



**Beaumont-Cherry Valley Water District
Regular Board Meeting
October 22, 2026**

**Emergency
Item**

STAFF REPORT

TO: Board of Directors

FROM: Dan Jagers, General Manager

SUBJECT: City of Calimesa Request for Annexation (ANNX-25-1) of 78 acres within BCVWD sphere of influence area extending south across Cherry Valley Boulevard into the Golden Triangle north of Interstate 10

Staff Recommendation

None. Information only.

Executive Summary

The Riverside Local Agency Formation Commission (LAFCO) is scheduled to consider matters related to the City of Calimesa's proposed annexation (ANNX-25-1) at its October 28, 2026 meeting. The proposal includes approximately 78 acres south of Cherry Valley Boulevard, commonly known as the Golden Triangle, which are within Beaumont-Cherry Valley Water District's (BCVWD) sphere of influence and long-term water-service planning area.

The District has longstanding interests in this territory, supported by historical LAFCO proceedings, water infrastructure investments, and regional water supply planning. Staff has been actively reviewing the proposed annexation, researching historical jurisdictional decisions, and coordinating efforts to protect the District's service area and public investment. District staff will attend the October 28 LAFCO meeting to monitor the proceedings and represent BCVWD's interests, as appropriate.

Background

The Golden Triangle has been included in BCVWD's water-service planning for decades. In September 1993, LAFCO considered and rejected a proposal to include the area within Calimesa's sphere of influence, distinguishing it from other territory appropriate for Calimesa's expansion. Since that time, BCVWD has continued to plan for and invest in infrastructure intended to serve future development in the area. The District's 2016 Potable Water Master Plan and recently adopted 2025 San Geronio Regional Urban Water Management Plan reflect its long-term commitment to reliable water service and regional supply planning.





The City of Beaumont has initiated separate annexation proceedings involving the same nine parcels, providing an alternative consistent with established water-service planning.

BCVWD's position is limited to the Golden Triangle south of Cherry Valley Boulevard. The District does not object to Calimesa's proposed annexation of northern territory already served by Yucaipa Valley Water District.

Staff continues to evaluate the potential effects of the proposed annexation on District infrastructure, service planning, and ratepayer investments and will keep the Board informed of significant developments.

Fiscal Impact

There is no immediate fiscal impact associated with this informational report. Potential long-term impacts of the proposed annexation on District infrastructure and service planning remain under evaluation.

Attachments

1. Golden Triangle Annexation Briefing
2. LAFCO October 28, 2026 Agenda and staff report
3. Exhibit: APN and ownership map (City of Calimesa)

Staff Report prepared by Lynda Kerney, Executive Assistant

Golden Triangle Annexation – BCVWD Briefing

Meeting with Supervisor / LAFCO Commissioner Gutierrez

City of Calimesa (ANNX-25-1) request will soon come before LAFCO.		
407-230-016	407-230-017	407-230-018
407-230-030	407-230-004	407-230-006
407-230-029	407-230-011	407-230-020

BCVWD’S REQUEST: Oppose Calimesa’s proposed annexation of the approximately 78-acre Golden Triangle south of Cherry Valley Boulevard and preserve the area within BCVWD’s water-service planning framework. BCVWD supports the orderly alternative now being pursued by the City of Beaumont, with BCVWD remaining the logical long-term potable/non-potable water provider.

Why BCVWD’s Position Is Targeted

- BCVWD does not object to Calimesa annexing the northern area already served by Yucaipa Valley Water District.
- The objection is to extending the annexation south across Cherry Valley Boulevard into the Golden Triangle, which has been within BCVWD’s planning framework for decades.

1993: LAFCO Already Distinguished the Golden Triangle

- LAFCO 92-52-3 – Calimesa Sphere of Influence Amendment; LAFCO 92-58-3 – Calimesa Reorganization No. 1.
- Calimesa sought to include and ultimately annex the Golden Triangle along with the separate Storm and Coussoulis areas. Calimesa’s own 1992 Plan of Services acknowledged that the Golden Triangle was within BCVWD’s planning area and had already been master-planned by BCVWD.
- LAFCO staff initially recommended placing the Golden Triangle in Calimesa’s SOI. After hearings and testimony, the Commission rejected that recommendation.
- On September 23, 1993, Commissioner Younglove specifically identified the Cherry Valley Boulevard/I-10 entrance and Golden Triangle as important to Cherry Valley’s community identification, then moved to deny Calimesa’s SOI request. The motion carried 6-0.
- LAFCO separately allowed the Storm property to proceed toward annexation to Calimesa. The Golden Triangle did not proceed because it was not placed in Calimesa’s SOI.

Key historical point: LAFCO deliberately distinguished the Golden Triangle from territory it found appropriate for Calimesa.

Thirty-Three Years Later, BCVWD’s Case Is Stronger

- BCVWD followed through on the planning identified in 1993. Its 2016 Potable Water Master Plan identifies infrastructure in Cherry Valley Boulevard and through the I-10 crossing intended to serve future development in this area; portions of the master-planned facilities have already been installed.
- The 2006–2009 Desert Lawn Drive litigation demonstrates Calimesa’s direct knowledge of BCVWD’s infrastructure work. The dispute involved two 24-inch transmission pipelines constructed in Calimesa’s right-of-way as part of BCVWD’s long-term transmission planning for anticipated growth and water demand south of Cherry Valley Boulevard.

Regional Water Supply and Public Investment

- BCVWD adopted the 2025 San Geronio Regional Urban Water Management Plan on June 25, 2026. The RUWMP integrates water demand, supply reliability, infrastructure, and long-range regional planning through 2050.
- BCVWD's supply portfolio includes Beaumont Basin groundwater and storage, State Water Project water through SGPWA, Edgar Canyon supplies, stormwater capture/recharge, and planned recycled water. The adopted analysis finds sufficient supplies to meet projected demand through 2050 under normal and dry-year conditions.
- The Golden Triangle therefore is not merely an area BCVWD once intended to serve; its anticipated demand remains embedded in a mature framework of District and regional planning.
- Changing providers now can strand or underutilize public infrastructure, alter demand and hydraulic planning, duplicate facilities, and shift costs to the ratepayers who financed BCVWD's existing system.

Current 2025–2026 Planning Aligns with the 1993 Framework

- Calimesa now proposes to annex the same nine southern parcels and has treated YVWD as the anticipated water/sewer provider, despite the parcels being within BCVWD's SOI and long-term planning framework.
- On October 21, 2025, Beaumont initiated annexation proceedings for the same 78.48 acres / nine parcels, citing logical contiguous growth, integration with Beaumont's infrastructure and long-term planning, improved municipal services, and the importance of the Cherry Valley Boulevard/I-10 gateway.
- Beaumont has also formally objected to Calimesa's southern annexation. The Beaumont/BCVWD planning positions provide a coherent governmental arrangement: Beaumont for municipal and land-use services; BCVWD for potable/non-potable water and water-resource planning.

Why the Area Should Remain with BCVWD

Factor	BCVWD Position
Continuity	BCVWD's master planning predates the 1993 proceeding and has continued through current master plans and the RUWMP.
Infrastructure	Major transmission facilities were planned and constructed with future service south of Cherry Valley Boulevard in mind.
Supply	BCVWD has a diversified, adopted long-term supply portfolio and demonstrated reliability through 2050.
Efficiency	Keeping the area with BCVWD avoids fragmented service, duplicative facilities, and stranded public investment.
Regional fit	Beaumont's active annexation of the same nine parcels aligns municipal planning with BCVWD's established water-planning role.

Bottom Line

The facts supporting LAFCO's 1993 distinction have not disappeared; three decades of BCVWD and Beaumont planning and public investment have strengthened them. BCVWD asks that the Golden Triangle remain within BCVWD's water-service planning framework and that Calimesa's proposed southern annexation not be allowed to displace or duplicate that established role.

Attachments:

City of Calimesa APN and Ownership map

LAFCO Minutes: Sept. 23, 1993



PUBLIC NOTICE

**SPECIAL MEETING OF THE RIVERSIDE
LOCAL AGENCY FORMATION COMMISSION**
Wednesday, October 28, 2026
9:00 a.m.

AGENDA

This meeting will be held in-person and virtually from:

- County Administrative Center, 4080 Lemon Street, Board of Supervisors Meeting Room, 1st Floor, Riverside, CA 92501
- Westin Tampa Waterside, 725 Harbour Island Boulevard, Tampa, FL 33602

The meeting will be live streamed online at:

<http://riversidecountyca.iqm2.com/Citizens/Board/1090-Local-Agency-Formation-Commission>

If you are viewing this agenda online, please click on the title of the item to access the staff report.

1.1. CALL TO ORDER AND SALUTE TO THE FLAG.

1.2. ROLL CALL.

1.3. POTENTIAL REQUEST BY ONE OR MORE COMMISSIONERS TO PARTICIPATE REMOTELY.

In the event a commissioner joins the meeting virtually under SB 707 then members of the public can utilize the number below to participate via teleconference. If all participating commissioners are physically present, then the call-in feature will be unavailable, but the meeting can still be viewed at the link above.

(669) 900-6833 (audio only)
Meeting ID # 981 6441 4433.
Password is 20232023.

1.4. ANNOUNCEMENT CONCERNING CONTRIBUTIONS TO COMMISSION MEMBERS.

2. APPROVAL OF MINUTES:

- a. September 24, 2026
(Staff recommends approval of the Minutes as submitted.)

3. PUBLIC COMMENTS ON ANY ITEMS NOT ON THE AGENDA.

4. CONSENT CALENDAR (NON-HEARING ITEMS):

- a. LAFCO Monthly Expenditure Report.
(Staff recommends the Commission ratify the Monthly Expenditure Report as submitted.)

5. PUBLIC HEARINGS:

Continued: There are no continued public hearing items.

New: There are no new public hearing items.

6. OTHER BUSINESS:

- a. Comprehensive Market Study - LAFCO Position Salary Ranges & Salary Adjustments
(Staff recommends the Commission adopt the "External Markey Survey Data" spreadsheets for 7 revised salary ranges.)
- b. Establish New Position Description: LAFCO Commission Clerk
(Staff recommends the Commission Adopt the new job specification as part of the Classification Plan for LAFCO positions.)
- c. Discussion and Potential Authorization of a Change of the Monthly LAFCO Commission Meeting Start Time.
(Staff recommends the Commission discuss a potential new meeting time and if determined, amend Policy A-1 Rules and Procedures of LAFCO with a new monthly Commission meeting, or re-affirm the current meeting time.)

7. INFORMATION ITEMS: No action to be taken by the Commission.

- a. Proposals Received and/or LAFCO Initiated (Government Code Sections 56751 and 56857):
 - i. LAFCO 2026-05-2 - Reorganization to Include Annexation to the City of Norco and Detachment from the Riverside County Waste Resources Management District (Bluff Street Islands - P26 & P27).
 - ii. LAFCO 2026-06-5 - Sphere of Influence Amendments to City of Calimesa (addition) (Golden Triangle) and Concurrent Amendments to Beaumont-Cherry Valley Water District (removal), Yucaipa Valley Water District (addition), Beaumont Library District (removal), Beaumont-Cherry Valley Recreation & Park District (removal) and County Service Area 27 (removal).
 - iii. LAFCO 2026-07-5 - Reorganization to Include Annexations to the City of Calimesa (Golden Triangle) and Concurrent Annexation to Yucaipa Valley Water District (addition) & Concurrent Detachments from Beaumont-Cherry Valley Water District, Beaumont Library District, Beaumont-Cherry Valley Recreation & Park District, County Service Area 27 and Riverside County Waste Resources Management District.
- b. Report on Conducting Authority Proceedings. (No Report)

8. LEGISLATIVE UPDATE AND POTENTIAL POSITIONS.

(Receive and file the report.)

9. EXECUTIVE OFFICER REPORTS.
10. COMMISSIONER COMMENTS/FUTURE ITEMS.
11. ADJOURNMENT.

NOTICES: Anyone present at the hearing who is involved with any change of organization to be considered and who has made a contribution of more than \$500 in the past twelve (12) months to any member of the Commission will be asked to state for the record the Commission member to whom the contribution was made and the matter of consideration with which they are involved.

Non-exempt materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at the LAFCO Office, 6216 Brockton Avenue, Suite 111-A, Riverside, CA 92506 during normal business hours.

If special accommodations are needed to participate in this meeting, please contact Elizabeth Valdez, Commission Clerk, at (951) 369-0631 during regular business hours. Staff reports are available on our website at: www.lafco.org



7.a.
10/28/2026

TO: Local Agency Formation Commission

FROM: Crystal M. Craig, Assistant Executive Officer

Cue

SUBJECT: PROPOSALS RECEIVED AND/OR LAFCO INITIATED (GOVERNMENT CODE SECTION 56751 AND 56857)

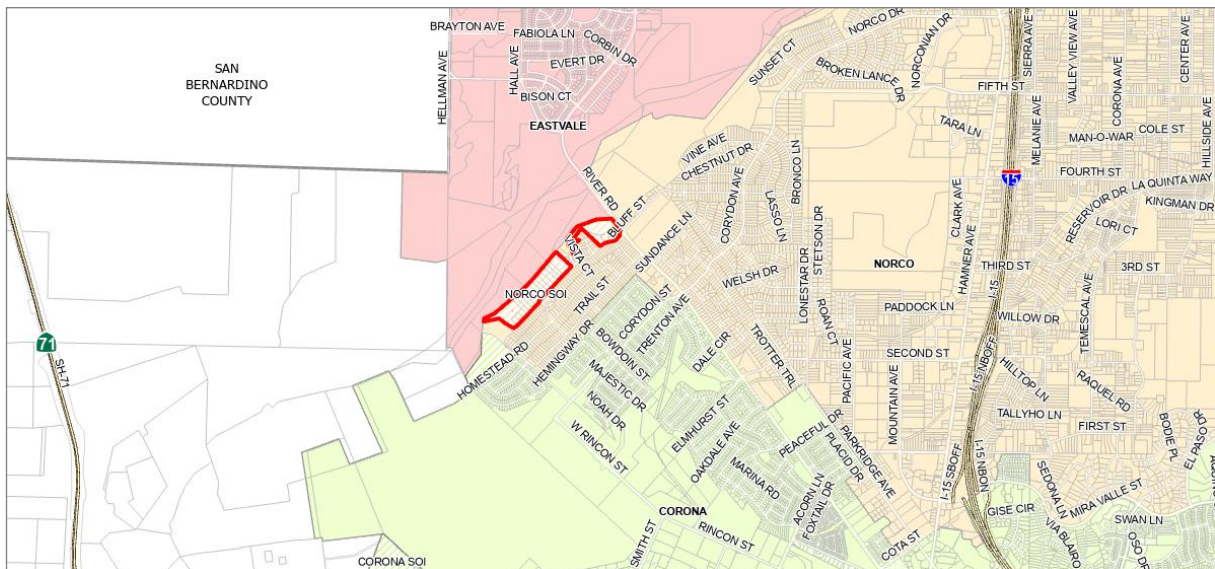
The following is a list of new proposals received by LAFCO and/or LAFCO initiated since the last Commission meeting.

- i. **LAFCO 2026-05-2 - Reorganization to Include Annexation to the City of Norco and Detachment from the Riverside County Waste Resources Management District (Bluff Street Islands - P26 & P27).**

Generally located north of Bluff Street, east of Stagecoach Drive, west of River Road, and south of the City of Eastvale, in the Unincorporated Community of Prado Basin.

Acreage: approximately 56.86 acres.

Estimated meeting date(s): March 25, 2027



- ii. LAFCO 2026-06-5 - Sphere of Influence Amendments to City of Calimesa (addition) (Golden Triangle) and Concurrent Amendments to Beaumont-Cherry Valley Water District (removal), Yucaipa Valley Water District (addition), Beaumont Library District (removal), Beaumont-Cherry Valley Recreation & Park District (removal) and County Service Area 27 (removal).

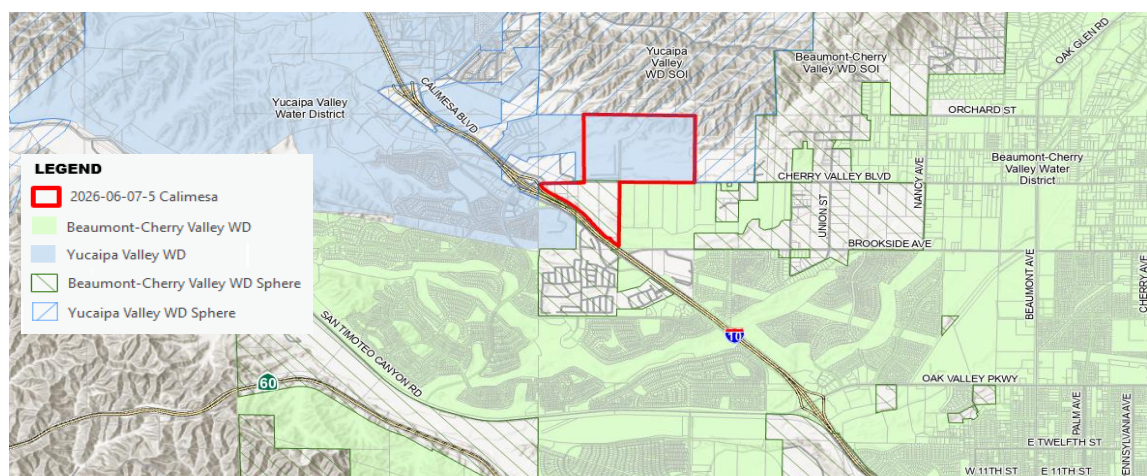
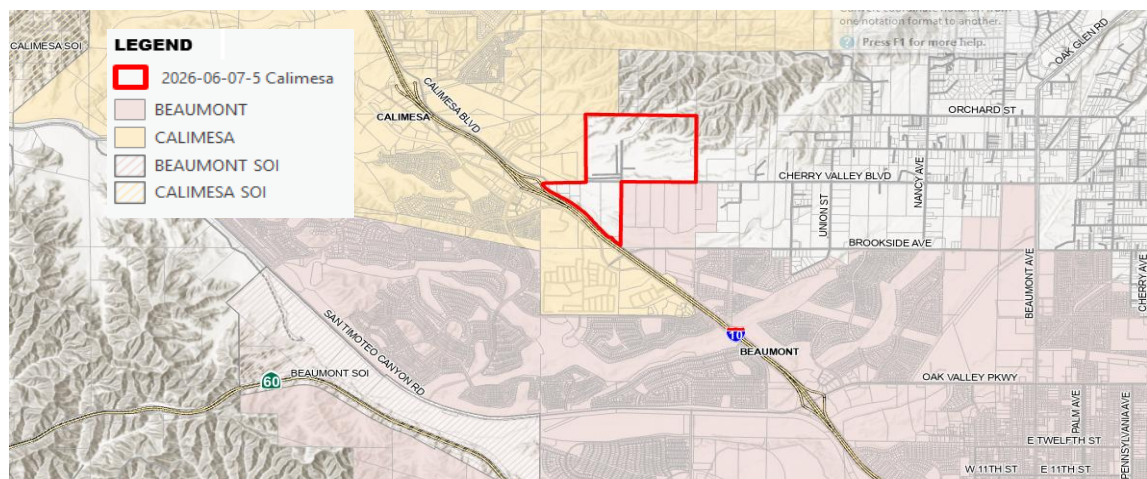
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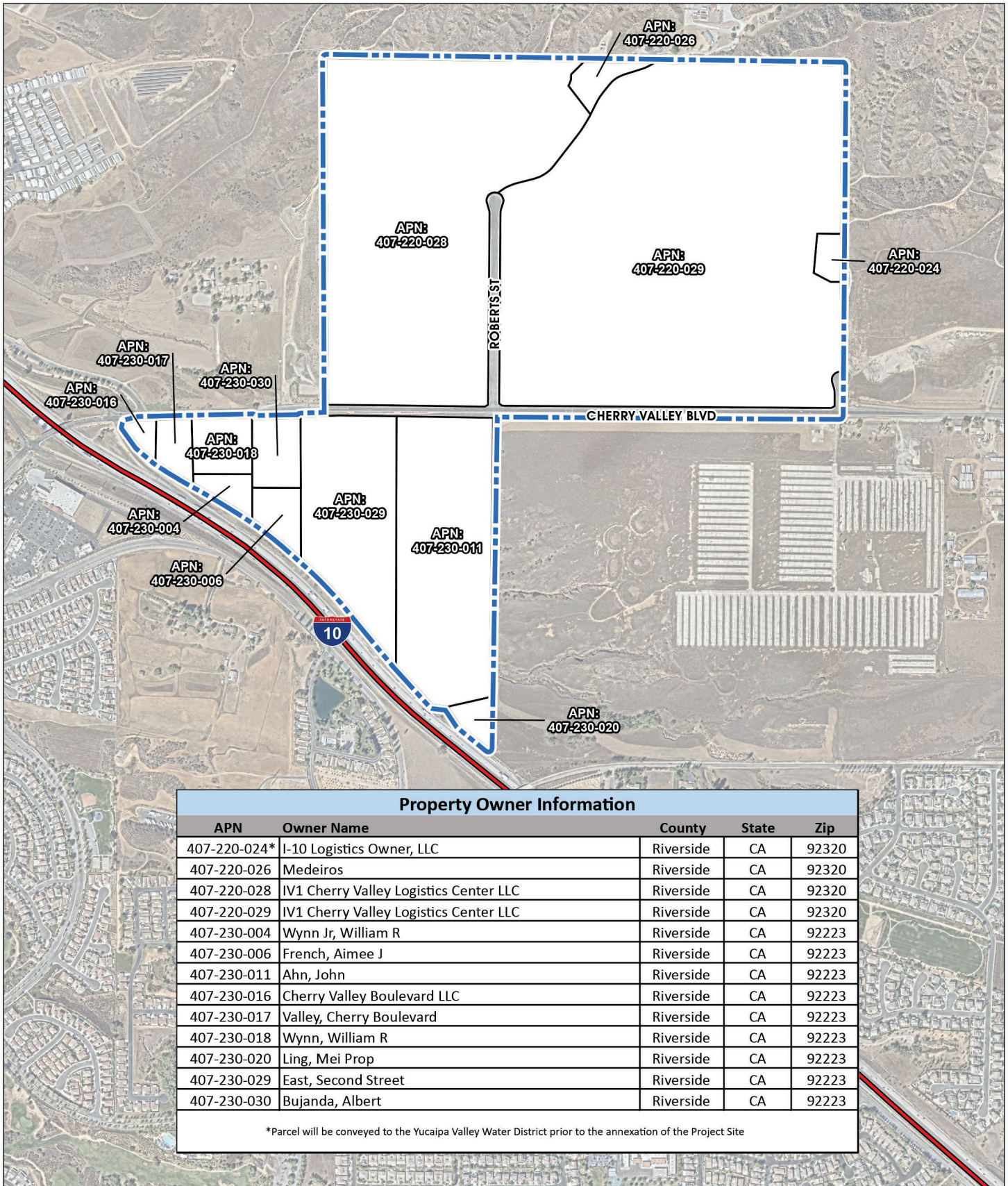
- iii. LAFCO 2026-07-5 - Reorganization to Include Annexations to the City of Calimesa (Golden Triangle) and Concurrent Annexation to Yucaipa Valley Water District (addition) & Concurrent Detachments from Beaumont-Cherry Valley Water District, Beaumont Library District, Beaumont-Cherry Valley Recreation & Park District, County Service Area 27 and Riverside County Waste Resources Management District.

Generally located east and north of the Interstate 10 Freeway, north of Cherry Valley Boulevard, west of Union Street, and south of Section 19, Township 2 South, Range 1 West, in the Unincorporated Community of Cherry Valley.

Acreage: approximately 313.43 acres.

Estimated meeting date(s): March 25, 2027 or April 22, 2027





Source(s): Esri, Nearmap Imagery (October 2025)



0 250 500 1,000
Feet



APN and Ownership Map

I-10 Logistics Center

JN: 707-007
Date: 12-10-2025