industrial
Development Name	RV Storage Facility
Annexation Required (Yes/No)	No
Estimated Domestic Consumption	0.0 EDU
Estimated Irrigation Water Consumption	1.0 EDU
Total Estimated Water Consumption	1.0 EDU

Background

The Applicant requested water service from the District on July 6, 2023, on behalf of the Project owner: CV Acres, LLC. The proposed Project (RV Storage Facility), located at APN 403-220-014, is estimated to be a 6.4-acre open-layout RV storage facility with no building structures on the property (See Attachment 2 – Developer Plot & Landscape Plan). The District has existing domestic water main pipelines fronting the property: 10" steel (3040PZ) on Beaumont Avenue and 8" DIP (3040PZ) on Cherry Valley Boulevard.



Discussion

The Applicant has identified that no potable domestic water service is required; only a fire service connection and an irrigation water service is being requested. The Applicant provided estimated water consumption data on September 7, 2023, with the on-site landscaping totaling 0.28 acre-feet per year (91,613 gallons per year) or approximately 251 gallons per day (gpd).

TABLE 2: Estimated Water Consumption, Developer Provided

Demand	Est. Consumption (gpd)	Est. Consumption (EDUs)
Potable Domestic Water	0	0.0
Potable Irrigation Water	251	1.0
Total Consumption	251	1.0

District staff identifies that this Project is located in an area where there are no plans for development of the District's non-potable system, therefore the Applicant will be required to take service from the potable water system to meet the Project irrigation consumption.

Upon approval and completion of the service process, the Applicant shall pay all applicable District fees in effect at the time of application for service installation, including water capacity charges (facilities fees), meter fees, and property frontage fees. The Applicant will be required to pay for additional storage relating to the volumetric quantity of water required for the Project beyond baseline fire flow demands (1,000 gpm for 2 hours) per policy.

Final irrigation meter sizes will be determined by the Applicant. Fire flow requirements will be determined by the County of Riverside Fire Department and will dictate actual required fire suppression needs of the Project.

The Applicant will also be conditioned to secure final project approvals from the County of Riverside for the Project development prior to construction.

Conditions of Development

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

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

1. 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 demands (1,000 GPM for 2 hours) per District policy.
2. The Applicant will be required to install a fire service connection(s) to support the County of Riverside Fire Department's requirement for off-site and/or on-site fire suppression.
3. The District reserves the right to review annual consumption data (water consumption audit) and adjust the Applicant capacity charges (facilities fees) (at final buildout of the project and when project facilities are fully utilized) for any amount greater than 1.0 EDU:



0.0 EDU for the potable domestic demand, and 1.0 EDU for the irrigation demand (service from the potable water system).

4. In the event the Applicant constructs facilities which require additional water (i.e., expansion or change of use), the Applicant will be required to upgrade the service to facilitate the increased consumption requirements and pay additional capacity charges (facilities fees) related to these components.
5. To minimize irrigation consumption, the District requires the Applicant to conform to the County of Riverside Landscaping Ordinance which pertains 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 and shortly after rainfall, automatically determine watering schedule based on weather conditions, and not require seasonal monitoring changes. Other hard surfaces, 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. The District will provide service so long as landscape areas are not installed with, converted to, or modified to non-functioning turf.

Fiscal Impact

No negative fiscal impact to the District. All fees and deposits will be paid by the Applicant prior to providing service.

Attachments

1. Vicinity Map (N 403-220 014)
2. Developer Plot & Landscape Plan
3. Will Serve Request

Staff Report prepared by Inmar Shihab, Engineering Assistant



**Beaumont-Cherry Valley Water District
Regular Board Meeting
August 27, 2026**

Item 4

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: California Environmental Quality Act Notice of Exemption for the P-3620-0016 Pipeline Replacement Project within Assessor's Parcel Numbers (APNs) 401-190-047 and 401-190-012 and within the Avenida Miravilla right-of-way in the community of Cherry Valley

Staff Recommendation

- 1) Find that the P-3620-0016 Pipeline Replacement Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301 (Existing Facilities) and 15302(c) (Replacement or Reconstruction), and
 - a. Find that none of the exceptions identified in State CEQA Guidelines Section 15300.2 apply based on the record before the District, and
 - b. Direct staff to file a Notice of Exemption with the Riverside County Clerk-Recorder.

OR

- 2) Continue the item and direct staff as desired

Executive Summary

On July 8, 2026, the Board of Directors authorized an amendment to the District's 2026-2030 Capital Improvement Budget and the expenditure of up to \$101,000 for materials and pavement restoration and an additional \$70,200 for CEQA compliance and construction labor activities associated with the P-3620-0016 Pipeline Replacement Project.

The Project will replace approximately 964 LF of existing 4-inch steel water pipeline with new 4-inch ductile iron pipe and associated appurtenances within Assessor's Parcel Numbers (APNs) 401-190-047 and 401-190-012 and within the Avenida Miravilla right-of-way in the community of Cherry Valley.

On August 12, 2026, District staff presented the Notice of Exemption for the Project to the Board of Directors for consideration. During consideration of the item, the Board discussed the applicability of AB 52 Tribal Cultural Resources (AB 52). Upon recommendation of the General Manager, the Board tabled consideration of the Notice of Exemption to allow District staff the opportunity to provide further discussion regarding the applicability of AB 52 on projects eligible for consideration of a Notice of Exemption.

District staff evaluated the Project and determined that it qualifies for categorical exemptions under State CEQA Guidelines Sections 15301 (Existing Facilities) and 15302(c) (Replacement or Reconstruction). As presented at the August 12, 2026 Board Meeting, District staff has confirmed that AB 52 is not applicable to projects eligible for Notices of Exemption.



Background

The District continually evaluates the condition of its aging water distribution system and identifies pipeline replacement projects through its Capital Improvement Program to improve system reliability and reduce maintenance associated with deteriorating infrastructure.

Project No. P-3620-0016 was included in the District's 2026-2030 Capital Improvement Budget to replace an existing 4-inch steel water pipeline along APN 401-190-012 and within the Avenida Miravilla right-of-way. During further evaluation, District staff identified an additional adjacent segment of 4-inch steel pipeline within APN 401-190-047 that had also reached the end of its useful service life and should be replaced as part of the overall Project.

On August 12, 2026, District staff presented the Notice of Exemption for the project to the Board of Directors for consideration. During consideration, the Board discussed the applicability of AB 52 tribal consultation requirements and the potential for tribal cultural resources within the Project area. The Board tabled consideration of the Notice of Exemption to allow District staff additional time to evaluate these matters. Following the August 12 meeting, District staff further evaluated the applicable CEQA requirements and consulted with an environmental consultant regarding the applicability of AB 52, tribal cultural resource considerations, and the use of categorical exemptions for the Project. The results of this additional evaluation are discussed herein and further documented in the environmental review memorandum included as Attachment 3.

The Project includes:

- Replacement of approximately 363 LF of existing 4-inch steel pipeline within APN 401-190-047; and
- Replacement of approximately 601 LF of existing 4-inch steel pipeline within APN 401-190-012 and the Avenida Miravilla right-of-way.

Together, the proposed improvements total approximately 964 LF of replacement pipeline. The new 4-inch ductile iron pipeline will extend from just below the Fisher Regulator, a small subzone of the District's 3620 Pressure Zone, to Avenida Miravilla. The replacement work includes replacement/reconnection of service laterals to approximately four (4) homes that are already connected to the existing pipeline; these are existing customers and do not represent new service connections or additional water demand.

The existing pipeline has reached the end of its useful service life. Replacing the pipeline will improve water system reliability, reduce the potential for emergency repairs, and maintain water service to existing single-family residences in the area.

Construction will occur within an existing utility corridor, roadway, and areas with a documented history of agricultural, residential, roadway/access, and utility disturbance. The Project will not expand the District's service area, increase water supply or treatment capacity, or result in additional water demand.

Discussion

District staff has reviewed the P-3620-0016 Pipeline Replacement Project in accordance with CEQA and the State CEQA Guidelines.



The proposed work consists of replacing an existing public water pipeline with a new pipeline of the same diameter, generally within the existing utility corridor, with localized alignment adjustments to accommodate current site conditions and constructability. The Project is intended to restore and maintain reliable operation of the District's existing water distribution system and involves negligible or no expansion of existing use or capacity. District staff evaluated the project for categorical exemptions under CEQA, with the analysis supporting staff's recommendation documented in the Notice of Exemption Review document included as Attachment 3.

The Project will occur within an existing utility corridor, roadway, and historically disturbed (orchard and residential use) portions of the Project area and will serve existing residents. No expansion of the District's service area or existing water system capacity is proposed as part of this Project. As part of its further review, District staff evaluated environmental mapping and historical land-use information. Aerial imagery from 1938, 1959, 1980, 1996, and 2009 documents long-term agricultural, orchard, residential, roadway/access, and other human disturbance. The imagery supports the disturbed-setting characterization but is not treated as proof that subsurface cultural resources are absent.

Riverside County Map My County mapping places the Project within the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) Plan Area, Criteria Cell 409, Cell Group D. Cell Group D conservation objectives focus on woodlands, forests, and chaparral. The Criteria Cell designation indicates potential conservation value in the broader planning area; it does not establish that sensitive habitat occurs within the pipeline footprint. Attachment 3 considers mature native woodland, including coast live oak, chaparral/native shrub communities, and drainage or habitat-connectivity features. Based on the Project information reviewed, no sensitive biological condition has been identified that would preclude reliance on the categorical exemptions.

District staff has determined that the Project qualifies for the following categorical exemptions:

- **CEQA Guidelines Section 15301 – Existing Facilities (Class 1):** This exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures and facilities involving negligible or no expansion of existing or former use. The replacement of approximately 964 LF of existing 4-inch steel water pipeline with new 4-inch ductile iron pipe and associated appurtenances will restore an existing public utility facility without expanding its use or capacity.
- **CEQA Guidelines Section 15302(c) – Replacement or Reconstruction (Class 2):** This exemption applies to replacement or reconstruction of existing structures and facilities where the replacement is located on the same site and has substantially the same purpose and capacity as the structure replaced. Section 15302(c) specifically includes replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. The Project will replace approximately 964 LF of existing 4-inch steel water pipeline with new 4-inch ductile iron pipe serving the same existing development, with no increase in pipeline diameter, service area, or water system capacity. Localized alignment adjustments within the existing utility corridor/project area do not change the purpose or capacity of the utility system being replaced.



District staff evaluated each exception in State CEQA Guidelines Section 15300.2(a) through (f), including sensitive locations, cumulative impacts, unusual circumstances, scenic highways, hazardous waste sites, and historical resources. Based on the Project information and environmental information reviewed by District staff, no exception has been identified that would preclude reliance on the Class 1 or Class 2 exemptions. Attachment 3 provides the supporting analysis.

The Project is being considered for categorical exemptions and is not being processed through an Environmental Impact Report, Negative Declaration, or Mitigated Negative Declaration. Accordingly, formal AB 52 consultation under Public Resources Code Section 21080.3.1 is not applicable to these categorical exemptions. Nevertheless, the District considered whether historical, archaeological, tribal cultural resources, or other unusual circumstances could preclude reliance on the exemptions under Section 15300.2. Historical aerials document long-term disturbance but are not treated as proof that subsurface resources are absent; standard inadvertent-discovery procedures remain applicable as described in Attachment 3.

Accordingly, District staff has determined that the P-3620-0016 Pipeline Replacement Project is categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 and 15302(c), and that, based on the record before the District, none of the exceptions identified in State CEQA Guidelines Section 15300.2 preclude application of the categorical exemptions.

Fiscal Impact

The fiscal impact associated with this item is limited to the Riverside County Clerk-Recorder filing fee for the Notice of Exemption and staff time required for preparation and filing of the documentation.

On July 8, 2026, the Board of Directors authorized up to \$101,000 for Project materials and pavement restoration and an additional \$70,200 for CEQA compliance and labor construction activities. No additional appropriation is requested as part of this CEQA determination.

Attachments

1. Notice of Exemption for the P-3620-0016 Pipeline Replacement Project
2. P-3620-0016 Proposed Improvements
3. P-3620-0016 Pipeline Replacement Project Notice of Exemption Review Document

401190047 | 401190012

Staff Report prepared by Evan Ward, Associate Civil Engineer I

Attachment 1 - Notice of Exemption for the P-3620-0016 Pipeline Replacement Project

NOTICE OF EXEMPTION

To: County of Riverside
County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507

From: Beaumont-Cherry Valley Water District
560 Magnolia Avenue
Beaumont, CA 92223

Project Title: P-3620-0016 Pipeline Replacement Project.

Project Location: The project is located within Assessor's Parcel Numbers (APNs) 401-190-047 and 401-190-012 and within Avenida Miravilla, north of its intersection with Avenida Altejo Bella, in the unincorporated community of Cherry Valley, Riverside County. The project includes the installation of approximately 964 linear feet of 4-inch ductile iron water pipeline extending from an existing pressure-regulating station to the existing water distribution system within Avenida Miravilla.

Project Location - City: Community of Cherry Valley

Project Location - County: Riverside

Description of Nature, Purpose,

and Beneficiaries of the Project: The proposed project consists of replacing approximately 964 linear feet of existing water pipeline with 4-inch ductile iron pipe and associated appurtenances within APNs 401-190-047 and 401-190-012 and Avenida Miravilla. The proposed pipeline will extend from an existing pressure-regulating station and reconnect to the District's existing water distribution system within Avenida Miravilla. The project will replace aging water infrastructure that has exceeded its useful service life and will improve the reliability of water service to existing single-family residences in the community of Cherry Valley. Construction will occur within previously disturbed areas. The project will not expand the District's service area, increase water supply or treatment capacity, or result in additional water demand.

Name of Public Agency Approving Project: Beaumont-Cherry Valley Water District

Name of Person or Agency Carrying Out Project: Beaumont-Cherry Valley Water District

Exempt Status: (Check One)

- ☐ Ministerial (Sections 21080(b)(1); 15268)
- ☐ Declared Emergency (Sections 21080(b)(3); 15269(a))
- ☐ Emergency Project (Sections 21080(b)(4); 15269(b))
- ☒ Categorical Exemption (Section 21084; 15301(b) and 15302(c))

Reasons why project is exempt: The Project qualifies for categorical exemptions under State CEQA Guidelines Sections 15301 (Class 1 – Existing Facilities) and 15302(c) (Class 2 – Replacement or Reconstruction). The Project consists of replacing approximately 964 linear feet of existing 4-inch steel water pipeline with new 4-inch ductile iron pipe and associated appurtenances generally along the existing pipeline alignment. The Project will serve existing development and will not expand the District's service area, increase water system capacity, or result in additional water demand.

Section 15301 applies to the operation, repair, maintenance, or minor alteration of existing public or private structures and facilities involving negligible or no expansion of existing or former use, including existing publicly owned utility facilities. Section 15302(c) applies to the replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. The Project meets the

criteria of both categorical exemptions because it replaces an existing public utility facility with a facility having substantially the same purpose and capacity.

The Project will occur within areas containing existing utility infrastructure and previously disturbed by development and utility installation. Based upon the Project characteristics and information available to the District, no unusual circumstances or other conditions have been identified that would preclude application of the categorical exemptions pursuant to State CEQA Guidelines Section 15300.2. Accordingly, the Project is categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 and 15302(c).

Lead Agency

Contact Person: Daniel K. Jagers Telephone: (951) 845-9851

Signature: Title: General Manager Date:



CEQA CATEGORICAL EXEMPTION NOTICE OF EXEMPTION REVIEW DOCUMENT

P-3620-0016 PIPELINE REPLACEMENT PROJECT

Beaumont-Cherry Valley Water District
Cherry Valley, Riverside County, California

DRAFT - August 2026

Prepared by District staff in support of categorical exemption determinations under CEQA Guidelines Sections 15301 (Existing Facilities) and 15302(c) (Replacement or Reconstruction).

Project Information

Project Title	P-3620-0016 Pipeline Replacement Project
Lead Agency	Beaumont-Cherry Valley Water District (BCVWD or District)
Agency Address	560 Magnolia Avenue, Beaumont, California 92223
Project Location	APN 401-190-047 and APN 401-190-012, including the Avenida Miravilla right-of-way, in the unincorporated community of Cherry Valley, Riverside County, California.
Existing Facility	Approximately 964 linear feet of existing 4-inch steel water pipeline and associated appurtenances serving existing development.
Proposed Improvement	Replacement of the existing 4-inch steel pipeline with new 4-inch ductile iron pipe and associated appurtenances, generally along the existing alignment.
Purpose	Replace aging water infrastructure that has reached the end of its useful service life, improve water system reliability, reduce the potential for emergency repairs, and maintain water service to existing customers.
CEQA Exemption Evaluated	CEQA Guidelines Section 15301, Class 1 - Existing Facilities, including subsections (b) and (d); and Section 15302(c), Class 2 - Replacement or Reconstruction of Existing Utility Systems and/or Facilities.
Lead Agency Contact	Beaumont-Cherry Valley Water District (final signatory/contact to be confirmed on the Notice of Exemption).

Project Description

The Beaumont-Cherry Valley Water District proposes to replace approximately 964 linear feet of existing 4-inch steel water pipeline with new 4-inch ductile iron pipe and associated appurtenances. The work is located within APN 401-190-047 and APN 401-190-012 and within the Avenida Miravilla right-of-way in Cherry Valley. The replacement pipeline will reconnect to the District's existing distribution system and will continue serving existing development.

The Project is a maintenance and reliability improvement to an existing public water utility facility. The replacement pipe will remain the same nominal diameter as the existing pipeline. The Project will not expand the District's service area, increase water supply or treatment capacity, create a new water-service use, or induce additional water demand. Construction is expected to consist of conventional pipeline replacement activities, including excavation, removal or abandonment of existing pipeline segments as appropriate, installation of new ductile iron pipe and appurtenances, backfill, compaction, tie-ins, and restoration of affected surfaces.

The existing District project record describes the construction corridor as an existing utility corridor, roadway, and areas with a documented history of agricultural, residential, roadway/access, and utility disturbance. Approximately 201 linear feet of the previously described southern segment lies within the Avenida Miravilla roadway and requires pavement restoration. The replacement generally follows the existing utility corridor, with localized alignment adjustments to accommodate current site conditions and constructability. The exact limits of trenching, staging, temporary access, and surface restoration should remain within the approved construction footprint shown on the final project plans.

Environmental Setting and Existing Conditions

The Project area is located in the Cherry Valley community in a semi-rural residential and agricultural setting that has experienced long-term human disturbance. The proposed work follows an existing water pipeline corridor and includes work in or adjacent to an existing public roadway and developed parcels. The defining environmental characteristic for this CEQA review is that the Project replaces an existing utility facility rather than establishing a new utility corridor or expanding system capacity.

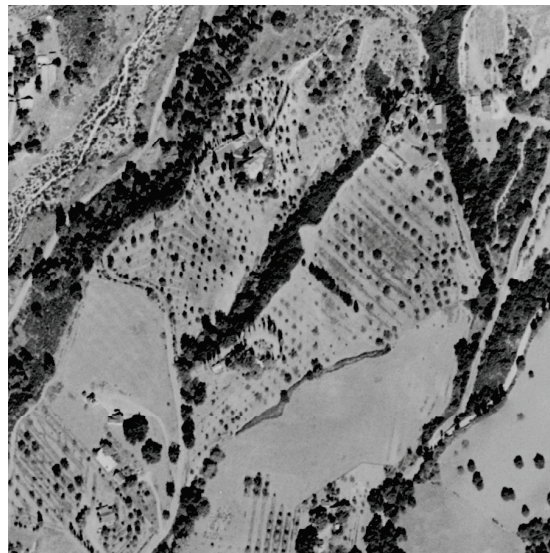
Historical Land Disturbance

A sequence of District-provided historical aerial images dated 1938, 1959, 1980, 1996, and 2009 documents long-term agricultural and residential disturbance in the Project vicinity. The 1938 image shows extensive orchard cultivation across much of the surrounding property. The 1959 image continues to show agricultural/orchard use with scattered structures and access routes. By 1980 and 1996, the vicinity shows an increasingly mixed rural-residential setting with roads, homes, open fields, and remnant agricultural patterns. The 2009 image shows a developed semi-rural landscape with residences, roadways, cleared/open areas, landscaping, and remaining agricultural uses. Together, the imagery demonstrates that the Project vicinity has experienced substantial and repeated human disturbance over many decades.

The historical aerial sequence is relevant evidence of long-standing ground disturbance and land-use change; however, historic agricultural and residential disturbance alone does not establish the absence of archaeological, tribal cultural, or other subsurface resources. The imagery is therefore used as supporting context for the existing disturbed condition of the corridor rather than as a substitute for any resource-specific review that may be warranted if final construction extends outside previously disturbed utility areas.



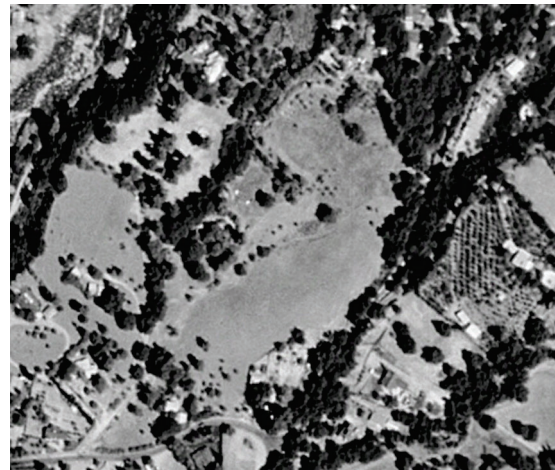
1938



1959



1980



1996



2009

Historical imagery sequence

Figure 1. Historical aerial imagery sequence for the Project vicinity (1938, 1959, 1980, 1996, and 2009). Source: District-provided project-file copies.

Riverside County Environmental Mapping

Riverside County Map My County environmental information provided for the Project area identifies the site as being within the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) Plan Area, Cell Group D, Cell Number 409. Riverside County describes a Criteria Cell as an approximately 160-acre planning unit identified as an area that potentially contains sensitive habitat and wildlife relevant to MSHCP reserve design. The designation is therefore a conservation-planning indicator, not a parcel-level finding that sensitive habitat occurs throughout the Cell or within the Project trench footprint. The same Map My County summary identifies vegetation mapping categories that include Agriculture Mapping Unit, Coast Live Oak Alliance, and Urban or Development Mapping Unit. It also indicates that the property is not within a Coachella Valley MSHCP fee area, not within a Coachella Valley conservation area, not within a fluvial sand transport special provision area, and not within a Habitat Acquisition and Negotiation Strategy/Expedited Review Process project.

The adopted WRMSHCP criteria for Cell Group D state that conservation within the Cell Group will contribute to assembly of Existing Noncontiguous Habitat Block B, will focus on woodlands and

forests and chaparral, and will range from approximately 5 to 15 percent of the Cell Group with emphasis on its northern portion. For this Project, the designation functions as a resource-screening consideration: the District should be attentive to mature native woodland resources (including coast live oaks), intact chaparral or native shrub communities, and natural or semi-natural drainage or vegetated connectivity features within the construction area. The Cell designation itself does not establish that those resources are present within the narrow existing pipeline replacement corridor. Project design and construction should avoid unnecessary impacts to such features where feasible.

ENVIRONMENTAL more...	
Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP) Plan Area	NOT IN A COACHELLA VALLEY MSHCP FEE AREA
CVMSHCP Conservation Area	NOT COACHELLA VALLEY CONSERVATION AREA
CVMSHCP Fluvial Sand Transport Special Provision Areas	NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA
Habitat Acquisition and Negotiation Strategy/Expedited Review Process	NOT IN A HANS/ERP PROJECT
Vegetation (2005)	AGRICULTURE MAPPING UNIT COAST LIVE OAK ALLIANCE URBAN OR DEVELOPMENT MAPPING UNIT
Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP) Plan Area	WESTERN RIVERSIDE COUNTY
WRMSHCP Cell Group	D
WRMSHCP Cell Number	409

Figure 2. Riverside County Map My County environmental summary provided for the Project area, including WRMSHCP Cell Group D / Cell 409 and mapped vegetation categories.

CEQA Determination

The Beaumont-Cherry Valley Water District, as Lead Agency, has evaluated the P-3620-0016 Pipeline Replacement Project for categorical exemptions under CEQA Guidelines Section 15301 (Class 1 - Existing Facilities) and Section 15302(c) (Class 2 - Replacement or Reconstruction). Class 1 applies to the operation, repair, maintenance, or minor alteration of existing public or private facilities involving negligible or no expansion of existing or former use. Subsection (b) includes existing publicly owned utility facilities, and subsection (d) includes restoration or rehabilitation of deteriorated or damaged facilities to meet current standards of public health and safety, subject to the limitations stated in the Guidelines.

The Project fits the central purpose of Class 1 because it replaces an existing public water utility pipeline with a same-diameter replacement pipeline and associated appurtenances, generally within the existing utility corridor. The Project restores and maintains an existing water-distribution function, serves existing customers, and does not materially expand capacity, service territory, or the nature of the existing use. The Project also qualifies under Class 2 because it replaces an existing utility facility with a facility having substantially the same purpose and capacity, with negligible or no expansion of capacity. The replacement remains 4 inches in nominal diameter and serves the same existing development; localized alignment adjustments do not change the facility's purpose or capacity.

Class 1 Applicability Findings

Criterion	Project Finding	Class 1 Consistency
Existing public utility facility	The facility being replaced is an existing BCVWD water-distribution pipeline.	Yes
Repair / rehabilitation / minor alteration	The work replaces aging 4-inch steel pipe with new 4-inch ductile iron pipe and associated appurtenances.	Yes
Negligible or no expansion of use	The replacement pipe remains 4 inches in diameter and serves the existing distribution system.	Yes
No service-area or capacity expansion	The Project does not expand the District service area or increase water-supply or treatment capacity.	Yes
Existing / disturbed corridor	Construction follows an existing utility corridor, roadway, and historically disturbed parcels.	Yes

Class 2 Applicability Findings

Criterion	Project Finding	Class 2 Consistency
Existing structure/facility is being replaced or reconstructed	The Project replaces an existing BCVWD water-distribution pipeline.	Yes
Same site / existing utility corridor	The replacement occurs within the same existing water-utility corridor/project area, with localized alignment adjustments to accommodate current site conditions and constructability.	Yes
Substantially same purpose	Both the existing and replacement pipelines distribute potable water to existing District customers.	Yes
Substantially same capacity	The existing and replacement pipelines are both 4 inches in nominal diameter.	Yes
Negligible or no expansion of capacity	The Project does not expand service area, water-supply capacity, treatment capacity, or customer demand.	Yes
Existing utility system or facility	The Project involves replacement of an existing publicly owned water utility system.	Yes

Environmental Topic Review

Biological Resources

The Project is a narrow linear replacement within an existing utility corridor, roadway, and areas with a documented history of agricultural, residential, roadway/access, and utility disturbance. Riverside County mapping places the Project area within the WRMSHCP Plan Area, Cell Group D, Cell 409,

and maps a mixture of agricultural, coast live oak, and urban/developed vegetation categories. A WRMSHCP Criteria Cell is a broader conservation-planning unit indicating potential habitat value; it does not mean that every parcel or every portion of the Cell contains the habitat types identified in the Plan. For Cell Group D, the adopted conservation criteria focus on woodlands and forests and chaparral and on contributing to Existing Noncontiguous Habitat Block B. The available Project record does not identify proposed removal of mature coast live oaks, wetlands, riparian habitat, or another sensitive natural community. Because Coast Live Oak Alliance is mapped in the broader area, project design and construction should avoid mature native oaks and other sensitive biological features where feasible. If a previously unidentified sensitive biological resource is encountered during construction, the District will address the resource in accordance with applicable requirements. If vegetation clearing is required during the nesting-bird season, applicable federal and state wildlife-protection requirements should be incorporated into construction planning.

Cultural and Historical Resources

The Project replaces an existing subsurface utility and does not propose demolition or alteration of a known historic building or other above-ground historical resource. Historical aerial imagery from 1938 through 2009 documents long-standing orchard cultivation, agricultural use, road/access development, residences, and other recurring disturbance in the Project vicinity. This history supports the conclusion that the setting has been subject to substantial human modification for many decades. Because historical disturbance does not by itself rule out subsurface cultural resources, standard inadvertent-discovery procedures should remain applicable during excavation, and any new information identifying a known historical or archaeological resource within the final disturbance footprint should be evaluated before reliance on the exemption.

Traffic and Access

Construction-related traffic will be temporary and associated with pipeline crews, equipment, material deliveries, excavation, hauling, and pavement restoration. A portion of the work occurs within the Avenida Miravilla roadway. Appropriate traffic control, access maintenance, and pavement restoration should be implemented in accordance with applicable County requirements and the final construction documents. The completed pipeline is an unmanned utility and will not generate new operational vehicle trips.

Noise

Temporary construction noise will be generated by excavation, compaction, hauling, sawcutting, and related pipeline-replacement equipment. Such noise is typical of short-duration public works construction and will cease when construction is complete. The completed underground pipeline will not create a new operational noise source. Construction should comply with applicable local construction-hour and noise requirements.

Air Quality

Air emissions will be limited primarily to temporary construction equipment exhaust, worker and haul trips, and fugitive dust from trenching, backfill, and surface restoration. The Project does not create a new stationary combustion source or increase long-term traffic. Standard South Coast Air Quality Management District fugitive-dust practices, including Rule 403 requirements as applicable, should be incorporated into construction.

Water Quality and Drainage

Potential water-quality effects are limited to temporary construction activities such as trench excavation, stockpiling, backfill, and possible dewatering if groundwater or nuisance water is encountered. The Project does not create a new permanent drainage facility or materially increase

impervious area. Erosion, sediment, dewatering, and spill-control best management practices should be implemented as required by the final construction documents and applicable permits.

Utilities and Public Services

The Project is itself a public water utility maintenance improvement. It replaces an existing distribution pipeline and will reconnect to the existing BCVWD system. It does not create demand for new schools, parks, police, fire, wastewater treatment, or other public services. Utility coordination and temporary water-service interruptions, if any, will be managed as part of construction.

Exceptions to Categorical Exemptions - CEQA Guidelines Section 15300.2

Although the Project satisfies the criteria for both Class 1 and Class 2 categorical exemptions, neither exemption may be relied upon if an exception identified in CEQA Guidelines Section 15300.2 applies. The following analysis evaluates each exception with respect to both categorical exemptions and the Project record.

Section 15300.2(a) – Location / Sensitive Environment

Criterion	Finding	Result
Could the Project affect a precisely mapped environmental resource of hazardous or critical concern in a sensitive location?	The Project follows an existing water-utility corridor and previously disturbed land. Cell 409 / Cell Group D is a regional MSHCP planning designation indicating potential conservation value; it is not a finding that sensitive habitat occurs within the trench. Cell Group D focuses on woodlands and forests and chaparral. Based on the Project information reviewed, no sensitive biological feature has been identified within the Project disturbance area that would indicate this exception applies. Project design and construction should avoid unnecessary impacts to mature native woodland (including coast live oaks), intact chaparral/native shrub communities, and drainage/connectivity features where feasible.	Does Not Apply on current record

Section 15300.2(b) – Cumulative Impact

Criterion	Finding	Result
Would successive projects of the same type in the same place, over time, result in a significant cumulative impact?	The Project is a discrete replacement of approximately 964 linear feet of existing pipeline within the existing distribution system. It is not a phased approval of a new service-area expansion or transmission corridor. No significant cumulative impact from successive same-type projects in the same place is identified in the available record.	Does Not Apply

Section 15300.2(c) - Unusual Circumstances

Criterion	Finding	Result
Is there a reasonable possibility of a significant environmental effect due to unusual circumstances?	Same-diameter replacement of an aging public water pipeline within an existing utility corridor is a routine utility maintenance and replacement activity of the type contemplated by Class 1 and Class 2. Cell 409 / Cell Group D is a regional conservation-planning indicator and does not itself create an unusual circumstance. Based on the Project information reviewed, no unusual biological condition has been identified that would indicate a significant environmental effect due to unusual circumstances.	Does Not Apply

Section 15300.2(d) - Scenic Highways

Criterion	Finding	Result
Could the Project damage scenic resources within an officially designated State Scenic Highway?	The Project is located on private parcels and within the Avenida Miravilla local roadway corridor. Avenida Miravilla is not a State Route and is not an officially designated State Scenic Highway. The Project consists primarily of subsurface pipeline replacement and surface restoration.	Does Not Apply

Section 15300.2(e) - Hazardous Waste Sites

Criterion	Finding	Result
Is the Project located on a site included on a list compiled pursuant to Government Code Section 65962.5?	CEQA Guidelines Section 15300.2(e) applies when a project is located on a site included on a list compiled pursuant to Government Code Section 65962.5. Based on the Project information and environmental information reviewed by District staff, no known hazardous-waste-site condition has been identified within the Project area that would indicate this exception applies. The Project consists of replacement of an existing District water pipeline within an existing utility corridor, roadway, and areas with a documented history of disturbance. Nothing in the Project records reviewed for this determination indicates that the Project is associated with a listed hazardous-waste site.	Does Not Apply on current record

Section 15300.2(f) - Historical Resources

Criterion	Finding	Result
Could the Project cause a substantial adverse change in the significance of a historical resource?	The Project replaces an existing subsurface water pipeline and does not propose alteration of a known historic structure. Historical aeriels from 1938, 1959, 1980, 1996, and 2009 document long-standing agricultural, roadway/access, residential, and other disturbance. This supports the disturbed-setting characterization but does not rule out subsurface cultural resources; standard inadvertent-discovery procedures should apply.	Does Not Apply on current record

Conclusions

Based on the Project description and environmental information assembled for this review, the P-3620-0016 Pipeline Replacement Project qualifies for categorical exemptions under both CEQA Guidelines Section 15301 (Class 1 - Existing Facilities) and Section 15302(c) (Class 2 - Replacement or Reconstruction). The Project qualifies under Class 1 because it constitutes repair, rehabilitation, and minor alteration of an existing publicly owned water utility facility involving negligible or no expansion of existing use. The Project independently qualifies under Class 2 because it replaces an existing utility facility with a facility having substantially the same purpose and capacity, with negligible or no expansion of capacity.

Key findings supporting the determination are:

- Approximately 964 linear feet of existing 4-inch steel water pipeline will be replaced with 4-inch ductile iron pipe and associated appurtenances.
- The replacement serves the existing BCVWD distribution system and does not expand the District service area, water-supply capacity, treatment capacity, or customer demand.
- Construction occurs within an existing utility corridor, roadway, and other previously disturbed areas.
- Historical aerial imagery from 1938, 1959, 1980, 1996, and 2009 documents long-term orchard/agricultural use followed by increasing rural-residential development and continued ground disturbance in the Project vicinity.
- Riverside County environmental mapping places the Project in the WRMSHCP Plan Area, Cell Group D, Cell 409. The WRMSHCP identifies this Cell Group as having potential conservation value focused on woodlands and forests and chaparral; the designation does not, by itself, establish that those resources occur within the Project trench footprint. Project design and construction should avoid unnecessary impacts to mature native woodland (including coast live oaks), intact chaparral/native shrub communities, and natural or semi-natural drainage or vegetated connectivity features where feasible.
- Temporary construction effects related to traffic, noise, air quality, and water quality are typical of pipeline replacement and can be addressed through standard construction controls and applicable regulations.
- Based on the Project description and environmental information reviewed by District staff, no exception under CEQA Guidelines Section 15300.2 has been identified that would preclude use of the Class 1 or Class 2 categorical exemptions.

Accordingly, the District may document the Project as categorically exempt from further CEQA review pursuant to CEQA Guidelines Sections 15301 and 15302(c).

Administrative Record

The administrative record supporting the exemption determination should include, at a minimum:

- This CEQA Categorical Exemption Notice of Exemption Review Document and final Notice of Exemption.
- BCVWD staff report and Board materials for Project P-3620-0016, including the July 8, 2026 and August 12, 2026 materials as applicable.
- Final project plans, alignment exhibits, specifications, engineer's estimate, and construction limits for the pipeline replacement.
- BCVWD GIS/as-built information confirming the existing pipeline alignment and function.
- Riverside County Map My County environmental summary for APN 401-190-047 and APN 401-190-012, including WRMSHCP and vegetation information, together with the applicable WRMSHCP Criteria Area description for Cell Group D / Cell 409.
- Historical aerial imagery dated 1938, 1959, 1980, 1996, and 2009 documenting long-term agricultural, residential, roadway/access, and other disturbance in the Project vicinity.
- Representative current site photographs of the complete construction corridor, including vegetation, trees, roadways, drainage features, staging areas, and adjacent development.
- Current Caltrans State Scenic Highway Program check retained in the Project file.
- Any environmental database or agency information reviewed by District staff in connection with the Project, if applicable.
- Any applicable Riverside County encroachment/traffic-control requirements and construction BMPs.
- Any biological or cultural-resource field notes or specialist review generated if final design extends beyond the existing disturbed utility corridor or affects mature native trees or other potentially sensitive features.

References

Beaumont-Cherry Valley Water District. 2026. Avenida Miravilla / P-3620-0016 Pipeline Replacement Project staff reports, Board materials, and proposed-improvements exhibit.

California Natural Resources Agency. California Environmental Quality Act Guidelines, including Sections 15300.2, 15301, and 15302.

California Department of Transportation. California State Scenic Highway Program and official State Scenic Highway mapping/list materials.

Riverside County. Map My County environmental information for the Project parcels, user-provided capture, August 2026.

Riverside County Transportation and Land Management Agency / Western Riverside County MSHCP. Western Riverside County Multiple Species Habitat Conservation Plan, Section 3.0, including Criteria Area information for Cell Group D / Cell 409 and Existing Noncontiguous Habitat Block B.

Riverside County Planning Department, Environmental Programs Division. WRMSHCP / Environmental Review Process frequently asked questions, including the County definition of a Criteria Cell as an approximately 160-acre area that potentially contains sensitive habitat and wildlife necessary to MSHCP reserve design.

Historical aerial imagery of the Project vicinity dated 1938, 1959, 1980, 1996, and 2009; District-provided project-file copies.

California Department of Toxic Substances Control. EnviroStor database (general reference resource).

State Water Resources Control Board. GeoTracker database (general reference resource).

South Coast Air Quality Management District. Rule 403, Fugitive Dust, as applicable to construction activities.

Appendix A - Riverside County Environmental Mapping

The following user-provided Riverside County Map My County capture documents environmental mapping information used in this review.

ENVIRONMENTAL more...	
Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP) Plan Area	NOT IN A COACHELLA VALLEY MSHCP FEE AREA
CVMSHCP Conservation Area	NOT COACHELLA VALLEY CONSERVATION AREA
CVMSHCP Fluvial Sand Transport Special Provision Areas	NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA
Habitat Acquisition and Negotiation Strategy/Expedited Review Process	NOT IN A HANS/ERP PROJECT
Vegetation (2005)	AGRICULTURE MAPPING UNIT COAST LIVE OAK ALLIANCE URBAN OR DEVELOPMENT MAPPING UNIT
Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP) Plan Area	WESTERN RIVERSIDE COUNTY
WRMSHCP Cell Group	D
WRMSHCP Cell Number	409

Appendix Figure A-1. Map My County Environmental Summary.

Appendix B - Historical Aerial Imagery (1938-2009)

The following District-provided historical aerial images document land-use conditions in the Project vicinity over approximately seven decades. They are included as supporting evidence of the area's long history of agricultural, roadway/access, residential, and other human disturbance. The imagery does not, by itself, establish the absence of subsurface cultural resources.



Appendix Figure B-1. 1938 aerial imagery. Extensive orchard cultivation is visible across much of the Project vicinity, documenting agricultural disturbance by 1938. Source: District-provided project-file copy.



Appendix Figure B-2. 1959 aerial imagery. Agricultural/orchard use remains evident, with scattered structures and access paths showing continued human use of the area. Source: District-provided project-file copy.



Appendix Figure B-3. 1980 aerial imagery. The vicinity shows a mix of open agricultural land, remnant orchard patterns, residences, roads, and other developed features. Source: District-provided project-file copy.



Appendix Figure B-4. 1996 aerial imagery. Residential and rural development is more established while open/disturbed land remains within the Project vicinity. Source: District-provided project-file copy.



Appendix Figure B-5. 2009 aerial imagery. Modern aerial imagery shows the present semi-rural setting with residences, roads, cleared/open areas, landscaping, and remnant agricultural uses. Source: District-provided project-file copy.



**Beaumont-Cherry Valley Water District
Regular Board Meeting
August 27, 2026**

Item 5

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: California Environmental Quality Act Notice of Exemption for the S-2750-0001 Service Replacements Project

Staff Recommendation

1. Find that the S-2750-0001 Service Replacements Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15301 (Class 1 – Existing Facilities) 15302(c) (Replacement or Reconstruction of Existing Facilities), and
 - a. Find that none of the exceptions identified in State CEQA Guidelines Section 15300.2 apply based on the record before the District, and
 - b. Direct staff to file a Notice of Exemption with the Riverside County Clerk-Recorder.
- OR
2. Continue the item and direct staff as desired.

Executive Summary

On August 12, 2026, the Service Replacements Project was presented to the Board of Directors for authorization of construction funding and consideration of a Notice of Exemption pursuant to the California Environmental Quality Act (CEQA). The Board authorized the General Manager to expend an amount not to exceed \$218,800 for construction of the Project. The Board did not take action on the proposed Notice of Exemption and directed that the CEQA determination return for further consideration. Accordingly, funding authorization is not being requested as part of the current action.

District staff previously evaluated the Project pursuant to CEQA and determined that it qualifies for categorical exemptions under State CEQA Guidelines Sections 15301 and 15302(c). Following the August 12, 2026 meeting, District staff confirmed that the formal tribal consultation procedures established by Assembly Bill 52 (AB 52) are not triggered by the proposed categorical exemption determination. Because the Project is being considered as categorically exempt from CEQA and is not being processed through an Environmental Impact Report, Negative Declaration, or Mitigated Negative Declaration, the formal tribal consultation procedures applicable to those CEQA review processes are not triggered.

As part of its original CEQA evaluation, District staff considered whether information concerning tribal cultural resources, historical resources, unusual circumstances, or any other exception identified in State CEQA Guidelines Section 15300.2 would preclude use of the categorical exemptions. Based on the Project's location within existing roadway rights-of-way and previously disturbed areas, its replacement of existing utility facilities, and its negligible or no expansion of use or capacity, District staff has identified no information indicating that an exception to the categorical exemptions applies.



In early August 2026, the City of Beaumont informed District staff that paving activities within the Project area could begin as early as late September 2026. On August 12, 2026, the Board authorized the construction funding necessary for the District to proceed with the service replacements. District staff is coordinating with the City so the work may be completed, to the extent feasible, before new pavement is placed within the Project limits.

Background

On May 7, 2024, the City of Beaumont announced its Citywide Sidewalk Improvement Project, identified as City Capital Improvement Project R-24. The City project included proposed sidewalk improvements throughout downtown Beaumont, including portions of Elm Avenue and Wellwood Avenue.

In response, District staff identified the need to replace water service laterals located within the alleys and roadway areas between Elm Avenue, Wellwood Avenue, and California Avenue. The original scope included approximately 31 water service replacements. During further review, District staff identified approximately 15 additional service replacements that would allow two existing 2-inch steel water mains to be abandoned after the services were transferred to adjacent water mains. Those existing pipelines had reached the end of their useful service lives and had historically required periodic maintenance due to leaks. Subsequent field review and refinement of the Project scope resulted in the approximately 53 service replacements currently proposed.

The Project was first presented to the Board on July 9, 2025. At that time, the proposed scope included service and meter relocations, fire hydrant relocations, a blow-off relocation, a sampling station relocation, surveying, engineering design, and related construction support. The proposed total project budget was \$535,600, and staff requested authorization to expend \$113,300 for preliminary design, engineering, and initial construction activities.

During the July 9, 2025 meeting, the Board discussed the proposed engineering and surveying costs. The Board questioned whether the extent of outside engineering and survey work was warranted for a service replacement project and directed staff to refine the proposed scope and cost estimate. The item was then tabled with direction from the Board of Directors.

District staff returned to the Board on August 13, 2025 with a revised project budget of \$496,800 and a request to expend \$149,100 for preliminary design, engineering, and Phase 1 construction activities. The revised proposal included limited topographic mapping in areas with potential grade challenges, project planning and design, construction support, staking, environmental review, permitting, and initial construction.

On August 13, 2025, the Board adopted Resolution 2025-29, amending the 2025-2029 Capital Improvement Budget by \$197,100 for a total Project budget of \$496,800, and authorized the General Manager to expend \$149,100 for preliminary design, engineering, and Phase 1 construction costs.

After the August 2025 authorization, the City informed District staff that its sidewalk improvement project had been placed on hold. Because the City's proposed improvements were the primary reason for advancing the District's service replacements at that time, District staff also placed the S-2750-0001 Project on hold. In early August, 2026, the City notified District staff that paving



within the Project area could occur as early as late September 2026. The renewed City construction schedule has created a need for the District to advance the proposed service replacements to avoid disturbing newly paved surfaces at a later date.

On August 12, 2026, District staff returned the Project to the Board of Directors and requested authorization of \$218,800 for construction and consideration of a Notice of Exemption pursuant to CEQA. The Board approved the requested construction funding. During consideration of the proposed Notice of Exemption, questions were raised regarding tribal cultural resources and the applicability of the consultation requirements established by AB 52. The Board did not approve the Notice of Exemption at that meeting. Following the meeting, District staff confirmed that the formal tribal consultation procedures established by AB 52 are not triggered by the proposed categorical exemption determination. The environmental determination previously prepared by District staff is therefore returning to the Board for further consideration.

Discussion

District staff refined the Project scope based on the current anticipated work and the status of the City's sidewalk improvement project. The revised Project will consist of replacing and relocating approximately 53 existing water service connections and associated appurtenances along Elm Avenue between 8th Street and 11th Street and along Wellwood Avenue between 8th Street and 10th Street.

The attached scope-of-work exhibit identifies the existing water meters and services that will remain, the existing meters and services that will be relocated, and the proposed meter and service locations.

The City's recently identified paving schedule makes the timing of the proposed improvements important. Completing the service replacements before the City's paving work would reduce the likelihood that newly paved areas would need to be excavated for future District work. District staff will coordinate closely with the City regarding its construction schedule and will prioritize the service replacements located within the areas expected to be paved first.

The current scope no longer includes replacement or relocation of fire hydrants. District staff has also determined that a formal project survey and consultant-prepared improvement plans will not be utilized for the proposed construction. District staff and field crews have sufficient information to identify the proposed service locations and complete the improvements in accordance with District standards without delaying the Project for formal surveying or consultant-prepared improvement plans.

Some meter locations may require future elevation adjustments once the City constructs its sidewalk improvements. During the District's construction, the meter boxes will be installed at an appropriate interim grade based on existing field conditions. After the City completes the sidewalk improvements and establishes the final sidewalk elevations, District staff will return, as necessary, to reset the affected meter boxes to match the final grade.

Replacing the existing services will improve reliability, reduce maintenance associated with aging service materials, and allow the District to better coordinate its facilities with future public



improvements. The work will serve existing customers and will not expand the District's service area, increase water system capacity, or create additional water demand.

District staff has reviewed the S-2750-0001 Service Replacements Project in accordance with the California Environmental Quality Act and the State CEQA Guidelines.

The Project consists of replacing and relocating approximately 53 existing water service connections and associated appurtenances within existing roadway rights-of-way and previously disturbed areas. The improvements will serve existing development and will not expand the District's service area, increase treatment or water supply capacity, or result in additional water demand.

District staff has determined that the Project qualifies for the following categorical exemption:

CEQA Guidelines Section 15301 – Existing Facilities, Class 1: This exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures and facilities involving negligible or no expansion of existing or former use. The replacement and relocation of existing water service connections and associated appurtenances will restore and maintain existing public utility facilities without expanding their use or capacity.

CEQA Guidelines Section 15302 – Replacement or Reconstruction, Class 2: This exemption applies to the replacement or reconstruction of existing structures and facilities where the replacement will be located on the same site and will have substantially the same purpose and capacity. Section 15302(c) specifically includes replacement or reconstruction of existing utility systems and facilities involving negligible or no expansion of capacity. The Project replaces and relocates existing water service connections serving existing customers and does not increase water system capacity, expand the District's service area, or create additional water demand.

The Project is being considered for categorical exemptions from CEQA and is not being processed through an Environmental Impact Report, Negative Declaration, or Mitigated Negative Declaration. Accordingly, the formal consultation procedures established by AB 52 are not part of the categorical exemption process applicable to the Project. Nevertheless, tribal cultural resources remain relevant to determining whether reliance on a categorical exemption is appropriate. As part of the District's original CEQA evaluation of the Project, District staff considered whether information associated with the Project indicated the presence of a tribal cultural resource, historical resource, unusual circumstance, or other condition that could preclude use of the categorical exemptions pursuant to State CEQA Guidelines Section 15300.2.

The proposed work consists of replacement and relocation of existing District water services within developed roadway rights-of-way and previously disturbed areas containing existing utility infrastructure. The Project will serve existing customers and will not expand the District's service area, system capacity, or water demand. Based upon the Project location, existing development and disturbance, and the nature and scope of the proposed utility replacement work, District staff identified no information indicating the presence of a tribal cultural resource or other unusual circumstance within the Project footprint that would result in a significant environmental effect or preclude reliance on the categorical exemptions.



District staff's original CEQA evaluation also considered the exceptions to categorical exemptions identified in State CEQA Guidelines Section 15300.2. District staff identified no circumstances associated with the Project that would result in a significant cumulative impact; no unusual circumstances creating a reasonable possibility of a significant environmental effect; no impacts to scenic resources within a designated state scenic highway; no known location on a listed hazardous waste site; and no substantial adverse change to the significance of a historical resource. Based upon the Project's developed and previously disturbed setting and the replacement nature of the proposed improvements, District staff identified no exception that would preclude reliance on Sections 15301 and 15302.

Accordingly, District staff has determined that the S-2750-0001 Service Replacements Project is categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 (Class 1 – Existing Facilities) and 15302(c) (Class 2 – Replacement or Reconstruction). The attached Notice of Exemption identifies the Project location, scope, purpose, and bases for the exemptions.

Fiscal Impact

On August 12, 2026, the Board of Directors authorized the General Manager to expend an amount not to exceed \$218,800 for construction of the S-2750-0001 Service Replacements Project. No additional construction funding authorization is requested as part of the current action.

The fiscal impact associated with the CEQA determination is limited to the applicable Riverside County Clerk-Recorder filing fee for the Notice of Exemption and District staff time necessary to prepare and file the documentation.

Attachments

1. Notice of Exemption for the S-2750-0001 Service Replacements Project
2. S-2750-0001 Service Replacements Project Scope of Work

Staff Report prepared by Evan Ward, Associate Civil Engineer I

Attachment 1 - Notice of Exemption for the S-2750-0001 Service Replacements Project

NOTICE OF EXEMPTION

To: County of Riverside
County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507

From: Beaumont-Cherry Valley Water District
560 Magnolia Avenue
Beaumont, CA 92223

Project Title: S-2750-0001 – 2025 Service Replacements Project

Project Location: The project is located within Elm Avenue between 8th Street and 11th Street and within Wellwood Avenue between 8th Street and 10th Street in the City of Beaumont, Riverside County. The project consists of the replacement of approximately 53 existing water service connections.

Project Location - City: City of Beaumont

Project Location - County: Riverside

Description of Nature, Purpose,

and Beneficiaries of the Project: The proposed project consists of replacing approximately 53 existing water service connections and associated appurtenances within Elm Avenue between 8th Street and 11th Street and within Wellwood Avenue between 8th Street and 10th Street. The project will replace aging water infrastructure that has reached the end of its useful service life, improve the reliability of water service to existing customers, and reduce future maintenance requirements. Construction activities will occur entirely within existing roadway rights-of-way and previously disturbed areas. The project will not expand the District's service area, increase treatment or water supply capacity, or create additional water demand.

Name of Public Agency Approving Project: Beaumont-Cherry Valley Water District

Name of Person or Agency Carrying Out Project: Beaumont-Cherry Valley Water District

Exempt Status: (Check One)

- ☐ Ministerial (Sections 21080(b)(1); 15268)
- ☐ Declared Emergency (Sections 21080(b)(3); 15269(a))
- ☐ Emergency Project (Sections 21080(b)(4); 15269(b))
- ☒ Categorical Exemption (Section 21084; 15301(b) and Section 15302 (c))

Reasons why project is exempt: The State CEQA Guidelines provide a series of Categorical Exemptions for projects that have been deemed to have minimal impacts on the environment. The replacement of approximately 53 services and associated appurtenances qualifies for a Class 1 categorical exemption under State CEQA Guidelines Section 15301. Categorical Exemption Class 1 exempts "the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, or mechanical equipment... involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. (b) Existing facilities of both investor-owned and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services." The project will occur within previously disturbed areas and will not impact biological resources, cultural resources, scenic resources, or other environmentally sensitive areas. There are no unusual circumstances associated with the project that would result in a significant environmental impact. Therefore, the project is categorically exempt from CEQA pursuant to Section 15301(b). The Project also qualifies for a Class 2 categorical exemption pursuant to State CEQA Guidelines Section 15302(c), which applies to the replacement or reconstruction of existing utility systems and facilities involving negligible or no expansion

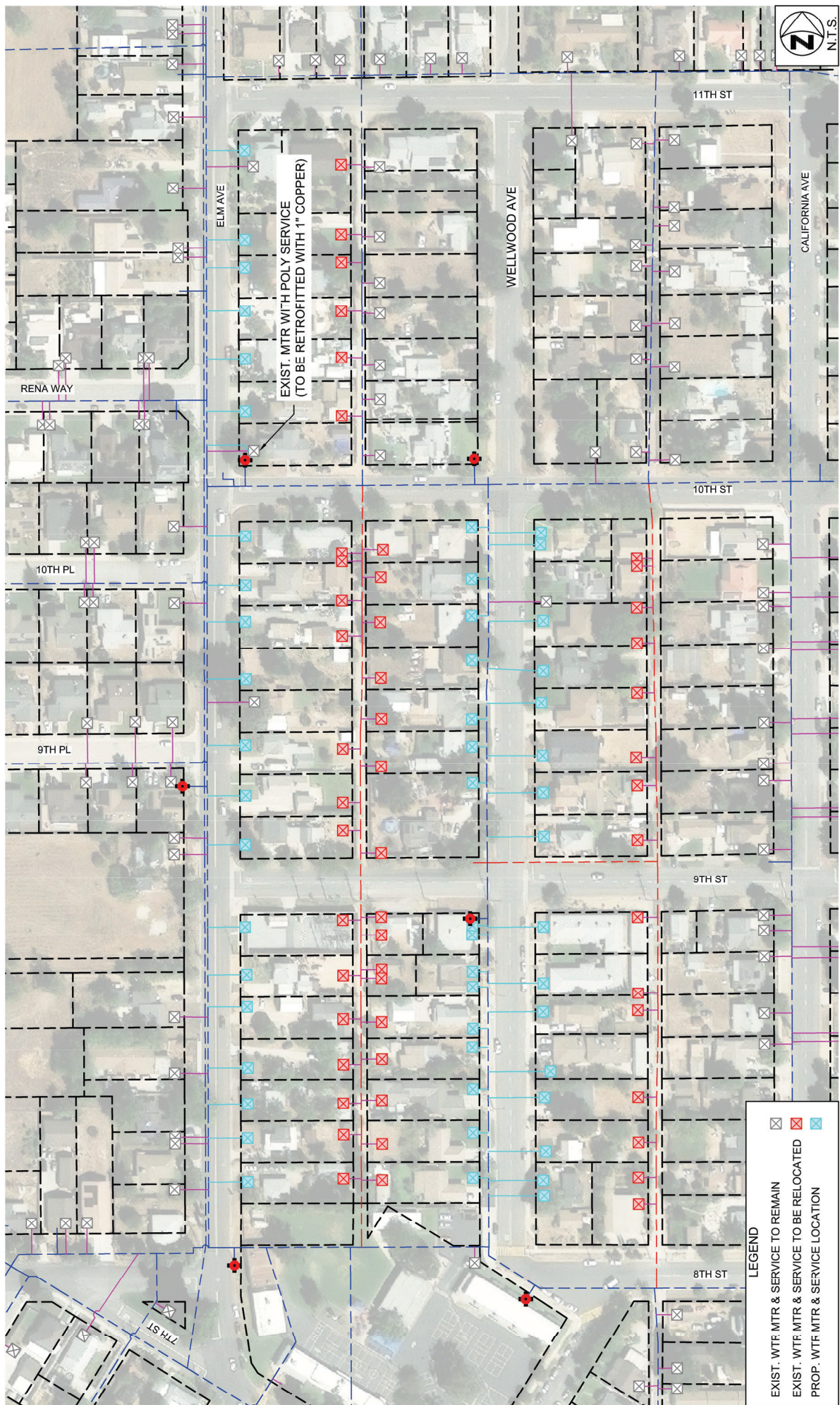
of capacity. The Project will replace and relocate existing water service connections serving existing customers and will not increase water system capacity, expand the District's service area, or create additional water demand.

Lead Agency

Contact Person: Daniel K. Jagers **Telephone:** (951) 845-9851

Signature: _____ **Title:** General Manager **Date:** _____

Attachment 2 - S-2750-0001 Service Replacements Project Scope of Work





**Beaumont-Cherry Valley Water District
Regular Board Meeting
August 27, 2026**

Item 6

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: California Environmental Quality Act (CEQA) Notice of Exemption for the Construction of Well 30 Project at the Southeast Corner of Beaumont Avenue and Cherry Valley Boulevard in the community of Cherry Valley

Staff Recommendation

- 1) Find that the construction of the Well 30 Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303(d) (New Construction or Conversion of Small Structures), and

Direct staff to file a Notice of Exemption with the Riverside County Clerk-Recorder,

OR

- 2) Continue the item and direct staff as desired

Executive Summary

The Beaumont-Cherry Valley Water District (District) is proposing the construction of Well 30 Project (Project), consisting of the construction of a new municipal production well and associated wellhead facilities, sound wall, utility connections, and appurtenant improvements, identified in the environmental documentation as the BCVWD Well 30 Groundwater Supply Well Project, at the District's existing Noble Creek Recharge Facility near Beaumont Avenue and Cherry Valley Boulevard in Cherry Valley. The Project will support the District's water supply system.

The proposed Project site is an existing graded and actively managed water-infrastructure site adjacent to the District's recharge ponds. Permanent improvements are anticipated to consist primarily of the production well, wellhead facilities, sound wall, short utility connections, and associated appurtenances. Temporary improvements associated with well construction and development will include drilling equipment, settling tanks, temporary cuttings disposal, temporary sound walls, and temporary piping for the discharge of development water.

Geovironment Consulting, the District's environmental consultant, has evaluated the Project for compliance with CEQA and prepared a CEQA Class 3 Notice of Exemption Review Document supporting the environmental determination. Based upon its evaluation, the consultant determined that the Project qualifies for a Class 3 categorical exemption pursuant to State CEQA Guidelines Section 15303(d) (New Construction or Conversion of Small Structures). The consultant also evaluated each of the exceptions to categorical exemptions identified under State CEQA Guidelines Section 15300.2 and determined that none apply to the Project.

District staff is requesting that the Board accept the findings that the Project is categorically exempt from CEQA and direct staff to file the Notice of Exemption with the Riverside County Clerk-Recorder.



Background

The District continually evaluates its existing and future water supply infrastructure to maintain a reliable water supply for its customers. As part of these efforts, the District has been proceeding with the planning and development of Well 30, a proposed municipal production well to be constructed on District property within Phase 1 of the existing Noble Creek Recharge Facility near Beaumont Avenue and Cherry Valley Boulevard.

The proposed well site is located within an existing graded and actively managed water-infrastructure area immediately adjacent to the District's recharge ponds. Geovironment Consulting conducted a site visit on August 5, 2026, and documented the proposed well pad as a nearly level to gently sloping, previously graded area consisting predominantly of bare and compacted soil with sparse ruderal vegetation. Existing recharge facilities, fencing, utilities, access routes, and other infrastructure are located immediately adjacent.

The proposed equipment layout identifies an approximate 150-foot by 200-foot construction area for well drilling and development activities. Temporary construction facilities are anticipated to include the drill rig, pipe truck, mud and settling tanks, temporary cuttings disposal area, temporary 24-foot sound walls, and temporary piping for the discharge of water generated during well development. The final well location will be staked by the District prior to construction of the well conductor casing.

The larger Noble Creek Recharge Facility site was previously evaluated as part of the District's Groundwater Recharge Program Final Environmental Impact Report (Final EIR), completed in March 2003 (State Clearinghouse No. 2002071080). The 2003 Final EIR referred to the approximately 80-acre property as the Recharge Facilities / Community Park (RF/CP) site and evaluated construction and operation of recharge ponds and related facilities, including community park improvements. While the 2003 Final EIR provides relevant environmental and site context, Well 30 consists of new well drilling and completion and is being independently evaluated for CEQA compliance rather than being treated as previously approved under the 2003 Final EIR.

Geovironment Consulting has been retained by the District to provide environmental services associated with the Project and has prepared a CEQA Class 3 Notice of Exemption Review Document supporting the proposed CEQA determination. The consultant determined that the Project is appropriately evaluated under the Class 3 categorical exemption pursuant to State CEQA Guidelines Section 15303(d), as documented in the Notice of Exemption (Attachment 1) and supporting CEQA Class 3 Notice of Exemption Review Document (Attachment 2).

Discussion

District staff and Geovironment Consulting have evaluated the Construction of Well 30 Project in accordance with CEQA and the State CEQA Guidelines.

Unlike projects involving the repair or replacement of existing District facilities, Well 30 involves construction of a new municipal production well. Accordingly, the Project is not being evaluated under the Class 1 exemption for existing facilities. Based upon the nature and location of the proposed improvements, the District's environmental consultant has determined that the Project qualifies for the following categorical exemption:



- **CEQA Guidelines Section 15303(d) – New Construction or Conversion of Small Structures (Class 3):** Section 15303 applies to the construction and location of limited numbers of new, small facilities or structures and includes water mains and other utility extensions of reasonable length necessary to serve such construction. The Project consists of construction of a municipal production well, associated wellhead facilities and sound wall, and relatively short utility connections and appurtenant improvements within an existing graded and actively managed District water-infrastructure site adjacent to the Noble Creek Recharge Facility.

As part of the environmental review, Geovironment Consulting evaluated each of the exceptions to categorical exemptions identified in State CEQA Guidelines Section 15300.2, including location, cumulative impacts, significant effects due to unusual circumstances, scenic highways, hazardous waste sites, and historical resources. Based upon the Project characteristics, existing site conditions, prior environmental documentation, and the consultant's August 5, 2026 site review, Geovironment Consulting determined that none of the exceptions identified under Section 15300.2 apply to the Project.

At the August 12, 2026 Board meeting, a question was raised regarding tribal consultation pursuant to Assembly Bill 52 (AB 52) in connection with the District's CEQA review of another capital improvement project. In response to that discussion, District staff requested that Geovironment Consulting specifically evaluate and document the applicability of AB 52 to the Well 30 Project.

As documented in the consultant's CEQA review, the formal tribal consultation procedures established by AB 52 under Public Resources Code Section 21080.3.1 apply prior to the release of a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report. Because the proposed CEQA determination for Well 30 is a categorical exemption and does not involve preparation of one of these environmental documents, the consultant determined that the formal AB 52 consultation process is not required for the Project.

This determination does not eliminate the District's responsibility to consider whether cultural or historical resources could affect the applicability of the categorical exemption. In particular, State CEQA Guidelines Section 15300.2(f) provides that a categorical exemption may not be used for a project that may cause a substantial adverse change in the significance of a historical resource. The consultant's environmental review therefore included consideration of historical and cultural resources as part of its analysis of the exceptions to the categorical exemption.

The Project site consists of a small, previously graded pad within the District's existing Noble Creek Recharge Facility adjacent to existing recharge ponds and utility and roadway corridors. The consultant's review did not identify a historical resource or tribal cultural resource within the proposed Well 30 pad that would preclude use of the categorical exemption. Accordingly, Geovironment Consulting determined that the historical resources exception under State CEQA Guidelines Section 15300.2(f) does not apply to the Project.

Standard inadvertent-discovery procedures will apply during drilling, trenching, and other ground-disturbing activities. If cultural materials or human remains are encountered, work within the immediate area will cease and the District will comply with applicable Public Resources Code and



Health and Safety Code procedures and notification requirements. Additionally, if a records search or other information obtained prior to construction identifies a known resource within the final staked Project footprint, the District will reassess the applicability of the categorical exemption before proceeding under the Notice of Exemption.

The consultant's review also considered potential effects associated with biological resources, traffic and vehicle miles traveled, noise, air quality, water quality, and utilities and public services. The analysis did not identify significant environmental effects that would take the Project outside the scope of the Class 3 categorical exemption. Project design and standard construction practices include use of the proposed sound wall, applicable dust-control measures, erosion and sediment control best management practices, and standard biological and cultural resource avoidance procedures.

Based upon the environmental analysis prepared by Geovironment Consulting, District staff concurs that the Construction of Well 30 Project qualifies for a Class 3 categorical exemption from CEQA pursuant to State CEQA Guidelines Section 15303(d), and that none of the exceptions identified under State CEQA Guidelines Section 15300.2 apply.

Fiscal Impact

The fiscal impact associated with this item is limited to the cost of environmental consulting services associated with preparation of the Notice of Exemption, the Riverside County Clerk-Recorder filing fee, and District staff time required for preparation and filing of the documentation.

The Board previously authorized funding associated with the environmental review of the Construction of Well 30 Project. No additional appropriation is requested as part of this CEQA determination.

Attachments

1. Notice of Exemption for the Construction of Well 30
2. Well 30 Notice of Exemption Review Document
3. Proposed Equipment Layout for Well 30 Drilling Work

Staff Report prepared by Evan Ward, Associate Civil Engineer I

Notice of Exemption**Appendix E**

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Riverside

From: (Public Agency): Beaumont-Cherry Valley Water District
560 Magnolia Avenue
Beaumont, CA 92223

(Address)

Project Title: Well 30 Groundwater Supply Well Project

Project Applicant: Beaumont Cherry Valley Water District

Project Location - Specific:

Near the intersection of Beaumont Avenue and Cherry Valley Boulevard, Cherry Valley, unincorporated
Riverside County, California

Project Location - City: Beaumont

Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:

The Beaumont-Cherry Valley Water District (BCVWD or District) proposes to construct, equip, and place into service a new municipal groundwater production well, designated Well 30, to support the District's public water supply system.

Name of Public Agency Approving Project: Beaumont Cherry Valley Water District

Name of Person or Agency Carrying Out Project: Beaumont Cherry Valley Water District

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: 15303(d)

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

New Construction or Conversion of Small Structures (including utility extensions of reasonable length to serve such construction). The Project meets the applicable criteria for the exemption, and none of the exceptions set forth in CEQA Guidelines § 15300.2 apply. The Project is therefore exempt from further CEQA review.

Lead Agency

Contact Person: Mark Swanson

Area Code/Telephone/Extension: (951) 845-9581

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

CEQA Class 3 Notice of Exemption

BCVWD WELL 30 GROUNDWATER SUPPLY WELL PROJECT BEAUMONT-CHERRY VALLEY WATER DISTRICT RIVERSIDE COUNTY, CALIFORNIA

Prepared by:

Geovironment Consulting

630 W 7th Street
San Jacinto, CA 92583

August 2026

Project Information

Project Title:

BCVWD Well 30 Groundwater Supply Well Project

Lead Agency:

Beaumont-Cherry Valley Water District

Contact Person and Phone Number:

Mark Swanson, P.E., QSD, Director of Engineering
(951) 845-9581

Project Location:

On the Beaumont-Cherry Valley Water District Recharge Facilities / Community Park (RF/CP) site in Cherry Valley, unincorporated Riverside County, California. The RF/CP is the approximately 80-acre District recharge facility along the west side of Beaumont Avenue, between Cherry Valley Boulevard and Brookside Avenue, immediately adjacent to existing groundwater recharge ponds. A concrete-lined reach of Noble Creek (Riverside County Flood Control and Water Conservation District) crosses the larger RF/CP property. Final well coordinates will be staked by the District before conductor casing is set.

Project Sponsor:

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

City General Plan Designation and Zoning:

Public water utility / District recharge facility use on the existing RF/CP site. The property is developed and operated as BCVWD groundwater recharge facilities. No general plan amendment or rezoning is requested for Well 30.

Requested Permits:

Well construction and related local/state well permits as required by Riverside County and the State Water Resources Control Board Division of Drinking Water. No land use entitlements or general plan amendments are requested.

Project Description:

The Beaumont-Cherry Valley Water District (BCVWD or District) proposes to construct, equip, and place into service a new municipal groundwater production well, designated

Well 30, on the District's existing RF/CP site in Cherry Valley. The RF/CP is the District's groundwater recharge facility along Beaumont Avenue at Cherry Valley Boulevard—the same general property that was the subject of the District's Groundwater Recharge Program Final Environmental Impact Report (Final EIR, March 2003; State Clearinghouse No. 2002071080). That EIR evaluated construction and operation of the recharge ponds and related facilities on the approximately 80-acre RF/CP site, and described equipping a 2001 pilot production test well in the southeast portion of the property. Well 30 is a separate, new production well (new drilling and completion) on the already-developed RF/CP pad area next to the existing recharge ponds.

Specific construction activities include: (1) drilling and construction of a production well consistent with District standards (conductor casing, production casing and screen, gravel pack, and sanitary seals), with conceptual depths on the order of approximately 1,230 to 1,260 feet below ground surface as shown on the District's May 2026 well completion diagram; (2) temporary construction facilities including drill rig, pipe truck, mud tank, settling tanks, cuttings disposal area, dog house, and related support equipment within an approximate 150-foot by 200-foot (approximately 0.69-acre) pad; (3) construction of an approximately 24-foot sound wall with a 15-foot access door enclosing the well pad; (4) blow-off riser, discharge piping, and temporary water disposal and development discharge piping routed toward Noble Creek Wash; and (5) electrical power connection and connection to the existing distribution system of reasonable length to serve the well. The well location shown on project figures is conceptual; the District will stake the final well location prior to construction of the well conductor casing.

The Project does not change land use designations, does not create a new water service area, and does not authorize growth-inducing extension of distribution mains beyond connection of Well 30 into the existing BCVWD system. Permanent facilities are limited to the well, wellhead appurtenances, sound wall/enclosure, and utility connections of reasonable length necessary to serve the well. Temporary facilities will be removed upon completion of drilling, development, and equipping.

Surrounding Land Uses:

North / Roadway frontage: Public roadway corridor (Beaumont Avenue / Cherry Valley Boulevard area) with chain-link fencing (barbed-wire topped in places), overhead electrical distribution, traffic signalization, paved travel lanes, and commercial/institutional parking across the street.

East / Southeast: Existing BCVWD groundwater recharge ponds enclosed by white vinyl fencing, gated access, and maintained District operational lands; mountains form the distant backdrop.

West / Southwest: Continuation of the graded District parcel with scattered mature trees (coast live oak and ornamental deodar cedar), with residential rooftops and community uses beyond the site perimeter.

South / Interior of pad: Large, nearly level graded area of bare soil and sparse ruderal cover forming the primary proposed well pad and construction staging area, with dirt

vehicle tracks, placed boulders, utility markers/bollards, and an existing electrical equipment cabinet.

General area: Managed public water-utility operations setting immediately adjacent to existing recharge infrastructure and urban roadway frontage; not undeveloped open space remote from existing disturbance.

Environmental Setting:

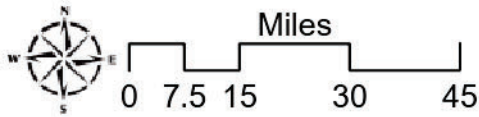
A site visit was conducted on August 5, 2026, to document existing conditions on the proposed Well 30 pad and immediate perimeter. The site is a nearly level to gently sloping, previously graded parcel on the District's RF/CP recharge facility next to existing recharge ponds—the same facility corridor reviewed in the 2003 Groundwater Recharge Program Final EIR. Most of the ground where the well would be built has already been graded and driven on. The soil is bare, light-colored, and packed hard in places, with curved tire tracks across the field. Standing in the middle of the pad, you mainly see open earth, sky, fence lines, and trees along the edges—not brush, tall grass, or undisturbed wild ground. That matches the EIR's earlier description of the RF/CP as previously disturbed land (including former agricultural use) converted to water facilities, and the deodar cedars along Beaumont Avenue that the EIR called out as a prominent street-edge feature. Noise levels taken at the project site ranged between 39.9 dB and 66.2 dB with an average of 49.8 dB as observed during the site visit. The noise was generated from vehicle traffic along Beaumont Avenue and Cherry Valley Boulevard.

Vegetation on the open pad is thin and patchy—scattered low weeds, dried summer grasses, and tumbleweed-type plants on otherwise exposed soil. Cover is discontinuous and does not form a closed grassland canopy, coastal sage scrub, chaparral, riparian woodland, or other sensitive natural community on the graded pad. Edge trees include a linear row of mature ornamental deodar cedar (*Cedrus deodara*) along the roadway/fence corridor and several scattered mature coast live oak (*Quercus agrifolia*) specimens on the broader parcel. The oaks occur as isolated trees with rock rings or placed boulders at the base in places; they do not form an oak woodland stand with intact understory. Overall habitat integrity on the proposed disturbance footprint is low due to grading, bare soil dominance, ruderal herbaceous cover, and long-term edge effects from adjacent roadway and water infrastructure operations.

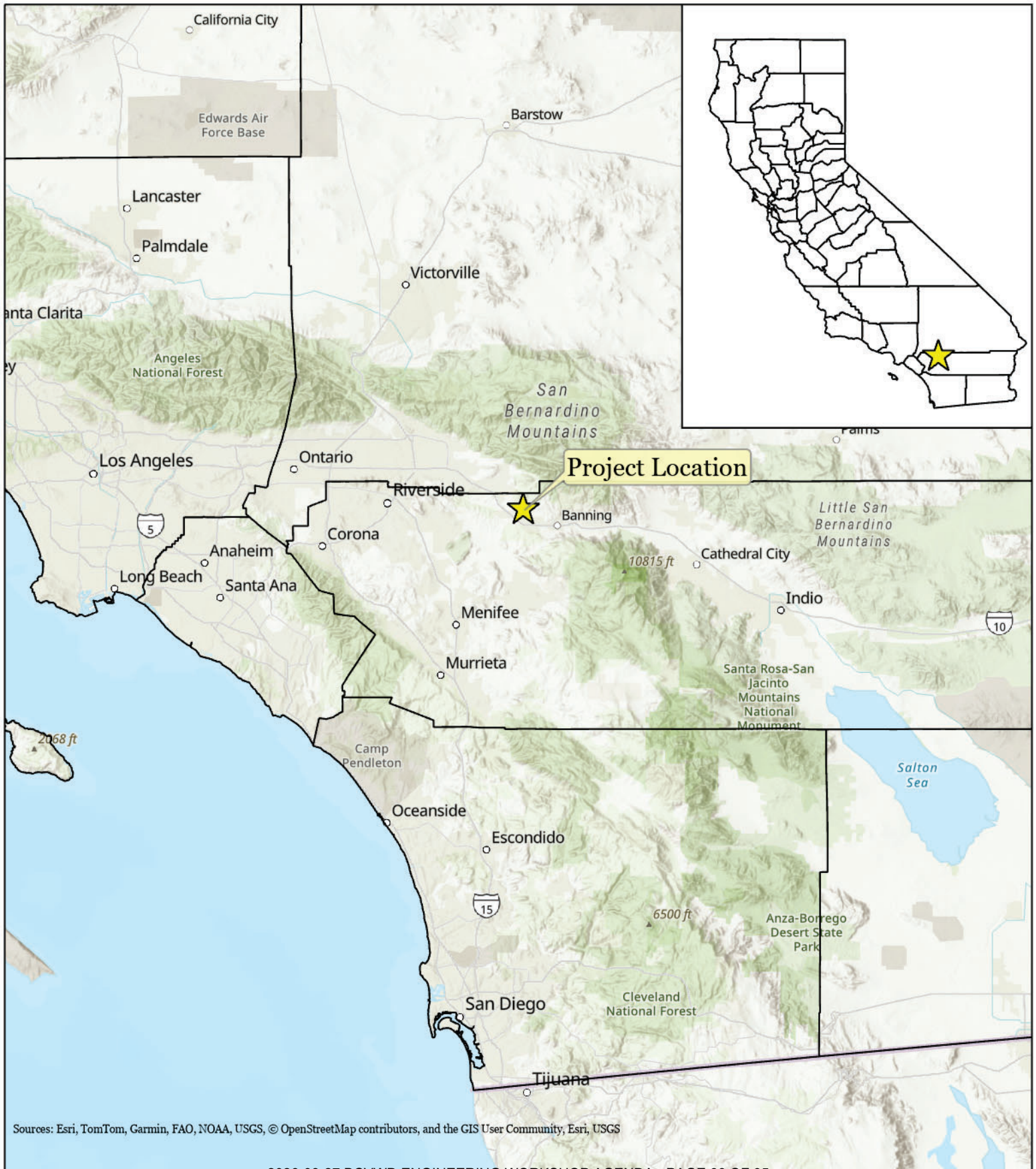
Most site photographs show an empty work area. One photograph clearly shows a coyote standing along the white fence at the District's recharge ponds, just off the open graded pad. Coyotes are common along fence lines, pond edges, and open ground at the edge of Cherry Valley. The photos do not show dens, nests, or groups of wildlife on the bare dirt where the well would go. The coyote is a common, mobile animal using the edges of an already built water site, not a sign that the well pad itself is high-value or fragile habitat.

Existing BCVWD recharge ponds with open water are visible immediately adjacent beyond white vinyl perimeter fencing and are part of the District's established groundwater recharge operations. Along the roadway fence line, a shallow rocky drainage swale/ditch with placed boulders and corrugated metal culvert segments is present; the feature is engineered/disturbed rather than a natural riparian corridor. No wetlands, hydrophytic vegetation stands, or jurisdictional-appearing stream channels were identified on the graded well pad itself in the photo set.

The site contains multiple indicators of prior and ongoing infrastructure use: chain-link security fencing with barbed wire along the public roadway; white vinyl fencing enclosing adjacent recharge facilities; overhead power lines and wooden utility poles; a green electrical equipment cabinet/transformer on a concrete pad; yellow protective bollards and concrete posts/markers; placed boulders; dirt access routes with tire compaction; and metal culvert materials along the fence drainage. Beyond the pad, the setting is a developed Cherry Valley community edge: paved arterial roadway with parking and vehicle activity, residential structures, ornamental tree plantings, District recharge operations, and distant mountain views.



BCVWD Well 30 Project
Figure 1: Project Vicinity



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, USGS

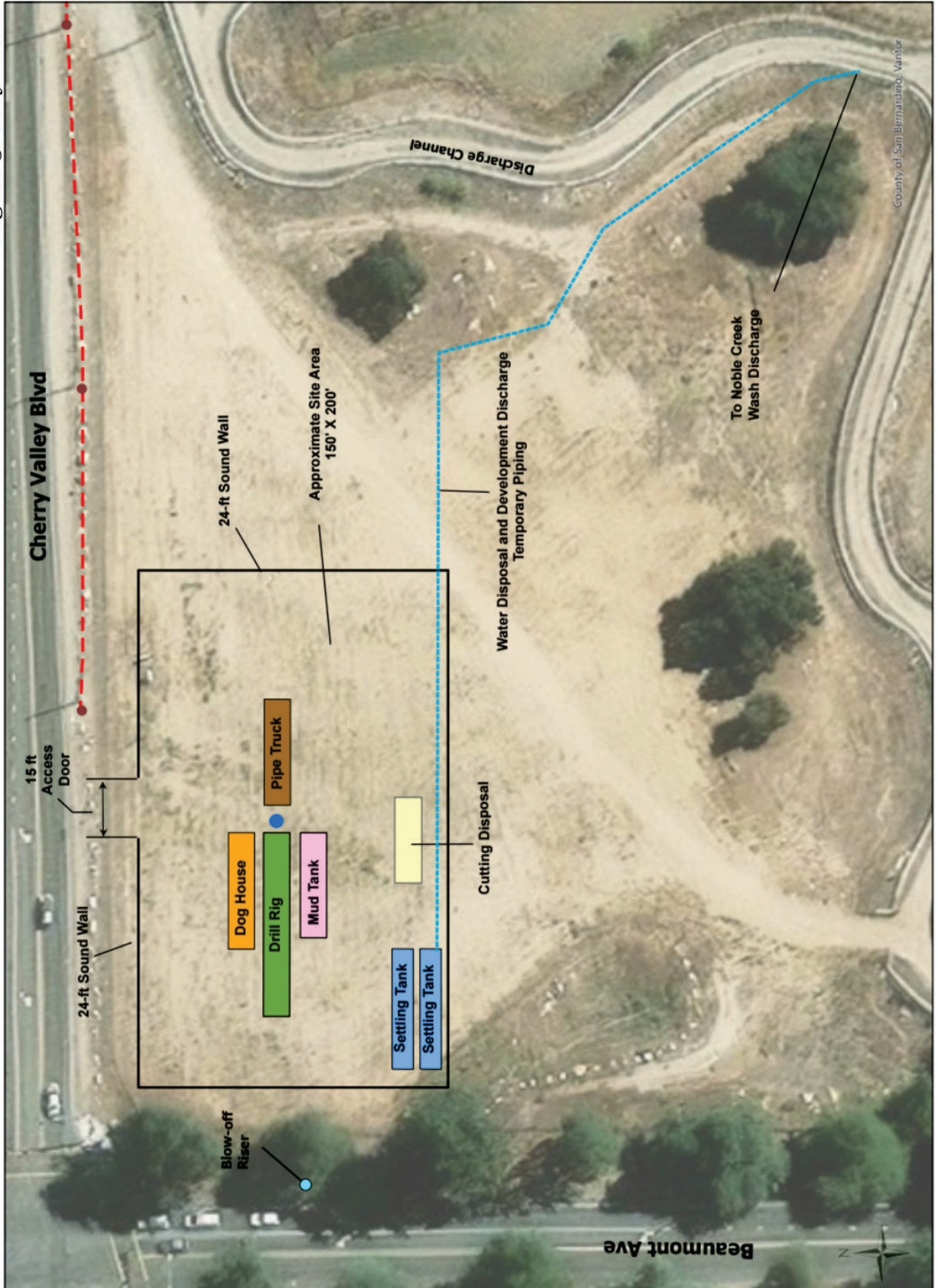


BCVWD Well 30 Project
Figure 2: Project Location



BCVWD Well 30 Project Figure 3: Project Site Plan

*Not to Scale For Representation Only



CEQA DETERMINATION

The Beaumont-Cherry Valley Water District, as Lead Agency, has determined that the proposed project is exempt from the provisions of CEQA pursuant to:

CEQA Guidelines § 15303(d) — Class 3 Categorical Exemption (New Construction or Conversion of Small Structures)

Section 15303 provides a categorical exemption for the construction and location of limited numbers of new, small facilities or structures, and for the installation of small new equipment and facilities in small structures. Subdivision (d) specifically addresses water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction. The Well 30 Project qualifies under Class 3 because the primary permanent facility is a single small new public water system structure (one production well and associated wellhead appurtenances and sound enclosure) and because the electrical service, discharge piping, and distribution connection constitute utility extensions of reasonable length necessary to serve that structure.

The Project is consistent with the scope of Class 3 as applied to small public utility facilities. The permanent developed area is limited to an approximately 150-foot by 200-foot pad adjacent to existing District recharge infrastructure on the RF/CP site. The Project does not construct a large industrial plant, does not create a new major water treatment facility, and does not authorize a system-wide expansion of service territory. Connection is to the existing BCVWD distribution system for reliability and redundancy purposes. On that basis, the Lead Agency finds that Class 3, including § 15303(d), is the appropriate categorical exemption for this Project.

EXCEPTIONS ANALYSIS (CEQA Guidelines § 15300.2)

The District has evaluated all exceptions to categorical exemptions under § 15300.2 and finds that none apply. The following summary table and checklist analysis document the Class 3 applicability findings and the independent § 15300.2 exceptions review.

Criterion	Finding	Exception Applies?
§ 15300.2(a) Location — Sensitive Environment	Aug 5, 2026 photos: open graded dirt pad on RF/CP next to existing recharge ponds and a public road. Thin weeds, bare soil, fences, utilities. A few oaks and street cedars at the edges. No wetland or dense native habitat on the pad. 2003 GWRP EIR creek/pond issues are not reopened by pad work.	Does Not Apply
§ 15300.2(b) Cumulative Impact	Single new well on RF/CP pad next to existing ponds. Larger RF/CP build-out already reviewed in 2003 GWRP Final EIR. Not successive same-type piecemealing of a multi-well field.	Does Not Apply

§ 15300.2(c) Unusual Circumstances	Single municipal well with sound wall and short utility ties on already graded RF/CP facility ground is typical Class 3 activity. Prior EIR for the larger recharge facility does not create unusual circumstances for this small well.	Does Not Apply
§ 15300.2(d) Scenic Highways	Site is not on or within an officially designated state scenic highway corridor under the California Scenic Highway Program.	Does Not Apply
§ 15300.2(e) Hazardous Waste Sites	No Project evidence the pad is a Gov. Code § 65962.5 site. Pre-filing EnviroStor/GeoTracker confirmation for final staked location to be retained in the administrative record.	Does Not Apply
§ 15300.2(f) Historical Resources	Small pad in active water-infrastructure setting; no identified historic built resource on pad. Prior GWRP EIR tribal coordination does not identify a TCR on this pad. Inadvertent-discovery protocols apply. AB 52 formal consultation not required for an NOE.	Does Not Apply

CEQA Exemption Checklist

Introduction

The Beaumont-Cherry Valley Water District proposes the BCVWD Well 30 Groundwater Supply Well Project, consisting of the construction, equipping, and connection of a new municipal groundwater production well on the District's existing RF/CP recharge facility near Beaumont Avenue and Cherry Valley Boulevard in Cherry Valley, unincorporated Riverside County, California. The Project is located immediately adjacent to existing District groundwater recharge ponds and related water infrastructure. The purpose of the Project is to enhance water supply reliability and operational redundancy within the District's existing public water system, including recovery of water managed in the Beaumont Basin in connection with the District's recharge operations.

Project construction includes well drilling and completion to District standards, temporary drilling support facilities, a 24-foot sound wall with access door, blow-off and temporary development discharge piping toward Noble Creek Wash, and electrical/distribution connections of reasonable length. Permanent facilities are confined to the well pad and appurtenances. Temporary facilities will be removed following construction and well development. The well location shown on Project figures is conceptual and will be staked by the District prior to conductor casing installation.

Prior CEQA for the Recharge Facility Site

The Well 30 site sits on the District's RF/CP recharge facility property. That larger facility was environmentally reviewed in the Beaumont-Cherry Valley Water District Groundwater Recharge Program Final EIR (March 2003; SCH No. 2002071080). The EIR project included surface-water capture and transfer facilities on Little San Geronio Creek and Noble Creek, constructed wetlands and related features, and an approximately 80-acre series of recharge ponds and community park improvements at the RF/CP site west of Beaumont Avenue between Cherry Valley Boulevard and Brookside Avenue. The EIR's physical setting for the RF/CP described gently sloping, previously disturbed land that had been used for agriculture; a concrete-lined reach of Noble Creek through the property; and a row of mature deodar cedar trees along Beaumont Avenue. Those edge trees and the now-operating recharge ponds match what the August 2026 site photographs show today.

The 2003 EIR is not a free pass for every later District action on the property, and it is not used here as a substitute for looking at Well 30 on its own facts. The EIR's well-related text focused on a pilot production test well installed in 2001 near a two-acre test pond, which the District intended to equip (on the order of about 3,000 gallons per minute) and convert to production use in the southeast part of the RF/CP. Well 30, as proposed now, is new well drilling and completion on the graded pad next to the existing recharge ponds, with a sound wall and short utility connections. That is a small new structure on an already-built water site. It is related to the RF/CP's water-supply purpose, but it is not the same work item as "equip the 2001 test well" alone. For that reason, the District is filing this Notice of Exemption for Well 30 under Class 3 rather than treating Well 30 as already fully described and cleared as a standalone construction package inside the 2003 project description.

What the EIR does provide for this NOE is important context: the pad is not greenfield land; the surrounding recharge ponds and facility use were planned and environmentally reviewed; and later small utility work next to those ponds is the kind of incremental facility improvement that fits a narrow categorical exemption when the § 15300.2 exceptions do not apply. Where Well 30 ground disturbance stays on the open graded pad and does not reopen creek, riparian, or wetland work areas that drove EIR biology mitigation along Noble Creek, the site conditions in 2026 are simpler than the creek-side pond work analyzed in 2003. If final staking or construction limits move into areas that still carry unresolved EIR mitigation triggers (for example, undisturbed older sediments requiring paleontological monitoring, or work near mapped sensitive habitat from the EIR), the District will follow those facility commitments and reassess CEQA path if the facts change.

Criterion Section 15303(d): Small Structures and Utility Extensions of Reasonable Length

	Yes	No
The project consists of construction of a limited number of new, small facilities or structures, and/or utility extensions of reasonable length to serve such construction, consistent with CEQA Guidelines § 15303(d).	X	

Class 3 applies to construction of limited numbers of new, small facilities or structures and to utility extensions of reasonable length to serve such construction. Well 30 is a single new groundwater production well with a compact permanent pad (approximately 150 feet by 200 feet), wellhead appurtenances, and an enclosing sound wall. The electrical connection, discharge piping, and tie-in to the existing distribution system are limited in length and function solely to serve the new well. They do not constitute a regional transmission project, a new treatment plant, or a service-area expansion project. The Lead Agency finds that the scale of permanent construction is small relative to large water infrastructure projects that would require an Initial Study, and that the utility work is incidental to and of reasonable length for the new well structure.

Criterion Section 15303: Location Adjacent to Existing Public Facilities / Previously Developed Site

	Yes	No
The project involves a small new public facility or infrastructure improvement located within or immediately adjacent to previously developed or actively managed water infrastructure facilities and associated disturbed areas.	X	

The Project site is on the existing RF/CP facility immediately adjacent to existing BCVWD groundwater recharge ponds and associated District access and utility facilities near Beaumont Avenue and Cherry Valley Boulevard. Project mapping and August 2026 site photographs show the well pad, sound wall, temporary staging, and discharge alignment within a water-utility operations setting rather than on undisturbed open space remote from existing infrastructure. Final well siting will occur within this same District-controlled/adjacent infrastructure area prior to conductor casing installation. This setting is material to the Class 3 finding.

Criterion Section 15303: Biological Resources

	Yes	No
The project site supports sensitive biological resources that would preclude the Class 3 exemption finding.		X

Based on site photographs dated August 5, 2026, the proposed Well 30 footprint is an approximately 0.69-acre graded pad and limited adjacent staging/edge areas on the RF/CP site immediately next to existing BCVWD recharge ponds and a public roadway corridor. The photo record shows the interior of the pad as predominantly bare, compacted soil with vehicle tracks and only sparse ruderal herbaceous cover (including Russian thistle and dried annual grasses). This condition is characteristic of Disturbed /

Ruderal land cover rather than a sensitive natural community as defined by the California Department of Fish and Wildlife (CDFW).

The 2003 Groundwater Recharge Program Final EIR identified sensitive biological issues mainly tied to creek and pond construction along Noble Creek and related habitats (for example, slender-horned spinyflower concerns, willow riparian habitat at certain pond sites, and other species-related measures for that larger program). Well 30 is not rebuilding those creek ponds. It is a small well pad on open, graded facility ground next to ponds that are already in place.

Tree resources on and at the edge of the broader parcel include mature non-native deodar cedars along the roadway fence line and scattered coast live oaks. The oaks are isolated specimens and do not constitute an intact oak woodland community with native understory on the proposed pad. Project design should avoid unnecessary removal of mature coast live oak where feasible. No wetlands, riparian woodland, or hydrophytic vegetation were identified on the graded pad in the photo record. Adjacent recharge ponds are existing managed water infrastructure behind District fencing and are not proposed for fill or conversion by the well pad.

Aside from one coyote photographed along the white recharge-pond fence, the photo set does not show wildlife on the open well pad. The coyote appears in the fenced pond edge area next to the site, which is normal for this part of the valley. The open pad itself does not look like high-quality home range for animals that need dense cover, wetlands, or unbroken native scrub. The site is within the Western Riverside County MSHCP plan area boundary, as is most of western Riverside County; location within the plan area alone does not establish that the graded pad is a Criteria Cell, Additional Survey Needs area, or other precisely mapped conservation feature.

Avoidance Measure (standard practice, not CEQA mitigation required to justify the exemption): If ground disturbance or vegetation removal occurs during the avian breeding season (February 1 through August 31), a pre-construction nesting bird survey shall be conducted by a qualified biologist within three days prior to commencement of such activities. If an active nest is identified, an appropriate no-disturbance buffer shall be established and maintained until young have fledged or the nest is no longer active, as determined by the biologist. Mature coast live oaks outside the minimum necessary construction footprint should be avoided to the extent feasible.

Criterion Section 15303: Traffic

	Yes	No
Approval of the Project would not result in any significant effect related to traffic.	X	

Construction traffic will consist of mobilization of a drill rig and support equipment, delivery of casing and materials, haul-off of cuttings as needed, and daily construction crew trips. These trips are temporary and typical of a single-well public works construction project. Access is available from the Beaumont Avenue / Cherry Valley Boulevard corridor and existing District facility access routes. No permanent increase in employee commuting or customer trip generation is associated with operation of an

unmanned/low-attendance well facility beyond periodic operations and maintenance visits already characteristic of District well sites. Under CEQA Guidelines § 15064.3, vehicle miles traveled (VMT) is the metric for transportation impacts. A temporary construction project of this scale does not generate long-term VMT that would constitute a significant transportation impact.

Criterion Section 15303: Noise

	Yes	No
Approval of the Project would result in significant effects related to noise.		X

Well drilling and development are inherently noise-generating activities for a limited construction duration. The District's equipment layout expressly includes an approximately 24-foot sound wall enclosing the well pad, which is a project design feature intended to attenuate construction and operational equipment noise at the pad perimeter. Construction will be conducted in accordance with applicable local noise regulations and standard daytime construction hour restrictions unless otherwise authorized. Operational noise from a completed municipal well (pump and motor within an enclosed/screened pad) is typically intermittent and substantially lower than peak drilling noise. With the designed sound wall and standard construction-hour controls, there is no substantial evidence of a significant noise impact that would constitute an unusual circumstance under § 15300.2(c) or otherwise defeat the Class 3 exemption.

Criterion Section 15303: Air Quality

	Yes	No
Approval of the Project would result in significant effects related to air quality.		X

The Project site is within the South Coast Air Basin under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Construction emissions will be temporary and will consist primarily of equipment exhaust from the drill rig and support engines, on-road haul and delivery trips, and fugitive dust from limited pad preparation and material handling within the approximately 0.69-acre work area. Standard dust control and equipment maintenance practices consistent with SCAQMD Rule 403 (fugitive dust) and applicable state off-road equipment requirements will be implemented during construction. Operation of Well 30 does not include a major stationary combustion source; electrical service is identified on Project figures, and operational air emissions are negligible relative to regional inventories. No long-term operational air quality impact is identified.

Criterion Section 15303: Water Quality

	Yes	No
Approval of the Project would result in significant effects related to water quality.		X

The Project constructs a municipal drinking-water production well that will be built and sealed to applicable well standards to protect groundwater quality, including conductor casing, annular cement seals, and sanitary construction details shown on the conceptual well completion diagram. Temporary construction has the potential to generate sediment or drilling-fluid residuals if uncontrolled. The equipment layout provides for mud tanks, settling tanks, cuttings disposal, and temporary water disposal/development discharge piping toward Noble Creek Wash. The District will implement standard best management practices (BMPs) for erosion and sediment control and will comply with any applicable waste discharge or de minimis discharge requirements associated with well development water. Temporary discharge is not a permanent diversion or channelization project. The Project does not reconfigure the recharge pond system and does not increase impervious area on a scale that would meaningfully alter watershed hydrology.

Criterion Section 15303: Utilities and Public Services

	Yes	No
The site can be adequately served by all required utilities and public services.	X	

The Project is itself a public water utility improvement. It connects to existing electrical service in the immediate vicinity and to the existing BCVWD distribution system. It does not require extension of sewer, schools, parks, or other public services, and it does not create demand for new fire stations or police facilities. Cuttings and construction wastes will be handled and disposed of in accordance with applicable regulations. The site can be adequately served by existing utilities needed for construction and operation of a single well pad adjacent to existing District facilities.

EXCEPTIONS TO CATEGORICAL EXEMPTIONS CHECKLIST

In addition to investigating the applicability of CEQA Guidelines Section 15303(d) (Class 3), this CEQA document assesses whether any of the exceptions to qualifying for the Class 3 Categorical Exemption are present. The following analysis compares the criteria of CEQA Guidelines Section 15300.2 to the Project.

Criterion 15300.2(a): Location

	Yes	No
Is there an exception to the Class 3 exemption for the project due to its location in a particularly sensitive environment, such that the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies?		X

No exception applies. Section 15300.2(a) applies to projects that may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies, and is limited to certain classes of exemption including Class 3. The August 5, 2026 photos show a flat, graded dirt pad with tire tracks, thin weeds, fences, an electrical cabinet, bollards, and scattered rocks, sitting next to the District's recharge ponds and a public street on the

RF/CP facility. You do not see a wall of native brush, a wetland, a wooded creek bottom, or any other clearly special natural area on the well pad itself. A few oaks and the street-side evergreen trees are part of the edges of the property, but they do not turn the open pad into a mapped sensitive preserve. While the site lies within the Western Riverside County MSHCP plan boundary—as does most of western Riverside County—location within a regional HCP boundary, standing alone, does not establish that the specific well pad is a “particularly sensitive environment” for purposes of § 15300.2(a). On what the photos show, this is not a particularly sensitive environment in the sense that would block the exemption.

Criterion 15300.2(b): Cumulative Impact

	Yes	No
Is there an exception to the Class 3 exemption for the project due to significant cumulative impacts of successive projects of the same type and in the same place, over time?		X

No exception applies. Section 15300.2(b) bars a categorical exemption when the cumulative impact of successive projects of the same type in the same place, over time, is significant. Well 30 is one new production well on a small graded pad next to the existing RF/CP recharge ponds. It is not a multi-well field being approved a well at a time to avoid looking at the whole picture, and it is not the same construction package as building the recharge ponds themselves. The ponds and the larger RF/CP facility were already reviewed in the 2003 Groundwater Recharge Program Final EIR. Adding one well on the open pad is a small, later utility improvement at an existing water site. Public water systems often add or replace individual wells over time; that ordinary pattern, by itself, is not the piecemealing problem the exception was written to stop. No cumulative impact exception applies.

Criterion 15300.2(c): Significant Effect

	Yes	No
Is there an exception to the Class 3 exemption for the project because there is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances?		X

No exception applies. Under § 15300.2(c), a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Construction of a single municipal well with a compact pad, sound wall, and short utility connections on an already graded RF/CP pad next to existing recharge ponds is the ordinary type of small public utility facility contemplated by Class 3. The fact that the larger recharge facility was previously studied in an EIR does not make this well “unusual.” If anything, it confirms the site is a working water facility, not an unexpected sensitive location. Temporary drilling noise, temporary equipment presence, and managed development discharge are typical of well construction and are addressed through project design and standard regulatory controls. There is no fair argument, on the present record, of a significant environmental effect due to unusual circumstances.

Criterion 15300.2(d): Scenic Highway

	Yes	No
Is there an exception to the Class 3 exemption for the project because the project may result in damage to scenic resources, including but not limited to trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway?		X

No exception applies. Section 15300.2(d) applies where a project may result in damage to scenic resources within a highway officially designated as a state scenic highway. The Project site is located at the Beaumont Avenue / Cherry Valley Boulevard area in Cherry Valley, adjacent to existing District recharge facilities. Neither Beaumont Avenue nor Cherry Valley Boulevard is an officially designated state scenic highway under the California Scenic Highway Program administered by Caltrans. The Project does not propose removal of scenic rock outcroppings, historic roadside structures, or similar scenic resources within a designated state scenic highway corridor.

Criterion 15300.2(e): Hazardous Waste Sites

	Yes	No
Is there an exception to the Class 3 exemption for the project because the project is located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code?		X

No exception applies. Section 15300.2(e) prohibits use of a categorical exemption where the project is located on a site included on any list compiled pursuant to Government Code § 65962.5 (the “Cortese List”). Based on the Project’s identified location on the RF/CP facility adjacent to existing BCVWD recharge ponds at Beaumont Avenue and Cherry Valley Boulevard, and the absence of any indication in the Project technical materials that the well pad is a listed hazardous waste or cleanup site, the Lead Agency finds that the Project is not located on a § 65962.5 listed site. Prior to filing of the NOE, the District (or its consultant) shall confirm this finding by review of current EnviroStor and GeoTracker databases for the final staked well location and shall retain printouts or screenshots in the administrative record. If that confirmation identifies a listed site coinciding with the disturbance footprint, this exemption determination shall not be used until the listing issue is resolved.

Criterion 15300.2(f): Historical Resources

	Yes	No
Is there an exception to the Class 3 exemption for the project because the project may cause a substantial adverse change in the significance of a historical resource?		X

No exception applies. Section 15300.2(f) bars a categorical exemption where the project may cause a substantial adverse change in the significance of a historical resource. The Project occupies a small pad on the existing RF/CP facility next to recharge ponds and utility/roadway corridors. The 2003 Groundwater Recharge Program Final EIR treated

cultural resources for the larger RF/CP and creek facilities and included Native American coordination measures for that construction program (including coordination requested by the Morongo Band of Mission Indians for that EIR project). That history is part of the site's administrative background. It does not, by itself, identify a listed or eligible historical resource or tribal cultural resource on the Well 30 pad, and it does not convert this Notice of Exemption into an EIR or MND.

Formal AB 52 consultation under Public Resources Code § 21080.3.1 applies prior to release of a negative declaration, mitigated negative declaration, or EIR—not to a Notice of Exemption. The question for this NOE remains the § 15300.2(f) question: whether Well 30 may cause a substantial adverse change in the significance of a historical resource on this project site. On the present record, including the graded, facility-use character of the pad, the answer is no. Standard inadvertent-discovery protocol will apply during ground disturbance: if cultural materials or human remains are encountered, work in the immediate area shall halt and the District shall comply with applicable Public Resources Code and Health and Safety Code procedures, including notification requirements (including Health and Safety Code § 7050.5 and Public Resources Code § 5097.98 if human remains are encountered). If a records search or other information later identifies a known resource within the final staked footprint, the District will reassess before proceeding under this NOE.

CONCLUSIONS

Based on the analysis contained herein, the Beaumont-Cherry Valley Water District has determined that the BCVWD Well 30 Groundwater Supply Well Project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines § 15303(d) — New Construction or Conversion of Small Structures (including utility extensions of reasonable length to serve such construction). The Project meets all applicable criteria for the exemption and none of the exceptions set forth in CEQA Guidelines § 15300.2 apply. The Project is therefore exempt from further CEQA review.

This determination is based on the following key findings:

- ✓ The Project consists of construction of a single new municipal groundwater production well (Well 30) and associated wellhead appurtenances, an approximately 24-foot sound wall, and utility extensions of reasonable length (power, discharge piping, and distribution connection) on an approximately 150-foot by 200-foot pad.
- ✓ The Project is located on the District's existing RF/CP recharge facility (west of Beaumont Avenue between Cherry Valley Boulevard and Brookside Avenue), next to existing recharge ponds. The larger RF/CP facility was reviewed in the Groundwater Recharge Program Final EIR (March 2003; SCH No. 2002071080). Well 30 is a new small production well on that already-developed facility site; it is not a greenfield project and is not a re-approval of the full 2003 recharge program.
- ✓ Permanent facilities are small in scale relative to major water infrastructure projects; temporary drilling support facilities will be demobilized following construction and well development.
- ✓ Site photographs (August 5, 2026) document a graded, bare/ruderal pad with low habitat value; a coyote was observed along the pond fence (common urban-edge wildlife), but the pad itself is not high-value wildlife habitat.
- ✓ Analyses of biological resources, traffic/VMT, noise (including designed sound wall), air quality, water quality/well sealing, and utilities do not identify significant effects that would take the Project outside Class 3.
- ✓ None of the exceptions under CEQA Guidelines § 15300.2(a)–(f) apply, for the reasons stated in the exceptions analysis and summary table above.
- ✓ Supporting Project materials—including the BCVWD Detailed Technical Specifications for Well 30 (May 2026), the 2003 GWRP Final EIR, location and equipment layout exhibits, and site photographs (Appendix A)—form part of the administrative record for this determination.

ADMINISTRATIVE RECORD FINDING

The Beaumont-Cherry Valley Water District finds that the documents and materials that constitute the record of proceedings for this CEQA determination are located at the offices of the Beaumont-Cherry Valley Water District, 560 Magnolia Avenue, Beaumont, California 92223, and are available for public review upon request. The custodian of records is the Beaumont-Cherry Valley Water District.

Documents comprising the administrative record include:

- This CEQA Exemption Checklist and Notice of Exemption
- Beaumont-Cherry Valley Water District Groundwater Recharge Program Final Environmental Impact Report (March 2003; SCH No. 2002071080), including project description of the RF/CP site and related mitigation monitoring materials
- Geovironment Consulting Scope of Work — CEQA Categorical Exemption for BCVWD Well 30 (signed)
- BCVWD Detailed Technical Specifications, Well 30 (May 2026), including Figures 1–7 (location map, equipment layout, well completion diagram, casing/screen details, and related sheets)
- BCVWD Notice materials regarding Well 30 well drilling (July 2026) and related District correspondence (including Mark Swanson information package, August 2026)
- Site photographs dated August 5, 2026 (Site Photos folder), including the representative set reproduced in Appendix A of this Notice of Exemption
- Project location and equipment layout exhibits showing adjacency to recharge ponds and temporary discharge toward Noble Creek Wash
- Pre-filing Cortese List / EnviroStor / GeoTracker confirmation for the final staked well location (to be inserted upon completion)

SIGNATURE

This Notice of Exemption is hereby filed pursuant to CEQA Guidelines § 15062.

Signature: _____

Printed Name: _____

Title: _____

Agency: Beaumont-Cherry Valley Water District

Date: _____

References

- Beaumont-Cherry Valley Water District. (2003, March). Groundwater Recharge Program Final Environmental Impact Report (SCH No. 2002071080). BCVWD.
- Beaumont-Cherry Valley Water District. (2026, May). Detailed technical specifications: Well 30 (Figures 1–7 and related sheets). BCVWD.
- Beaumont-Cherry Valley Water District. (2026, July 16). Notice regarding Well 30 well drill. BCVWD.
- California Department of Transportation. (n.d.). California state scenic highway system. <https://dot.ca.gov>
- California Environmental Protection Agency / DTSC. EnviroStor database. <https://www.envirostor.dtsc.ca.gov>
- California Natural Resources Agency. California Environmental Quality Act (CEQA) statute and guidelines, including Guidelines §§ 15062, 15064.3, 15300.2, and 15303. <https://resources.ca.gov/ceqa>
- Geovironment Consulting. (2026). Scope of work: CEQA categorical exemption — BCVWD Well 30. Geovironment Consulting.
- Geovironment Consulting / BCVWD. (2026, August 5). Site photographs — BCVWD Well 30 proposed well pad and adjacent recharge facilities, Cherry Valley, Riverside County (26 images). Project administrative record, Site Photos.
- Public Resources Code §§ 21000 et seq.; Government Code § 65962.5; Health and Safety Code § 7050.5; Public Resources Code § 5097.98.
- South Coast Air Quality Management District. Rule 403 (Fugitive Dust) and applicable air quality management plan materials. <https://www.aqmd.gov>
- State Water Resources Control Board. GeoTracker database. <https://geotracker.waterboards.ca.gov>
- Western Riverside County Regional Conservation Authority. Multiple Species Habitat Conservation Plan (MSHCP) materials. <https://www.wrc-rca.org>

APPENDIX A

Site Photographs

BCVWD Well 30 Groundwater Supply Well Project

Cherry Valley, Riverside County, California

The following photographs were taken on August 5, 2026, at the proposed Well 30 site on the RF/CP facility near Beaumont Avenue and Cherry Valley Boulevard. They show the open graded pad, thin plant cover, trees along the edges, fencing, drainage along the street, the District's recharge ponds next door, the surrounding road and neighborhood setting, and a coyote observed along the white fence at the recharge facilities. These images are part of the project administrative record and support the site description in this Notice of Exemption.

Photo date: August 5, 2026

Source: Project Site Photos file (26 images total; representative set of nine below).

Photo Index

Figure	File Name	Subject
Appendix Figure A-1	20260805_102322.jpg	Overall pad toward street
Appendix Figure A-2	20260805_102404.jpg	Wide view of graded field
Appendix Figure A-3	20260805_102521.jpg	Pad surface and thin weeds
Appendix Figure A-4	20260805_102557.jpg	Fence line and drainage ditch
Appendix Figure A-5	20260805_102632.jpg	Recharge ponds and white fence
Appendix Figure A-6	20260805_102732.jpg	Coast live oaks
Appendix Figure A-7	20260805_102915.jpg	Oak near pond fence
Appendix Figure A-8	20260805_102956.jpg	Pad interior markers and open ground
Appendix Figure A-9	20260805_102900.jpg	Coyote at recharge-pond fence

Appendix Figure A-1



Overall view of the proposed well pad looking toward the street. Most of the ground is open bare dirt with tire tracks. Tall evergreen trees and chain-link fencing mark the road edge; houses and power lines show beyond.

Source file: 20260805_102322.jpg | Date: August 5, 2026

Appendix Figure A-2



Wide view across the graded pad. The field is flat, light-colored, and mostly bare. White fencing along the far side encloses the District's recharge facilities. Mountains sit on the horizon.

Source file: 20260805_102404.jpg | Date: August 5, 2026

Appendix Figure A-3



Closer look at the pad surface. Plant cover is thin—scattered low weeds and dried grass on open soil. Ornamental evergreens stand along the fence line; a few oaks are visible farther out.

Source file: 20260805_102521.jpg | Date: August 5, 2026

Appendix Figure A-4



Street-side edge of the site. A rocky drainage ditch runs along the chain-link fence, with loose stone and old metal culvert pieces. Across the fence is the public road and parking.

Source file: 20260805_102557.jpg | Date: August 5, 2026

Appendix Figure A-5



Looking toward the District recharge ponds. White vinyl fencing, open water beyond the gate, placed boulders, and thin weedy cover on disturbed ground.

Source file: 20260805_102632.jpg | Date: August 5, 2026

Appendix Figure A-6



Mature coast live oaks on the broader parcel. The trees stand as individual specimens in open, dry ground with rock at the base.

Source file: 20260805_102732.jpg | Date: August 5, 2026

Appendix Figure A-7



Large coast live oak near the recharge-pond fence line. Open dirt and sparse weeds surround the tree. The white fence and pond area are visible in the background.

Source file: 20260805_102915.jpg | Date: August 5, 2026

Appendix Figure A-8



Interior of the graded pad showing yellow marker posts, concrete bollards, placed rocks, and open bare ground.

Source file: 20260805_102956.jpg | Date: August 5, 2026

Appendix Figure A-9



Coyote standing along the white vinyl fence at the District's recharge facilities, just off the open graded pad. Coyotes are common along fence lines and pond edges in the Cherry Valley area.

Source file: 20260805_102900.jpg | Date: August 5, 2026

Attachment 3 - Proposed Equipment Layout for Well 30 Drilling Work



Beaumont-Cherry Valley Water District



Thomas Harder & Co.
Groundwater Consulting

Proposed Equipment
Layout Well 30

June 2026

Detailed Technical Specifications
Well 30
Figure 2

Map Features

- Proposed Well 30
- Power Pole
- Water Source
- Discharge Line
- Power Line
- Sound Walls

Note: Well Location is conceptual. District will stake final well location prior to construction of well conductor casing. All dimensions and boundaries are approximate



**Beaumont-Cherry Valley Water District
Regular Board Meeting
August 27, 2026**

Item 7

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 monthly update regarding the District's permanent stormwater flow monitoring equipment.

Executive Summary

At the July 23, 2026 Regular Board Meeting, District staff provided an update on the Beaumont Master Drainage Plan (MDP) Line 16 Storm Drain Project and identified permanent flow monitoring as a remaining operational improvement at the District's Noble Creek Recharge Facility (NCRF) Phase II. The General Manager indicated that District staff would provide monthly updates to the Board.

The purpose of this Staff Report is to provide the Board with an update on the status of the District's efforts to select and implement permanent stormwater flow monitoring equipment.

Water continues to be recharged within the NCRF Phase II ponds; however, permanent flow monitoring equipment has not yet been installed. District staff has previously identified a handful of suitable flow monitoring equipment and is finalizing the selection of an appropriate system to meet the actual field conditions.

Background

The MDP 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 constructed to improve stormwater conveyance in the Cherry Valley area while increasing local groundwater recharge through the District's NCRF Phase II.

The completed project includes approximately 6,600 linear feet of reinforced concrete storm drain ranging from 24 to 84 inches in diameter, associated inlet and outlet structures, and improvements within the recharge ponds. The system is operational and stormwater continues to be conveyed to and recharged within the facility.

Permanent flow monitoring and final transfer devices have not yet been installed due to the ongoing recharge activities over the past couple of years.

Discussion

District staff is finalizing selection of a permanent flow monitoring system for the 84-inch MDP Line 16 storm drain. Selection is focused on a system capable of measuring the broad range of



anticipated conditions, from shallow urban runoff to major storm flows approaching approximately 516 cubic feet per second and velocities near 14.9 feet per second. The selected system must also provide reliable measurements during partial-pipe, full-pipe, and potential backwater conditions.

The equipment systems identified below use technologies suited to large-pipe flow monitoring. Final selection will consider flow range, accuracy, sensor placement, debris and sediment exposure, maintenance, data logging, communications, and off-grid power requirements.

The systems are as follows:

- ADS / ACCUSONIC Model 8510+
- Hach FL900/AV9000
- NIVUS NivuFlow 750
- Pulsar Measurement/Greyline AVFM 6.1
- Xylem SonTek-IQ Series
- Teledyne ISCO Signature

Staff is making the final evaluation of equipment for installation of the flow monitoring device at the most downstream practical location within the 84-inch pipeline while meeting the desired installation within the District's Noble Creek Recharge Facility. The final monitoring location will consider hydraulic conditions, potential backwater from the recharge ponds, manufacturer recommendations, accessibility, and installation requirements. Following installation, District staff will monitor the installed equipment's performance over time. If the results indicate that downstream hydraulic conditions could be improved based upon the actual field performance of the selected device, an additional monitoring location farther upstream may be desired.

The permanent station will also require data logging, remote communications, and off-grid power. District staff anticipates a solar-charged battery system. District staff has also identified two additional potential monitoring locations upstream which has been identified for possible future installation as necessary to confirm accuracy of the monitoring.

District staff will be finalizing equipment selection and ordering materials for the installation of the equipment. District staff will continue to provide monthly updates to the Board as the evaluation advances.

Fiscal Impact

This item is presented for informational purposes only and no Board action is requested at this time. Equipment, installation, solar power, communications, and related infrastructure costs will be developed with the final configuration. Any required funding or procurement authorization will be presented to the Board of Directors separately, as appropriate.

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

