BEAUMONT-CHERRY VALLEY WATER DISTRICT
AGENDA
REGULAR MEETING OF THE BOARD OF DIRECTORS
560 Magnolia Avenue, Beaumont, CA 92223
Wednesday, June 10th, 2015
Regular Session 7:00 p.m.

Call to Order, President Ross

Pledge of Allegiance, Director Cottrell

Invocation, Director Covington

Roll Call

Public Comment

PUBLIC COMMENT: At this time, any person may address the Board of Directors on matters within its jurisdiction which are not on the agenda. However, any non-agenda matters that require action will be referred to Staff for a report and possible action at a subsequent meeting. To provide comments on specific agenda items, please complete a speaker's request form and provide the completed form to the Board Secretary prior to the Board meeting. Please limit your comments to three minutes. Sharing or passing time to another speaker is not permitted.

ACTION ITEMS

1. **Adjustments to the Agenda**

2. **Consent Calendar:** All matters listed under the Consent Calendar are considered by the Board of Directors to be routine and will be enacted in one motion. There will be no discussion of these items prior to the time the Board considers the motion unless members of the Board, the administrative staff, or the public request specific items to be discussed and/or removed from the Consent Calendar.

    a. April 2015 Budget Variance Report Review** (pages 3-7)
    b. April 30th, 2015 Cash/Investment Balance Report** (page 8)
    c. May 2015 Check Register Review** (pages 9-26)
    d. May 2015 Invoices Pending Approval** (pages 27-30)
    e. Minutes of the Regular Meeting May 13th, 2015** (pages 31-35)

3. **Update on Infosend Water Bill Print & Mail Services: One Year Cost Analysis ****** (pages 36-40)

4. **Consideration of Request for Update of "Will Serve Letter" for Previously Approved Development** – Tract 32850. ****** (pages 41-61)

5. **Consideration of Request for Update of "Will Serve Letter" for Commercial Development Infill Parcel Associated with Loma Linda University Annexation (Infill Parcel-Riverside County Assessor's Parcel No. 419-267-075.** **(pages 62-84)

6. **Consideration of Request for a Conditional "Intent to Serve Letter" for Proposed Low Income Veterans Housing Project – Illinois Avenue, Beaumont, CA (Riverside County Assessor's Parcel No 418-020-027, -032, -033, -034)****(pages 85-97)

7. **Reports For Discussion**

   a. Ad Hoc Committees
   b. General Manager
   c. Directors Reports
   d. Legal Counsel Report

8. **Announcements**

   - Finance & Audit Committee meeting, July 2nd, 2015 at 3:00 p.m.
   - Regular Board meeting, July 8th, 2015 at 7:00 p.m.

9. **Action List for Future Meetings**

   - Schedule a workshop to discuss the landscape for the Noble Creek Recharge Phase II Project with the public
   - Solar System Update
   - Grand Avenue Storm Water Capture Project

10. **Adjournment**

** Information included in the agenda packet

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"). 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 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 from the District Office in the Board Room of the District's Office.

REVISIONS TO THE AGENDA -In accordance with §54954.2(a) of the Government Code (Brown Act), revisions to this 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 Meeting.

REQUIREMENTS RE: DISABLED ACCESS - In accordance with §54954.2(a), 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, at least 48 hours in advance of the meeting to ensure availability of the requested service or accommodation. The District Office may be contacted by telephone at (951) 845-9581, email at info@bcvwd.org or in writing at the Beaumont-Cherry Valley Water District, 560 Magnolia Avenue, Beaumont, California 92223.

General Ledger

Budget Variance Revenue

User: yrodriguez
Printed: 05/27/15 12:30:32
Period 04 - 04
Fiscal Year 2015

Beaumont-Cherry Valley Water District
560 Magnolia Avenue
Beaumont CA 92223
(951) 845-9581
www.bcvwd.org

Account Number	Description	Budget	Period Amt	End Bal	Variance	% Avail/ Uncollect
50	**GENERAL**					
01-50-510-419051	Grant Revenue	$ -	$ -	$ 34,306.00	$ (34,306.00)	0.00%
	Grant Rev	**$ -**	**$ -**	**$ 34,306.00**	**$ (34,306.00)**	**0.00%**
01-50-510-419061	Miscellaneous Income	$ 250.00	$ 719.48	$ 801.26	$ (551.26)	-220.50%
01-50-510-490001	Interest Income - Bonita Vista	$ 2,800.00	$ 425.20	$ 880.07	$ 1,919.93	68.57%
01-50-510-490011	Interest Income-Fairway Canyon	$ 51,000.00	$ -	$ 40,301.83	$ 10,698.17	20.98%
01-50-510-490021	Interest Income - General	$ 9,500.00	$ 6,935.51	$ 6,935.51	$ 2,564.49	26.99%
	Misc Income	**$ 63,550.00**	**$ 8,080.19**	**$ 48,918.67**	**$ 14,631.33**	**23.02%**
01-50-510-481001	Fac Fees-Wells	$ 5,000.00	$ 20,241.88	$ 492,625.88	$ (487,625.88)	-9752.52%
01-50-510-481006	Fac Fees-Water Rights (SWP)	$ 3,300.00	$ 12,808.01	$ 311,708.01	$ (308,408.01)	-9345.70%
01-50-510-481012	Fac Fees-Water Treatment Plant	$ 2,400.00	$ 9,629.53	$ 234,353.53	$ (231,953.53)	-9664.73%
01-50-510-481018	Fac Fees-Local Water Resources	$ 1,200.00	$ 5,070.93	$ 123,410.93	$ (122,210.93)	-10184.24%
01-50-510-481024	Fac Fees-Recycld Wtr Facilties	$ 3,700.00	$ 30,199.81	$ 415,329.33	$ (411,629.33)	-11125.12%
01-50-510-481030	Fac Fees-Transmission (16")	$ 4,000.00	$ 16,394.25	$ 398,986.25	$ (394,986.25)	-9874.66%
01-50-510-481036	Fac Fees-Storage	$ 5,400.00	$ 20,994.68	$ 510,946.68	$ (505,546.68)	-9361.98%
01-50-510-481042	Fac Fees-Booster	$ 300.00	$ 1,453.32	$ 35,369.32	$ (35,069.32)	-11689.77%
01-50-510-481048	Fac Fees-Pressure Reducng Stns	$ 200.00	$ 742.34	$ 18,066.34	$ (17,866.34)	-8933.17%
01-50-510-481054	Fac Fees-Misc Projects	$ 200.00	$ 648.24	$ 15,776.24	$ (15,576.24)	-7788.12%
01-50-510-481060	Fac Fees-Financing Costs	$ 1,000.00	$ 3,188.94	$ 77,608.94	$ (76,608.94)	-7660.89%
	Non-Operating Revenue	**$ 26,700.00**	**$ 121,371.93**	**$ 2,634,181.45**	**$ (2,607,481.45)**	**-9765.85%**
01-50-510-410100	Sales	$ 4,364,000.00	$ 314,657.69	$ 1,027,840.61	$ 3,336,159.39	76.45%
01-50-510-410151	Agricultural Irrigation Sales	$ 25,500.00	$ -	$ 2,351.28	$ 23,148.72	90.78%
01-50-510-410171	Construction Sales	$ 48,738.00	$ 4,426.35	$ 16,952.15	$ 31,785.85	65.22%
01-50-510-413001	Backflow Admin Charges	$ 24,000.00	$ 3,810.89	$ 11,748.34	$ 12,251.66	51.05%
01-50-510-413011	Fixed Meter Charges	$ 2,550,000.00	$ 239,026.69	$ 888,848.28	$ 1,661,151.72	65.14%
01-50-510-413021	Meter Fees	$ 75,000.00	$ 17,630.00	$ 53,286.00	$ 21,714.00	28.95%
01-50-510-415001	SGPWA Importation Charges	$ 2,176,000.00	$ 145,072.04	$ 479,384.40	$ 1,696,615.60	77.97%
01-50-510-415011	SCE Power Charges	$ 1,764,000.00	$ 104,073.42	$ 343,906.20	$ 1,420,093.80	80.50%
01-50-510-417001	2nd Notice Penalties	$ 90,000.00	$ 6,520.00	$ 28,990.00	$ 61,010.00	67.79%
01-50-510-417011	3rd Notice Charges	$ 32,000.00	$ 2,040.00	$ 11,070.00	$ 20,930.00	65.41%
01-50-510-417021	Account Reinstatement Fees	$ 75,000.00	$ 5,800.00	$ 25,400.00	$ 49,600.00	66.13%
01-50-510-417031	Lien Processing Fees	$ 2,800.00	$ 1,200.00	$ 3,300.00	$ (500.00)	-17.86%
01-50-510-417041	Credit Check Processing Fees	$ 7,500.00	$ 840.00	$ 2,865.00	$ 4,635.00	61.80%
01-50-510-417051	Returned Check Fees	$ 2,000.00	$ 320.00	$ 1,035.00	$ 965.00	48.25%
01-50-510-417061	Custmr Damages/Upgrade Charges	$ 8,000.00	$ 40.00	$ 10,758.90	$ (2,758.90)	-34.49%
01-50-510-417071	After Hours Call Out Charges	$ 600.00	$ 100.00	$ 250.00	$ 350.00	58.33%
01-50-510-417081	Bench Test Fees	$ 180.00	$ -	$ 30.00	$ 150.00	83.33%
01-50-510-417091	Credit Card Processing Fees	$ 24,000.00	$ 2,947.00	$ 11,249.00	$ 12,751.00	53.13%
01-50-510-419011	Development Income	$ 50,000.00	$ 3,231.57	$ 32,819.11	$ 17,180.89	34.36%
01-50-510-419021	Recharge Income	$ 35,000.00	$ 6,725.40	$ 6,725.40	$ 28,274.60	80.78%
	Operating Revenue	**$ 11,354,318.00**	**$ 858,461.05**	**$ 2,958,809.67**	**$ 8,395,508.33**	**73.94%**
01-50-510-471001	Rent - 12303 Oak Glen	$ 2,400.00	$ 200.00	$ 800.00	$ 1,600.00	66.67%
01-50-510-471011	Rent - 13695 Oak Glen	$ 2,400.00	$ 200.00	$ 800.00	$ 1,600.00	66.67%
01-50-510-471021	Rent - 13697 Oak Glen	$ 2,400.00	$ 200.00	$ 800.00	$ 1,600.00	66.67%
01-50-510-471031	Rent - 9781 Avenida Miravilla	$ 2,400.00	$ 200.00	$ 800.00	$ 1,600.00	66.67%
01-50-510-471101	Util - 12303 Oak Glen	$ 3,380.00	$ 162.62	$ 521.32	$ 2,858.68	84.58%
01-50-510-471111	Util - 13695 Oak Glen	$ 2,200.00	$ 31.06	$ 758.36	$ 1,441.64	65.53%
01-50-510-471121	Util - 13697 Oak Glen	$ 2,400.00	$ 108.45	$ 956.43	$ 1,443.57	60.15%
01-50-510-471131	Util - 9781 Avenida Miravilla	$ 3,400.00	$ 79.13	$ 696.88	$ 2,703.12	79.50%
	Rent/Utilities	**$ 20,980.00**	**$ 1,181.26**	**$ 6,132.99**	**$ 14,847.01**	**70.77%**
Revenue Total		**$ 11,465,548.00**	**$ 989,094.43**	**$ 5,682,348.78**	**$ 5,783,199.22**	**50.00%**

General Ledger

Budget Variance Expense

Beaumont-Cherry Valley Water District
560 Magnolia Avenue
Beaumont CA 92223
(951) 845-9581
www.bcvwd.org

User: yrodriguez
Printed: 05/27/15 12:38:42
Period 04 - 04
Fiscal Year 2015

Account Number	Description	Budget	Period Amt	End Bal	Variance	Encumbered	% Avail/
10	**BOARD OF DIRECTORS**						
01-10-110-500101	Board of Directors Fees	$ 30,800.00	$ 1,800.00	$ 6,664.00	$ 24,136.00	$ -	78.36%
01-10-110-500115	Social Security	$ 3,100.00	$ 111.60	$ 413.17	$ 2,686.83	$ -	86.67%
01-10-110-500120	Medicare	$ 700.00	$ 26.10	$ 96.63	$ 603.37	$ -	86.20%
01-10-110-500145	Workers' Compensation	$ 450.00	$ 27.81	$ 102.96	$ 347.04	$ -	77.12%
01-10-110-500175	Seminar & Travel Expenses	$ 10,000.00	$ -	$ 314.00	$ 9,686.00	$ -	96.86%
	Board of Directors Personnel	**$ 45,050.00**	**$ 1,965.51**	**$ 7,590.76**	**$ 37,459.24**	**$ -**	**83.15%**
Expense Total	**BOARD OF DIRECTORS**	**$ 45,050.00**	**$ 1,965.51**	**$ 7,590.76**	**$ 37,459.24**	**$ -**	**83.00%**
20	**ENGINEERING**						
01-20-210-500105	Labor	$ 212,221.38	$ 11,121.90	$ 51,244.18	$ 160,977.20	$ -	75.85%
01-20-210-500115	Social Security	$ 11,992.94	$ 772.16	$ 3,314.98	$ 8,677.96	$ -	72.36%
01-20-210-500120	Medicare	$ 3,077.21	$ 180.59	$ 775.30	$ 2,301.91	$ -	74.81%
01-20-210-500125	Health Insurance	$ 18,678.24	$ 1,556.52	$ 5,961.47	$ 12,716.77	$ -	68.08%
01-20-210-500140	Life Insurance	$ 576.00	$ 48.99	$ 178.60	$ 397.40	$ -	68.99%
01-20-210-500145	Workers' Compensation	$ 2,587.86	$ 234.53	$ 1,006.98	$ 1,580.88	$ -	61.09%
01-20-210-500155	Retirement/CalPERS	$ 24,189.89	$ 2,346.29	$ 10,074.10	$ 14,115.79	$ -	58.35%
01-20-210-500165	Uniforms & Employee Benefits	$ 50.00	$ -	$ -	$ 50.00	$ -	100.00%
01-20-210-500170	Education Expenses	$ 2,500.00	$ -	$ -	$ 2,500.00	$ -	100.00%
01-20-210-500175	Seminar & Travel Expenses	$ 500.00	$ -	$ 62.70	$ 437.30	$ -	87.46%
01-20-210-500180	Accrued Sick Leave Expenses	$ -	$ 609.84	$ 9,925.58	$ (9,925.58)	$ -	0.00%
01-20-210-500185	Accrued Vacation Expenses	$ -	$ 2,081.64	$ 6,976.47	$ (6,976.47)	$ -	0.00%
01-20-210-500195	CIP Related Labor	$ (121,157.68)	$ -	$ (2,416.21)	$ (118,741.47)	$ -	98.01%
	Engineering Personnel	**$ 155,215.84**	**$ 18,952.46**	**$ 87,104.15**	**$ 68,111.69**	**$ -**	**43.88%**
01-20-210-540048	Permits, Fees & Licensing	$ 4,000.00	$ -	$ -	$ 4,000.00	$ -	100.00%
	Engineering Materials & Supplies	**$ 4,000.00**	**$ -**	**$ -**	**$ 4,000.00**	**$ -**	**100.00%**
01-20-210-540012	Dev Reimbursable Engineering	$ 43,363.84	$ -	$ 900.00	$ 42,463.84	$ -	97.92%
01-20-210-550068	Software Maintenance	$ 22,500.00	$ -	$ 10,000.00	$ 12,500.00	$ -	55.56%
01-20-210-580031	Outside Engineering	$ 50,000.00	$ -	$ -	$ 50,000.00	$ -	100.00%
01-20-210-580032	CIP Related Outside Engineering	$ (25,000.00)	$ -	$ -	$ (25,000.00)	$ -	100.00%
	Engineering Services	**$ 90,863.84**	**$ -**	**$ 10,900.00**	**$ 79,963.84**	**$ -**	**88.00%**
Expense Total	**ENGINEERING**	**$ 250,079.68**	**$ 18,952.46**	**$ 98,004.15**	**$ 152,075.53**	**$ -**	**61.00%**
30	**FINANCE & ADMIN SERVICES**						
01-30-310-500105	Labor	$ 1,024,492.50	$ 66,841.56	$ 243,580.25	$ 780,912.25	$ -	76.22%
01-30-310-500110	Overtime	$ 1,500.00	$ -	$ -	$ 1,500.00	$ -	100.00%
01-30-310-500115	Social Security	$ 58,638.40	$ 4,489.06	$ 15,574.83	$ 43,063.57	$ -	73.44%
01-30-310-500120	Medicare	$ 15,342.34	$ 1,049.89	$ 3,642.57	$ 11,699.77	$ -	76.26%
01-30-310-500125	Health Insurance	$ 177,443.28	$ 12,183.46	$ 41,735.35	$ 135,707.93	$ -	76.48%
01-30-310-500130	CalPERS Health Admin Costs	$ 2,000.00	$ 135.51	$ 516.37	$ 1,483.63	$ -	74.18%
01-30-310-500140	Life Insurance	$ 4,608.00	$ 316.74	$ 1,091.40	$ 3,516.60	$ -	76.32%
01-30-310-500145	Workers' Compensation	$ 16,790.93	$ 1,219.35	$ 4,248.86	$ 12,542.07	$ -	74.70%
01-30-310-500150	Unemployment Insurance	$ 12,760.00	$ -	$ 383.00	$ 12,377.00	$ -	97.00%
01-30-310-500155	Retirement/CalPERS	$ 156,308.39	$ 11,492.15	$ 40,082.63	$ 116,225.76	$ -	74.36%
01-30-310-500160	Post-Employmnt Health Expenses	$ 13,500.00	$ 758.40	$ 3,033.60	$ 10,466.40	$ -	77.53%
01-30-310-500165	Uniforms & Employee Benefits	$ 2,000.00	$ -	$ -	$ 2,000.00	$ -	100.00%
01-30-310-500170	Education Expenses	$ 1,000.00	$ 500.20	$ 500.20	$ 499.80	$ -	49.98%
01-30-310-500175	Seminar & Travel Expenses	$ 7,500.00	$ 2,047.80	$ 5,924.42	$ 1,575.58	$ -	21.01%
01-30-310-500180	Accrued Sick Leave Expenses	$ -	$ 4,527.51	$ (3,324.89)	$ 3,324.89	$ -	0.00%
01-30-310-500185	Accrued Vacation Expenses	$ -	$ 8,579.52	$ 1,086.87	$ (1,086.87)	$ -	0.00%
01-30-310-500195	CIP Related Labor	$ (25,000.00)	$ -	$ -	$ (25,000.00)	$ -	100.00%
01-30-310-550024	Employment Testing	$ 300.00	$ -	$ -	$ 300.00	$ -	100.00%
	Finance & Admin Services Personnel	**$ 1,469,183.84**	**$ 114,141.15**	**$ 358,075.46**	**$ 1,111,108.38**	**$ -**	**75.63%**
01-30-310-520001	Maint & Rpr-Office Equipment	$ 2,800.00	$ -	$ -	$ 2,800.00	$ -	100.00%
01-30-310-550006	Cashiering Shortages/Overages	$ 50.00	$ (100.50)	$ (96.53)	$ 146.53	$ -	293.06%
01-30-310-550018	Employee Medical/First Aid	$ 500.00	$ -	$ -	$ 500.00	$ -	100.00%

Account Number	Description	Budget	Period Amt	End Bal	Variance	Encumbered	% Avail/
01-30-310-550042	Office Supplies	$ 42,250.00	$ 1,111.71	$ 2,747.66	$ 39,502.34	$ -	93.50%
01-30-310-550046	Office Equipment	$ 82,000.00	$ 2,646.27	$ 9,872.15	$ 72,127.85	$ -	87.96%
01-30-310-550048	Postage	$ 58,800.00	$ 4,090.43	$ 15,627.40	$ 43,172.60	$ -	73.42%
01-30-310-550066	Subscriptions	$ 11,000.00	$ 871.30	$ 1,259.92	$ 9,740.08	$ -	88.55%
01-30-310-550072	Misc Operating Expenses	$ -	$ 34,992.00	$ 35,007.49	$ (35,007.49)	$ -	0.00%
01-30-310-550084	Depreciation	$ 2,468,440.00	$ 208,883.61	$ 834,877.68	$ 1,633,562.32	$ -	66.18%
	Finance & Admin Services Materials & Supplies	**$ 2,665,840.00**	**$ 252,494.82**	**$ 899,295.77**	**$ 1,766,544.23**	**$ -**	**66.27%**
01-30-310-500190	Temporary Labor	$ 70,000.00	$ 8,958.57	$ 57,888.15	$ 12,111.85	$ -	17.30%
01-30-310-550001	Bank Charges	$ 30,000.00	$ 2,366.56	$ 9,541.07	$ 20,458.93	$ -	68.20%
01-30-310-550030	Membership Dues	$ 31,000.00	$ -	$ 6,210.00	$ 24,790.00	$ -	79.97%
01-30-310-550036	Notary & Lien Fees	$ 1,500.00	$ -	$ 161.00	$ 1,339.00	$ -	89.27%
01-30-310-550054	Property, Auto& Gen Liab Insur	$ 105,000.00	$ 8,334.88	$ 28,357.40	$ 76,642.60	$ -	72.99%
01-30-310-580001	Accounting & Audit	$ 22,000.00	$ -	$ -	$ 22,000.00	$ 6,500.00	70.45%
01-30-310-580011	General Legal	$ 150,000.00	$ 4,377.82	$ 52,149.44	$ 97,850.56	$ -	65.23%
01-30-310-580021	IT/Software Support	$ 30,000.00	$ -	$ 27,328.00	$ 2,672.00	$ -	8.91%
	Finance & Admin Services	**$ 439,500.00**	**$ 24,037.83**	**$ 181,635.06**	**$ 257,864.94**	**$ 6,500.00**	**57.19%**
Expense Total	**FINANCE & ADMIN SERVICES**	**$ 4,574,523.84**	**$ 390,673.80**	**$ 1,439,006.29**	**$ 3,135,517.55**	**$ 6,500.00**	**68.00%**
40	**OPERATIONS**						
410	**Source of Supply Personnel**						
01-40-410-500105	Labor	$ 287,784.15	$ 12,278.94	$ 48,738.95	$ 239,045.20	$ -	83.06%
01-40-410-500110	Overtime	$ 13,476.00	$ 949.34	$ 3,861.89	$ 9,614.11	$ -	71.34%
01-40-410-500111	Double time	$ 100.00	$ 73.26	$ 122.10	$ (22.10)	$ -	-22.10%
01-40-410-500115	Social Security	$ 17,842.62	$ 921.22	$ 3,481.66	$ 14,360.96	$ -	80.49%
01-40-410-500120	Medicare	$ 4,172.87	$ 215.45	$ 814.27	$ 3,358.60	$ -	80.49%
01-40-410-500125	Health Insurance	$ 84,052.08	$ 4,832.79	$ 17,989.08	$ 66,063.00	$ -	78.60%
01-40-410-500140	Life Insurance	$ 1,272.00	$ 60.72	$ 219.29	$ 1,052.71	$ -	82.76%
01-40-410-500145	Workers' Compensation	$ 20,623.51	$ 1,195.33	$ 4,510.05	$ 16,113.46	$ -	78.13%
01-40-410-500155	Retirement/CalPERS	$ 55,341.84	$ 3,291.37	$ 12,508.91	$ 42,832.93	$ -	77.40%
01-40-410-500165	Uniforms & Employee Benefits	$ 1,000.00	$ -	$ 130.00	$ 870.00	$ -	87.00%
01-40-410-500170	Education Expenses	$ 1,500.00	$ -	$ 90.00	$ 1,410.00	$ -	94.00%
01-40-410-500175	Seminar & Travel Expenses	$ 500.00	$ -	$ 125.60	$ 374.40	$ -	74.88%
01-40-410-500180	Accrued Sick Leave Expenses	$ -	$ 1,896.32	$ 2,364.77	$ (2,364.77)	$ -	0.00%
01-40-410-500185	Accrued Vacation Expenses	$ -	$ 264.56	$ 1,465.84	$ (1,465.84)	$ -	0.00%
01-40-410-550024	Employment Testing	$ 200.00	$ -	$ -	$ 200.00	$ -	100.00%
440	**Transmission & Distribution Personnel**						
01-40-440-500105	Labor	$ 477,194.49	$ 29,860.01	$ 98,612.33	$ 378,582.16	$ -	79.33%
01-40-440-500110	Overtime	$ 10,000.00	$ 617.51	$ 5,200.08	$ 4,799.92	$ -	48.00%
01-40-440-500111	Double time	$ 500.00	$ -	$ 487.51	$ 12.49	$ -	2.50%
01-40-440-500115	Social Security	$ 29,586.06	$ 2,250.61	$ 7,699.50	$ 21,886.56	$ -	73.98%
01-40-440-500120	Medicare	$ 6,919.32	$ 526.40	$ 1,800.81	$ 5,118.51	$ -	73.97%
01-40-440-500125	Health Insurance	$ 180,245.02	$ 13,089.29	$ 47,842.44	$ 132,402.58	$ -	73.46%
01-40-440-500140	Life Insurance	$ 1,954.80	$ 152.24	$ 477.75	$ 1,477.05	$ -	75.56%
01-40-440-500145	Workers' Compensation	$ 39,320.83	$ 2,604.02	$ 9,039.38	$ 30,281.45	$ -	77.01%
01-40-440-500155	Retirement/CalPERS	$ 73,612.90	$ 7,124.74	$ 24,084.88	$ 49,528.02	$ -	67.28%
01-40-440-500165	Uniforms & Employee Benefits	$ 4,500.00	$ 130.00	$ 260.00	$ 4,240.00	$ -	94.22%
01-40-440-500170	Education Expenses	$ 1,000.00	$ -	$ 771.68	$ 228.32	$ -	22.83%
01-40-440-500175	Seminar & Travel Expenses	$ 500.00	$ -	$ -	$ 500.00	$ -	100.00%
01-40-440-500180	Accrued Sick Leave Expenses	$ -	$ 4,635.15	$ 17,107.58	$ (17,107.58)	$ -	0.00%
01-40-440-500185	Accrued Vacation Expenses	$ -	$ 3,129.80	$ 10,461.94	$ (10,461.94)	$ -	0.00%
01-40-440-500195	CIP Related Labor	$ (40,000.00)	$ -	$ (807.12)	$ (39,192.88)	$ -	97.98%
01-40-440-550024	Employment Testing	$ 200.00	$ 25.00	$ 25.00	$ 175.00	$ -	87.50%
450	**Inspections Personnel**						
01-40-450-500105	Labor	$ 24,077.03	$ 335.14	$ 3,591.68	$ 20,485.35	$ -	85.08%
01-40-450-500110	Overtime	$ -	$ -	$ 274.73	$ (274.73)	$ -	0.00%
01-40-450-500115	Social Security	$ 1,492.78	$ 20.78	$ 239.76	$ 1,253.02	$ -	83.94%
01-40-450-500120	Medicare	$ 349.12	$ 4.85	$ 56.05	$ 293.07	$ -	83.95%
01-40-450-500125	Health Insurance	$ 6,537.38	$ 119.26	$ 1,015.85	$ 5,521.53	$ -	84.46%
01-40-450-500140	Life Insurance	$ 150.00	$ 0.72	$ 17.35	$ 132.65	$ -	88.43%
01-40-450-500145	Workers' Compensation	$ 1,983.95	$ 27.07	$ 300.22	$ 1,683.73	$ -	84.87%
01-40-450-500155	Retirement/CalPERS	$ 1,938.20	$ 76.97	$ 935.61	$ 1,002.59	$ -	51.73%
01-40-450-500165	Uniforms & Employee Benefits	$ 300.00	$ -	$ -	$ 300.00	$ -	100.00%
460	**Customer Svc & Meter Reading Personnel**						
01-40-460-500105	Labor	$ 141,961.81	$ 11,475.27	$ 44,702.13	$ 97,259.68	$ -	68.51%
01-40-460-500110	Overtime	$ 3,200.00	$ 16.44	$ 901.21	$ 2,298.79	$ -	71.84%
01-40-460-500111	Double time	$ 100.00	$ -	$ -	$ 100.00	$ -	100.00%
01-40-460-500115	Social Security	$ 8,801.63	$ 718.53	$ 2,968.71	$ 5,832.92	$ -	66.27%
01-40-460-500120	Medicare	$ 2,058.45	$ 168.06	$ 694.34	$ 1,364.11	$ -	66.27%

Account Number	Description	Budget	Period Amt	End Bal	Variance	Encumbered	% Avail/
01-40-460-500125	Health Insurance	$ 56,034.72	$ 5,083.75	$ 20,549.47	$ 35,485.25	$ -	63.33%
01-40-460-500140	Life Insurance	$ 624.00	$ 52.78	$ 242.95	$ 381.05	$ -	61.07%
01-40-460-500145	Workers' Compensation	$ 11,697.65	$ 954.27	$ 3,924.55	$ 7,773.10	$ -	66.45%
01-40-460-500155	Retirement/CalPERS	$ 26,269.18	$ 2,511.06	$ 10,176.32	$ 16,092.86	$ -	61.26%
01-40-460-500165	Uniforms & Employee Benefits	$ 750.00	$ -	$ -	$ 750.00	$ -	100.00%
01-40-460-500170	Education Expenses	$ 400.00	$ -	$ -	$ 400.00	$ -	100.00%
01-40-460-500175	Seminar & Travel Expenses	$ 300.00	$ -	$ -	$ 300.00	$ -	100.00%
01-40-460-500180	Accrued Sick Leave Expenses	$ -	$ 505.10	$ 5,296.43	$ (5,296.43)	$ -	0.00%
01-40-460-500185	Accrued Vacation Expenses	$ -	$ 97.68	$ 3,523.52	$ (3,523.52)	$ -	0.00%
01-40-460-550024	Employment Testing	$ 300.00	$ -	$ -	$ 300.00	$ -	100.00%
470	**Maintenance & General Plant Personnel**						
01-40-470-500105	Labor	$ 32,000.00	$ 4,618.88	$ 19,321.92	$ 12,678.08	$ -	39.62%
01-40-470-500115	Social Security	$ 1,700.00	$ 286.39	$ 1,184.40	$ 515.60	$ -	30.33%
01-40-470-500120	Medicare	$ 400.00	$ 66.97	$ 276.97	$ 123.03	$ -	30.76%
01-40-470-500125	Health Insurance	$ 11,000.00	$ 1,971.67	$ 8,226.27	$ 2,773.73	$ -	25.22%
01-40-470-500140	Life Insurance	$ 200.00	$ 27.25	$ 84.16	$ 115.84	$ -	57.92%
01-40-470-500145	Workers' Compensation	$ 2,500.00	$ 380.36	$ 1,568.50	$ 931.50	$ -	37.26%
01-40-470-500155	Retirement/CalPERS	$ 9,950.00	$ 947.21	$ 4,114.58	$ 5,835.42	$ -	58.65%
	Operations Personnel	**$ 1,620,474.39**	**$ 120,590.53**	**$ 453,673.85**	**$ 1,166,800.54**	**$ -**	**72.00%**
410	**Source of Supply Materials & Supplies**						
01-40-410-501101	Electricity - Wells	$ 1,692,915.00	$ 112,079.28	$ 399,837.49	$ 1,293,077.51	$ -	76.38%
01-40-410-501201	Gas - Wells	$ 225.00	$ 14.30	$ 59.78	$ 165.22	$ -	73.43%
01-40-410-510011	Treatment & Chemicals	$ 80,100.00	$ 241.79	$ 4,863.06	$ 75,236.94	$ 4,069.07	88.85%
01-40-410-510021	Lab Testing	$ 95,000.00	$ 2,500.00	$ 12,150.00	$ 82,850.00	$ -	87.21%
01-40-410-510031	Small Tools, Parts & Maint	$ 1,000.00	$ -	$ -	$ 1,000.00	$ -	100.00%
01-40-410-520021	Maint & Rpr-Telemetry Equip	$ 1,500.00	$ 716.24	$ 716.24	$ 783.76	$ -	52.25%
01-40-410-520031	Maint & Rpr-General Equipment	$ 100.00	$ -	$ -	$ 100.00	$ -	100.00%
01-40-410-520061	Maint & Rpr-Pumping Equipment	$ 100,000.00	$ 2,332.30	$ 17,012.85	$ 82,987.15	$ -	82.99%
01-40-410-550066	Subscriptions	$ 600.00	$ -	$ -	$ 600.00	$ -	100.00%
440	**Trans & Distribution Materials & Supplies**						
01-40-440-510031	Small Tools, Parts & Maint	$ 400.00	$ -	$ -	$ 400.00	$ -	100.00%
01-40-440-520071	Maint & Rpr-Pipelines&Hydrants	$ 55,000.00	$ 1,252.37	$ 12,830.79	$ 42,169.21	$ -	76.67%
01-40-440-520081	Maint & Rpr-Pressure Regulatrs	$ 5,000.00	$ -	$ -	$ 5,000.00	$ -	100.00%
01-40-440-540001	Backflow Devices	$ 1,800.00	$ -	$ -	$ 1,800.00	$ -	100.00%
01-40-440-540024	Inventry Adjustments	$ 3,000.00	$ -	$ -	$ 3,000.00	$ -	100.00%
01-40-440-540026	Inventry Purchase Discounts	$ (5,000.00)	$ -	$ -	$ (5,000.00)	$ -	100.00%
01-40-440-540036	Line Locates	$ 3,500.00	$ 111.00	$ 429.00	$ 3,071.00	$ -	87.74%
01-40-440-540042	Meters Maintenance & Services	$ 82,000.00	$ 5,419.26	$ 29,384.26	$ 52,615.74	$ -	64.17%
01-40-440-540078	Reservoirs Maintenance	$ 18,000.00	$ 1,637.56	$ 2,350.56	$ 15,649.44	$ -	86.94%
470	**Maint & General Plant Materials & Supplies**						
01-40-470-501111	Electricity - 560 Magnolia	$ 23,600.00	$ 1,241.45	$ 5,028.91	$ 18,571.09	$ -	78.69%
01-40-470-501121	Electricity - 12303 Oak Glen	$ 2,800.00	$ 162.62	$ 521.32	$ 2,278.68	$ -	81.38%
01-40-470-501131	Electricity - 13695 Oak Glen	$ 1,500.00	$ 31.06	$ 243.94	$ 1,256.06	$ -	83.74%
01-40-470-501141	Electricity - 13697 Oak Glen	$ 2,725.00	$ 108.45	$ 524.26	$ 2,200.74	$ -	80.76%
01-40-470-501151	Elec - 9781 Avenida Miravilla	$ 2,200.00	$ 79.13	$ 335.77	$ 1,864.23	$ -	84.74%
01-40-470-501161	Electricity - 815 E. 12th	$ 6,000.00	$ 233.14	$ 997.46	$ 5,002.54	$ -	83.38%
01-40-470-501321	Propane - 12303 Oak Glen	$ 120.00	$ -	$ -	$ 120.00	$ -	100.00%
01-40-470-501331	Propane - 13695 Oak Glen	$ 1,100.00	$ -	$ 514.42	$ 585.58	$ -	53.23%
01-40-470-501341	Propane - 13697 Oak Glen	$ 1,200.00	$ -	$ 432.17	$ 767.83	$ -	63.99%
01-40-470-501351	Propane-9781 Avenida Miravilla	$ 1,200.00	$ -	$ 361.11	$ 838.89	$ -	69.91%
01-40-470-501411	Sanitation - 560 Magnolia	$ 1,800.00	$ 94.37	$ 446.70	$ 1,353.30	$ -	75.18%
01-40-470-501461	Sanitation - 815 E. 12th	$ 3,600.00	$ 257.15	$ 1,028.60	$ 2,571.40	$ -	71.43%
01-40-470-501471	Sanitation - 11083 Cherry Ave	$ 3,200.00	$ 242.78	$ 971.12	$ 2,228.88	$ -	69.65%
01-40-470-501511	Phones - 560 Magnolia	$ 25,000.00	$ 1,986.20	$ 4,190.92	$ 20,809.08	$ -	83.24%
01-40-470-501561	Phones - 815 E. 12th	$ 3,200.00	$ 105.72	$ 355.50	$ 2,844.50	$ -	88.89%
01-40-470-501600	Property Maintenance & Repair	$ 5,000.00	$ -	$ -	$ 5,000.00	$ -	100.00%
01-40-470-501611	Maint & Repair- 560 Magnolia	$ 16,000.00	$ 1,107.70	$ 4,818.41	$ 11,181.59	$ -	69.88%
01-40-470-501621	Maint & Repair- 12303 Oak Glen	$ 1,200.00	$ -	$ -	$ 1,200.00	$ -	100.00%
01-40-470-501631	Maint & Repair- 13695 Oak Glen	$ 1,000.00	$ -	$ -	$ 1,000.00	$ -	100.00%
01-40-470-501641	Maint & Repair- 13697 Oak Glen	$ 500.00	$ -	$ -	$ 500.00	$ -	100.00%
01-40-470-501651	Maint & Rpr-9781 Ave Miravilla	$ 1,500.00	$ -	$ -	$ 1,500.00	$ -	100.00%
01-40-470-501661	Maint & Repair- 815 E. 12th	$ 5,000.00	$ 204.95	$ 586.23	$ 4,413.77	$ -	88.28%
01-40-470-501691	Maint & Rpr- Buildgs (General)	$ 5,000.00	$ 158.32	$ 173.59	$ 4,826.41	$ -	96.53%
01-40-470-510001	Auto/Fuel	$ 85,000.00	$ 5,110.15	$ 18,216.18	$ 66,783.82	$ -	78.57%
01-40-470-510002	CIP Related Fuel	$ (15,000.00)	$ -	$ -	$ (15,000.00)	$ -	100.00%
01-40-470-520011	Maint & Rpr-Safety Equipment	$ 5,500.00	$ 699.30	$ 1,281.31	$ 4,218.69	$ -	76.70%
01-40-470-520031	Maint & Rpr-General Equipment	$ 45,000.00	$ 72.45	$ 7,315.28	$ 37,684.72	$ 3,860.74	75.16%
01-40-470-520041	Maint & Rpr-Fleet	$ 64,200.00	$ 25,131.85	$ 47,321.04	$ 16,878.96	$ -	26.29%
01-40-470-520091	Maint & Rpr-Communicatn Equip	$ 2,500.00	$ -	$ -	$ 2,500.00	$ -	100.00%

Account Number	Description	Budget	Period Amt	End Bal	Variance	Encumbered	% Avail/
510	**General Materials & Supplies**						
01-40-510-510031	Small Tools, Parts & Maint	$ 7,300.00	$ 422.64	$ 1,262.80	$ 6,037.20	$ -	82.70%
	Operations Materials & Supplies	**$ 2,444,085.00**	**$ 163,753.53**	**$ 576,561.07**	**$ 1,867,523.93**	**$ 7,929.81**	**76.09%**
410	**Source of Supply Services**						
01-40-410-500501	State Project Water Purchases	$ 2,176,000.00	$ 139,163.00	$ 139,188.00	$ 2,036,812.00	$ -	93.60%
01-40-410-540084	State Mandates & Tariffs	$ 50,000.00	$ 4,287.17	$ 14,922.30	$ 35,077.70	$ -	70.16%
470	**Maintenance & General Plant Services**						
01-40-470-540030	Landscape Maintenance	$ 15,000.00	$ 215.43	$ 306.46	$ 14,693.54	$ -	97.96%
01-40-470-540072	Rechrg Facs, Cnyns&Ponds Maint	$ 20,000.00	$ 3,831.11	$ 10,595.76	$ 9,404.24	$ -	47.02%
	OperationsServices	**$ 2,261,000.00**	**$ 147,496.71**	**$ 165,012.52**	**$ 2,095,987.48**	**$ -**	**92.70%**
Expense Total	**OPERATIONS**	**$ 6,325,559.39**	**$ 431,840.77**	**$ 1,195,247.44**	**$ 5,130,311.95**	**$ 7,929.81**	**81.00%**
50	**GENERAL**						
01-50-510-540066	Property Damages & Theft	$ 2,000.00	$ -	$ 1,437.27	$ 562.73	$ -	28.14%
01-50-510-550040	General Supplies	$ 10,000.00	$ 3,199.40	$ 5,107.49	$ 4,892.51	$ -	48.93%
01-50-510-550060	Public Education	$ 5,000.00	$ -	$ 143.39	$ 4,856.61	$ -	97.13%
01-50-510-550072	Misc Operating Expenses	$ 4,500.00	$ 125,000.00	$ 125,000.00	$ (120,500.00)	$ -	-2677.78%
	General Materials & Supplies	**$ 21,500.00**	**$ 128,199.40**	**$ 131,688.15**	**$ (110,188.15)**	**$ -**	**-512.50%**
01-50-510-550096	Beaumont Basin Watermaster	$ 35,000.00	$ -	$ -	$ 35,000.00	$ -	100.00%
	General Services	**$ 35,000.00**	**$ -**	**$ -**	**$ 35,000.00**	**$ -**	**100.00%**
Expense Total	**GENERAL**	**$ 56,500.00**	**$ 128,199.40**	**$ 131,688.15**	**$ (75,188.15)**	**$ -**	**-133.00%**
Expense Total	**ALL EXPENSES**	**$ 11,251,712.91**	**$ 971,631.94**	**$ 2,871,536.79**	**$ 8,380,176.12**	**$ 14,429.81**	**74.00%**

Beaumont-Cherry Valley Water District
Cash Balance & Investment Report
As of April 30th, 2015

Cash Balance Per Account

Account Name	Account Ending #	Balance	Prior Month Balance
Wells Fargo			
General	4152	$8,986,321.65	$8,986,321.65
Total Cash		**$ 9,169,297.68**	**$ 8,986,321.65**

Investment Summary

Account Name	Market Value	Prior Month Balance	Actual % of Total	Policy % Limit	Maturity	Par Amount	Rate	2015 Interest to Date
Ca. State Treasurer's Office: Local Agency Investment Fund	$ 10,821,533.44	$ 10,814,597.93	100%	No Limit	Liquid	N/A	0.233	$ 6,935.51
Total Investments	**$ 10,821,533.44**	**$ 10,814,597.93**						**$ 6,935.51**
Total Cash & Investments	**$ 19,990,831.12**	**$ 19,800,919.58**						

The investments above are in accordance with the District's investment policy. _____

BCVWD will be able to meet its cash flow obligations for the next 6 months. _____

Accounts Payable

Checks by Date - Detail by Check Date

User: yrodriguez
Printed: 5/27/2015 3:52 PM

Beaumont-Cherry Valley Water District
560 Magnolia Avenue
Beaumont CA 92223
(951) 845-9581
www.bcvwd.org

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Check Amount
ACH	10288	CalPERS Health Fiscal Services Division	05/01/2015	
	1721	Active Employees Health Insurance May 2015		41,851.68
	1721	Retired Employees Health Insurance May 2015		758.40
	1721	Admin Fee for Health Insurance May 2015		146.28
Total for this ACH Check for Vendor 10288:				42,756.36
3588	10223	Richards, Watson & Gershon	05/01/2015	
	200671	Legal Service Case# 12788-0001 Approved 04/02/2015		2,715.00
	200672	Legal Service Case# 12788-0004 Approved 04/02/2015		3,100.62
	200673	Legal Service Case# 12788-0005 Approved 04/02/2015		2,073.46
Total for Check Number 3588:				7,889.08
Total for 5/1/2015:				50,645.44
3589	UB*01238	Annette & Lance Adams	05/02/2015	
		Refund Check		35.00
Total for Check Number 3589:				35.00
3590	UB*01213	La Rhonda Baker	05/02/2015	
		Refund Check		27.27
		Refund Check		47.23
		Refund Check		22.63
		Refund Check		16.24
Total for Check Number 3590:				113.37
3591	UB*01220	Banning Realty	05/02/2015	
		Refund Check		70.99
Total for Check Number 3591:				70.99
3592	UB*01003	Mark Beauchamp	05/02/2015	
		Refund Check		20.58
		Refund Check		6.92
		Refund Check		2.38
		Refund Check		3.32
Total for Check Number 3592:				33.20
3593	UB*01224	Mikki Bloomer	05/02/2015	
		Refund Check		23.37
Total for Check Number 3593:				23.37
3594	UB*01230	Kc Calder	05/02/2015	
		Refund Check		144.65
Total for Check Number 3594:				144.65

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
3595	UB*01228	Lana Call	05/02/2015	
		Refund Check		22.39
Total for Check Number 3595:				22.39
3596	UB*01215	Teodoros & Josefina Castillo-Dizon Jr	05/02/2015	
		Refund Check		4.68
Total for Check Number 3596:				4.68
3597	UB*01248	Cattrac Construction Inc	05/02/2015	
		Refund Check		432.95
Total for Check Number 3597:				432.95
3598	UB*01250	Lakeyia Coleman	05/02/2015	
		Refund Check		250.00
Total for Check Number 3598:				250.00
3599	UB*01237	Don Clark	05/02/2015	
		Refund Check		20.00
Total for Check Number 3599:				20.00
3600	UB*01229	Desiree Flores	05/02/2015	
		Refund Check		52.37
Total for Check Number 3600:				52.37
3601	UB*01043	Rocco Gianni	05/02/2015	
		Refund Check		95.14
Total for Check Number 3601:				95.14
3602	UB*01249	Salvador Gonzalez	05/02/2015	
		Refund Check		117.53
		Refund Check		72.67
		Refund Check		34.82
		Refund Check		24.98
Total for Check Number 3602:				250.00
3603	UB*01223	Grason Financial Corp.	05/02/2015	
		Refund Check		40.93
Total for Check Number 3603:				40.93
3604	UB*01217	Laurie Gutzeit	05/02/2015	
		Refund Check		151.78
		Refund Check		65.12
		Refund Check		31.20
		Refund Check		22.39
Total for Check Number 3604:				270.49
3605	UB*01245	Inc Hci	05/02/2015	
		Refund Check		251.85
Total for Check Number 3605:				251.85

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
3606	UB*01246	Hd Construction	05/02/2015	
		Refund Check		2,281.30
Total for Check Number 3606:				2,281.30
3607	UB*01211	Carla Hernandez	05/02/2015	
		Refund Check		34.46
		Refund Check		72.21
		Refund Check		34.60
		Refund Check		24.82
Total for Check Number 3607:				166.09
3608	UB*01231	Marcia Hinds	05/02/2015	
		Refund Check		137.94
Total for Check Number 3608:				137.94
3609	UB*01235	Edgar Holt	05/02/2015	
		Refund Check		81.00
Total for Check Number 3609:				81.00
3610	UB*01242	Randy Hrdlicka	05/02/2015	
		Refund Check		70.00
Total for Check Number 3610:				70.00
3612	UB*01234	Katharine Illy	05/02/2015	
		Refund Check		335.53
Total for Check Number 3612:				335.53
3613	UB*01243	Youn Do Kim	05/02/2015	
		Refund Check		33.79
Total for Check Number 3613:				33.79
3614	UB*01236	Gail Marcotte	05/02/2015	
		Refund Check		51.26
Total for Check Number 3614:				51.26
3615	UB*01232	Anthony Martinez	05/02/2015	
		Refund Check		95.38
Total for Check Number 3615:				95.38
3616	UB*00970	Kathleen Mazur	05/02/2015	
		Refund Check		10.88
Total for Check Number 3616:				10.88
3617	UB*01233	Helen Messrah	05/02/2015	
		Refund Check		194.50
Total for Check Number 3617:				194.50
3618	UB*01226	Moore Construction	05/02/2015	
		Refund Check		679.03
Total for Check Number 3618:				679.03

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
3619	UB*01216	Noja Nash	05/02/2015	
		Refund Check		59.25
		Refund Check		71.06
		Refund Check		34.05
		Refund Check		24.43
Total for Check Number 3619:				188.79
3620	UB*01247	Near Cal Corp	05/02/2015	
		Refund Check		336.72
Total for Check Number 3620:				336.72
3621	UB*01240	Brandon & Tamra Parmer	05/02/2015	
		Refund Check		46.02
Total for Check Number 3621:				46.02
3622	UB*01212	Wendy Ramirez	05/02/2015	
		Refund Check		62.26
		Refund Check		102.99
		Refund Check		49.35
		Refund Check		35.40
Total for Check Number 3622:				250.00
3623	UB*01214	Shana Roldan	05/02/2015	
		Refund Check		25.67
		Refund Check		67.30
		Refund Check		32.00
		Refund Check		22.96
Total for Check Number 3623:				147.93
3624	UB*01244	Michael Shin	05/02/2015	
		Refund Check		17.54
Total for Check Number 3624:				17.54
3625	UB*01241	Richard & Adela Stella	05/02/2015	
		Refund Check		52.75
Total for Check Number 3625:				52.75
3626	UB*01218	Top Producers Realty	05/02/2015	
		Refund Check		27.31
Total for Check Number 3626:				27.31
3627	UB*01219	Top Producers Realty	05/02/2015	
		Refund Check		79.69
Total for Check Number 3627:				79.69
3628	UB*01221	Reo Top Producers Realty &	05/02/2015	
		Refund Check		32.32
Total for Check Number 3628:				32.32
3629	UB*01239	Rhoree Villena	05/02/2015	
		Refund Check		47.98
Total for Check Number 3629:				47.98

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
3630	UB*01227	Robert Woods	05/02/2015	
		Refund Check		15.03
Total for Check Number 3630:				15.03
3631	UB*01222	Judy Young	05/02/2015	
		Refund Check		17.96
Total for Check Number 3631:				17.96
Total for 5/2/2015:				7,508.12
ACH	10085	Calpers Retirement System	05/07/2015	
		PR Batch 00001.05.2015 CalPERS 1% ER Paid	PR Batch 00001.	212.58
		PR Batch 00001.05.2015 CalPERS 7% Deduction	PR Batch 00001.	2,065.55
		PR Batch 00001.05.2015 CalPERS 8% EE Paid	PR Batch 00001.	2,386.12
		PR Batch 00001.05.2015 CalPERS 8% ER Paid	PR Batch 00001.	894.81
		PR Batch 00001.05.2015 CalPERS Employer Paid	PR Batch 00001.	11,742.75
		PR Batch 00001.05.2015 CalPERS 6.9%	PR Batch 00001.	569.27
Total for this ACH Check for Vendor 10085:				17,871.08
ACH	10087	Edd State Of California	05/07/2015	
		PR Batch 00001.05.2015 CA SDI	PR Batch 00001.	655.02
		PR Batch 00001.05.2015 State Income Tax	PR Batch 00001.	2,329.98
Total for this ACH Check for Vendor 10087:				2,985.00
ACH	10094	U.S. Treasury	05/07/2015	
		PR Batch 00001.05.2015 Federal Income Tax	PR Batch 00001.	7,448.00
		PR Batch 00001.05.2015 FICA Employee Portion	PR Batch 00001.	4,515.19
		PR Batch 00001.05.2015 FICA Employer Portion	PR Batch 00001.	4,515.19
		PR Batch 00001.05.2015 Medicare Employee Portion	PR Batch 00001.	1,056.00
		PR Batch 00001.05.2015 Medicare Employer Portion	PR Batch 00001.	1,056.00
Total for this ACH Check for Vendor 10094:				18,590.38
ACH	10141	Ca State Disbursement Unit	05/07/2015	
		PR Batch 00001.05.2015 Garnishment	PR Batch 00001.	191.53
		PR Batch 00001.05.2015 Garnishment	PR Batch 00001.	360.57
Total for this ACH Check for Vendor 10141:				552.10
ACH	10203	Ing Life Insurance	05/07/2015	
		PR Batch 00001.05.2015 Deferred Comp	PR Batch 00001.	460.00
Total for this ACH Check for Vendor 10203:				460.00
ACH	10264	Calpers Supplemental Income Plans	05/07/2015	
		PR Batch 00001.05.2015 CalPERS 457	PR Batch 00001.	1,584.61
Total for this ACH Check for Vendor 10264:				1,584.61
Total for 5/7/2015:				42,043.17

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Check Amount
ACH	10471	Marvin J Paull Enterprises, Inc.	05/11/2015	
	05042015	Actuarial Consulting OPEB-GASB 68 03/03-05/04/2015		4,215.00
Total for this ACH Check for Vendor 10471:				4,215.00
Total for 5/11/2015:				4,215.00
3632	UB*01255	Acss	05/14/2015	
		Refund Check		750.00
Total for Check Number 3632:				750.00
3633	UB*01281	Ameristar Real Estate & Investments	05/14/2015	
		Refund Check		25.19
Total for Check Number 3633:				25.19
3634	UB*01262	Baldi Bros Inc	05/14/2015	
		Refund Check		55.65
Total for Check Number 3634:				55.65
3635	UB*01283	Baldi Bros.	05/14/2015	
		Refund Check		698.93
Total for Check Number 3635:				698.93
3636	UB*01286	Baldi Bros.	05/14/2015	
		Refund Check		654.98
Total for Check Number 3636:				654.98
3637	UB*01265	Beaumont Electric	05/14/2015	
		Refund Check		129.33
Total for Check Number 3637:				129.33
3638	UB*01258	Jennifer Cain	05/14/2015	
		Refund Check		62.92
Total for Check Number 3638:				62.92
3639	UB*01287	Annette Cannady	05/14/2015	
		Refund Check		129.73
		Refund Check		39.76
		Refund Check		28.52
		Refund Check		82.98
Total for Check Number 3639:				280.99
3640	UB*01279	Carey Chenoski	05/14/2015	
		Refund Check		76.79
Total for Check Number 3640:				76.79
3641	UB*01271	Marie Cusick	05/14/2015	
		Refund Check		18.01
Total for Check Number 3641:				18.01
3642	UB*01269	Cynthia Puffer	05/14/2015	
		Refund Check		61.39
Total for Check Number 3642:				61.39

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
3643	UB*01274	Dale Furman Refund Check	05/14/2015	 50.27
Total for Check Number 3643:				50.27
3644	UB*01254	Christina Glassco Refund Check	05/14/2015	 29.31
Total for Check Number 3644:				29.31
3645	UB*01260	Leah Hamilton Refund Check	05/14/2015	 62.92
Total for Check Number 3645:				62.92
3646	UB*01261	Leah Hamilton Refund Check	05/14/2015	 21.11
Total for Check Number 3646:				21.11
3647	UB*01276	Brian & Olivia Hershey Refund Check	05/14/2015	 87.13
Total for Check Number 3647:				87.13
3648	UB*01284	Jeff Carpenter Inc Refund Check	05/14/2015	 392.36
Total for Check Number 3648:				392.36
3649	UB*01272	John Rogers Refund Check	05/14/2015	 39.92
Total for Check Number 3649:				39.92
3650	UB*01270	Taber Krigbaum Refund Check	05/14/2015	 46.00
Total for Check Number 3650:				46.00
3651	UB*01267	Crystal K. Le Refund Check	05/14/2015	 35.00
Total for Check Number 3651:				35.00
3652	UB*01263	Sara Lowell Refund Check	05/14/2015	 32.58
Total for Check Number 3652:				32.58
3653	UB*01251	Christina Martinez Refund Check Refund Check Refund Check Refund Check	05/14/2015	 27.70 51.15 24.51 17.58
Total for Check Number 3653:				120.94

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Check Amount
3654	UB*01257	Morrison Residential Team	05/14/2015	
		Refund Check		35.56
Total for Check Number 3654:				35.56
3655	UB*01266	G. Neidermann	05/14/2015	
		Refund Check		82.97
Total for Check Number 3655:				82.97
3656	UB*01273	Tamara Olive	05/14/2015	
		Refund Check		95.83
Total for Check Number 3656:				95.83
3657	UB*01259	Rachele Radeleff	05/14/2015	
		Refund Check		38.32
Total for Check Number 3657:				38.32
3658	UB*01256	Rancho Horizon LLC	05/14/2015	
		Refund Check		152.03
Total for Check Number 3658:				152.03
3659	UB*01285	Robert Le Master	05/14/2015	
		Refund Check		637.10
Total for Check Number 3659:				637.10
3660	UB*01277	Ronald & Joan Tepperer	05/14/2015	
		Refund Check		59.57
Total for Check Number 3660:				59.57
3661	UB*01282	Blanca N. Sanchez	05/14/2015	
		Refund Check		82.76
Total for Check Number 3661:				82.76
3662	UB*01275	Julio Sanchez	05/14/2015	
		Refund Check		82.35
Total for Check Number 3662:				82.35
3663	UB*01280	James Sisco	05/14/2015	
		Refund Check		42.78
Total for Check Number 3663:				42.78
3664	UB*01253	David Smith	05/14/2015	
		Refund Check		128.58
		Refund Check		50.50
		Refund Check		24.20
		Refund Check		17.36
Total for Check Number 3664:				220.64
3665	UB*01268	Kristine Smith	05/14/2015	
		Refund Check		109.73
Total for Check Number 3665:				109.73

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
3666	UB*01252	Hilary Stensen	05/14/2015	
		Refund Check		59.91
		Refund Check		88.48
		Refund Check		42.40
		Refund Check		30.41
Total for Check Number 3666:				221.20
3667	UB*01264	Steve Pencall	05/14/2015	
		Refund Check		66.47
Total for Check Number 3667:				66.47
3668	UB*01278	Mitchell Warren	05/14/2015	
		Refund Check		129.97
Total for Check Number 3668:				129.97
3669	10251	Accounting Principals Inc.	05/14/2015	
	7011782	Temporary Accountant KD W/E 04/26/15		1,398.29
	7011782	Temporary Accountant CM W/E 04/26/15		1,140.00
	7019076	Temporary Accountant KD W/E 05/03/15		1,442.68
Total for Check Number 3669:				3,980.97
3670	10001	Action True Value Hardware	05/14/2015	
	43848	Copper Cutters		3.55
	43848	3/8" Clevis Hook		8.63
	43848	(3) Trimmer Lines		106.88
	43848	(4) Boxes of Trash Bags		73.40
	43848	Dust Mask		7.01
	43848	Chicken Wire		16.18
	43848	Pipe Compound Used for the Meter Room		12.72
	43848	(7) Bags 90lbs Concrete Drain Inlet NCR II		36.21
	43848	(2) Feet of Chain for 852 Cherry Lock Off 2" Irrigation		5.38
	43848	(5) Boxes of Contractor Bags		91.75
	43848	(2) Trimmer Lines		21.58
	43848	Pipe Compound Used for the Meter Room		11.86
	43848	(3) Concrete Anchors		6.45
	43848	1/2 " Masonry Drill Bit		5.93
	43848	(4) AV Batteries for Well 2 Sprinkler Valves		16.19
	43848	Caution Tape		11.87
	43932	Reducer for IR Compressor		2.47
	43932	Electrical Tape and Glue for Canyon Wells		18.88
	43932	1/2" Elbows		2.91
	43932	1/2" Tees for Canyon Wells		2.11
	43932	Pipe Thread Compound for the Meter Room		11.86
	43932	Work Gloves		18.35
	43932	(1) Small Screwdriver Set and Spade Bit for Canyon Wells		40.47
	43932	(1) Electrical Tester for Canyon Wells		31.31
	43932	Gloves, Safety Glasses, and Mask		33.44
	43932	Blue Spray Paint for Bogart Park 2" Meter		6.47
Total for Check Number 3670:				603.86
3671	10319	ACWA Joint Powers Insurance Authority	05/14/2015	
	B016 040115	Property Insurance April 2015		1,823.88
	B016 040115	Renewal Property Insurance 05/01-04/01/2016		20,063.12
Total for Check Number 3671:				21,887.00

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Check Amount
3672	10417	Agri Builders/Commercial Concepts	05/14/2015	
	12270	Well 29 Stands & Fabricate for New Swamp Coolers		1,275.00
	12271	Well 25 Stands & Fabricate for New Swamp Coolers		1,275.00
	12272	Well 23 Stands & Fabricate for New Swamp Coolers		1,300.00
Total for Check Number 3672:				3,850.00
3673	10144	Alsco	05/14/2015	
	LYUM956305	Weekly Cleaning Mats and Shop Towels 815 E 12th		28.55
	LYUM960406	Weekly Cleaning Mats and Shop Towels 815 E 12th		26.40
Total for Check Number 3673:				54.95
3674	10086	American Family Life Assurance Company of Colum	05/14/2015	
	860679	AFLAC Employee Insurance April 2015		757.86
Total for Check Number 3674:				757.86
3675	10272	Babcock Laboratories Inc	05/14/2015	
	BD50444-0034	(16) Samples Gen Min/Inorg Chem-Well 26		7,920.00
	BD50444-0034	(16) Samples General Physical Analysis-Well 26		480.00
	BD50444-0034	(16) Samples EPA_218_7-Well 26		1,600.00
	BD52279-0034	(12) Coliforms B1-B6, B10, H1, I1, I2, M1, N3		480.00
Total for Check Number 3675:				10,480.00
3676	10287	Bank of the West	05/14/2015	
	10034	US Postal Service		
		Engineering Bid Packets Postage		23.00
		Postage		5.95
		(1) OT Call Out Book		3.77
	10044	Verizon		
		Monthly Phone Service 03/10-04/09/15		253.16
		Monthly Long Distance Mar 2015		36.96
	10147	Online Information Services		
		113 Credit Reports for Feb 2015		335.10
		185 Credit Reports for Mar 2015		536.20
	10151	Verizon Business		
		Monthly Phone Service 03/26-04/25/2015		1,087.24
	10173	California Society of Municipal Finance Officers		
		Job Posting Sr Financial Analyst 12 Weeks		225.00
	10253	Redlands Auto Electric		
		Smog Inspection Unit 11		50.00
	10349	Redlands-Yucaipa Rentals, Inc.		
		(1) Rental of 4" - 6" Gas Chipper		165.00
	10420	Amazon.com		
		Charged Card in Erro, to be Refund May 2015		20.00
		Charged Card in Erro, to be Refund May 2015		9.99
	10424	Top-Line Industrial Supply		
		(1) Pressure Washer Hose and Socket		94.14
		47" Aluminum Wand for Unit 8 Pressure Washer		34.81
	10487	ROW Traffic Safety, Inc		
		(50) 28" Orange Cones		699.30
	10488	Rackmount Solutions		
		Network Rack and Equipment 12th and Palm		916.22
	10489	Cvent.com		
		Springbrook Conf Registration Y Rodriguez 05/05-05/07/2015		595.00
		Springbrook Conf Registration S Molina 05/05-05/07/2015		645.00
		Springbrook Conf Registration L Gonzales 05/05-05/07/2015		645.00
	10490	Reservation-Desk.com		
		Hotel-Springbrook Conf for S Molina/L Gonzales 05/04-05/07/2015		340.08
		Hotel-Springbrook Conf for Y Rodriguez 05/04-05/07/2015		322.92
	VENDOR	Amazon.com		-109.00
		CREDIT FOR REVERSED CHARGE		
Total for Check Number 3676:				6,936.92

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
3677	10271	Beaumont Ace Home Center	05/14/2015	
	404360	(6) PVC Couplings		23.37
	404403	(3) Blue Tarps &18" Stretch Cord to Cover Used Oil Hyd Tanks		27.05
	404414	(1) 1/2 Gallon Jug for Unit 12		16.73
	404454	SS Hose to Replace Broken Lube Line Well 19		17.81
	404677	Backplate Depress Center Wheel Tools for Unit 5		9.39
	404677	(3) Masonry Blades Tools for Unit 5		10.66
	404677	(2) Abras Wheels Tools for Unit 5		11.86
	404677	(1) Pack 6" Blades Tools for Unit 5		6.25
	404677	(1) 3 Pack 6" Blades Tools for Unit 5		17.81
	404677	Premium Grain Mesh Tools for Unit 5		19.43
	404677	Deluxe Driver Tools for Unit 5		19.32
	404735	(1) 5 Gallon Can and 22" Strap for Unit 5		73.74
	404735	Deluxe Drivers Log for Unit 5		19.32
	404953	(2) 12' 1-Ton Cable Power Pulls Supplies for Unit 21		71.80
	405008	(2) Blades Tools for Unit 17		9.27
	405188	(1) 1/2" MIP Plug and Slip Cap		18.49
	405243	(1) Replacement Gas Can for Weedeaters		12.41
	405282	(1) 5 Gallon Cooler with Dispenser for Unit 4		45.89
	405578	(2) 2 x 1/2" Galv Bushings for Bogart Meter		22.66
	405580	(6) 50Lb Post Hole Concrete Mix for NCR I Fence Repair		19.39
	405580	(2) Rapidcrete Concrete NCR 1 Fence Repair		25.90
	405580	(1) Bypass Pruner for NCR 1 Fence Repair		31.29
	405592	(6) 45" 54 Watt Fluor Tubes for Canyon Wells		108.80
Total for Check Number 3677:				638.64
3678	10010	Beaumont Tire	05/14/2015	
	5009	(4) Replacement Tires Unit 20		776.29
Total for Check Number 3678:				776.29
3679	10019	C R & R Incorporated	05/14/2015	
	77368	Monthly Charges for 3YD Commercial Bin May 2015		242.78
Total for Check Number 3679:				242.78
3680	10279	C&B Crushing Inc.	05/14/2015	
	5063	Yard Concrete Spoils Dump Fees		180.00
	5063	Yard Concrete Spoils Dump Fees		180.00
	5064	Yard Concrete Spoils Dump Fees		30.00
	5064	Yard Concrete Spoils Dump Fees		30.00
Total for Check Number 3680:				420.00
3681	10285	C. T. W. S., LLC	05/14/2015	
	25248	(3) Oxygen Tank Loss of Use		780.00
	25248	(2) Acetylene Tank Loss of Use		490.00
	26019	Pick Up Fee for Returning CTWS Tanks		30.51
	DC38681	April Rental Oxygen/Acetylene		63.82
Total for Check Number 3681:				1,364.33
3682	10014	Cherry Valley Automotive	05/14/2015	
	09012	Replace Left Marker Light Unit 2		19.75
	09012	Oil and Filter Change Unit 2		55.63
	09012	Rear Brake Job/Pads Unit 2		174.73
	09056	Replace Front End Arm Bushings Unit 13		361.46
	09056	Replace Tailgate Handle Unit 13		86.64
	09056	Replace Shift Handle w/Overdrive Unit 13		156.61
	09056	Alignment Unit 13		80.00
	6119	Towing Charges for Unit 2		80.00
Total for Check Number 3682:				1,014.82
3683	10354	Eric Dahlstrom	05/14/2015	
	5-15044	Boot Allowance E Dahlstrom		128.82
Total for Check Number 3683:				128.82

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
3684	10244	Fiserv Inc.	05/14/2015	
	12988000	NSF 012988000		73.76
Total for Check Number 3684:				73.76
3685	10052	Home Depot Credit Services	05/14/2015	
	1050070	(2) 18Pks Toilet Paper Office Stock		22.51
	1050070	(6) Boxes 42 Gallon Contractor Trashbags Office Stock		159.86
	1050070	(6) Boxes 200CT Rags in a Box Office Stock		67.59
	1050070	(6) Boxes 42 Gallon Contractor Trashbags Office Stock		109.83
	1050070	(2) 8 Pks Paper Towel Rolls Office Stock		26.44
	2124043	Hedge Trimmer Repair		33.95
	6014526	(2) Clear Silicone 12th/Palm Computer Install		8.16
	6014526	(1) Breaker 12th/Palm Computer Install		3.81
	6014526	(1) 8" Zip Ties 12th/Palm Computer Install		6.64
	6014526	(1) 50Ft 12-2 Wire 12th/Palm Computer Install		29.53
	6014526	(1) White Tamper Resistent Outlet 12th/Palm Computer Install		16.20
	6014526	(1) White Wallplate 12th/Palm Computer Install		0.81
	6014526	(1) 3/4" Connector 12th/Palm Computer Install		6.38
	6014526	(1) 3/4" Coupling 12th/Palm Computer Install		5.43
	6014526	(1) Cut In Box 12th/Palm Computer Install		2.01
Total for Check Number 3685:				499.15
3686	10398	Infosend, Inc.	05/14/2015	
	91732	Print/Mail Outdated 354 Account Letters		239.98
	91732	Postage for 347 Mailpieces		100.03
	91806	April 2015 Postage Charges for Utility Billing		3,962.92
	91806	April 2015 Billing Charges for Utility Billing		1,490.07
Total for Check Number 3686:				5,793.00
3687	10273	Inland Water Works Supply Co.	05/14/2015	
	273727	(30) Inventory-1" FIP Angle Meter Stop		1,333.58
	273727	(30) Inventory-1" Angle Meter Stops		1,587.60
	273727	(4) Inventory- Full Circle 400-425 Clamps		300.59
	273727	(2) Inventory - Romac Saddle 400-450 DBL		80.44
Total for Check Number 3687:				3,302.21
3688	10281	Luther's Truck and Equipment	05/14/2015	
	35928	Replace Tractor Protection Valve and Check Valve Unit 21		476.21
	35929	Lube Service/Oil Top Off Unit 21		156.49
Total for Check Number 3688:				632.70
3689	10300	Mike's Gopher and Bee Control	05/14/2015	
	32223	Monthly Services at NCR I Rodent Control April 2015		400.00
Total for Check Number 3689:				400.00
3690	10350	NAPA Auto Parts	05/14/2015	
	908217	Blade Adapter Lights Unit 17		19.97
Total for Check Number 3690:				19.97
3691	10045	Pacific Alarm Service Inc.	05/14/2015	
	R111498	Alarm Equip Rent/Service/Monitor May 2015		233.00
	R111499	Alarm Equip Rent/Service/Monitor May 2015		44.50
Total for Check Number 3691:				277.50
3692	10102	Pat's Pots	05/14/2015	
	14526	1 Reg & 2 Hdcp Toilets w/Weekly Services Mnth Charge 5/5-6/1/15		310.00
Total for Check Number 3692:				310.00
3693	10275	Prestige Mobile Detail	05/14/2015	
	50315	Bi Wk Wash Units 1,12,18,13,22,17,4,5,3,16,11,10,20,19 Kenworth		256.00
Total for Check Number 3693:				256.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
3694	10056	Rdo Equipment Co. Trust# 80-5800	05/14/2015	
	PO3437	(2) Pin Fastens and (1) Draft Link		758.46
	PO3437	(1) Draft Link Returned Wrong Part		-722.43
Total for Check Number 3694:				36.03
3695	10223	Richards, Watson & Gershon	05/14/2015	
	201198	Legal Service Case #12788-0001 Approved 05/07/2015		2,881.26
	201199	Legal Service Case #12788-0004 Approved 05/07/2015		446.88
	201200	Legal Service Case #12788-0005 Approved 05/07/2015		1,049.68
Total for Check Number 3695:				4,377.82
3696	10491	Rogers, Anderson, Malody & Scott, LLP	05/14/2015	
	150521	GASB Update 1-Day Seminar L Gonzales		125.00
Total for Check Number 3696:				125.00
3697	10290	San Gorgonio Pass Water Agency	05/14/2015	
	15-00080	439 AF @ $317 for Apr 2015		139,163.00
Total for Check Number 3697:				139,163.00
3698	10042	Southern California Gas Company	05/14/2015	
	42915	Monthly Gas Charges 03/31-04/29/15		14.30
Total for Check Number 3698:				14.30
3699	10031	Staples Advantage	05/14/2015	
	3259039469	(2) Packs Paper Towels-Main Office Stock		43.18
	3259039469	(1) 250CT Towel Fold Napkins-Main Office Stock		43.62
	3259039469	(1) Pack Yellow Legal Pads-Main Office Stock		35.09
	3259039470	(3) Casio Calculators-Main Office Staff		161.96
	3259039470	(1) 50CT Manila Folders-Main Office Stock		17.59
	3259039470	(1) Dozen Pens-Main Office Stock		7.93
	3259039470	(3) 10PK File Pkt Ltr-Main Office Stock		45.33
	3259039470	(2) Cases of PPR Bond Paper-Main Office Engineering		48.15
	3259039470	(1) 10PK Storage Boxes-Main Office Stock		19.43
	3259039471	(1) 3 Month Calendar 2015-Main Office Staff		17.81
	3259039472	(5) Cases of Copy Paper		210.55
	3259646973	(1) Case 80 Pk Toilet Paper-Main Office Stock		42.11
	3259646973	(1) Box 300CT Plastic Forks-Main Office Stock		16.19
	3259646973	(1) 24 Pk AA Batteries- Main Office Stock		21.59
	3259646973	(6) Pks of 8Tab Dividers Clear-Main Office Supplies		10.30
	3259646974	(1) 3 Month Calendar 2015-Main Office Staff		17.81
	3260163411	(2) 10Pk Thermal Print Rolls-Main Office Stock		88.54
	3263578097	(1) Dz Mech Pencils-Main Office Stock		12.41
	3263578097	(4) 10PK File Pkt Ltr-Main Office Stock		60.44
	3263578097	(1) 2 Cases Copy Paper-Main Office Stock		86.37
	3263578097	(1) Box 1000CT Paper Clips-Main Office Stock		2.91
	3265278321	(1) Box 100CT 10x13 Clasp Envelopes-Main Office Stock		29.69
	3265278321	Assorted 8-PK Sharpies-Main Office Stock		6.79
	3265278321	(1) 250CT Towel Fold Napkins-Main Office Stock		49.89
	3265278321	(1) Dozen Black Sharpies-Main Office Stock		8.95
	3265278321	(2) 50CT Manila Folders-Main Office Stock		35.40
	3265278321	(1) HP Black Ink-Main Office		23.75
Total for Check Number 3699:				1,163.78
3700	10265	Sunstate Equipment Co., LLC	05/14/2015	
	5360018-033	Water Truck Rental for Dust Control Apr 2015		1,898.64
	5360018-033	Water Truck Rental Damage Waiver Apr 2015		245.00
Total for Check Number 3700:				2,143.64
3701	10284	Underground Service Alert of Southern California	05/14/2015	
	420150044	74 New Ticket Charges Apr 2015		111.00
Total for Check Number 3701:				111.00

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Check Amount
3702	10255	Unlimited Services Building Maintenance	05/14/2015	
	0267474-IN	Monthly Janitorial Services 815 E 12th May 2015		150.00
	0267475-IN	Monthly Janitorial Services 560 Magnolia May 2015		845.00
Total for Check Number 3702:				995.00
3703	10116	Verizon Wireless Services LLC	05/14/2015	
	9744757699	Cell Phone Charges for Apr 2015		121.75
Total for Check Number 3703:				121.75
3704	10037	Waste Management Of Inland Empire	05/14/2015	
	1256436-2371-8	Yard Dumpsters 815 E 12th May 2015		257.15
	1256437-2371-6	Monthly Sanitation 560 Magnolia May 2015		94.34
Total for Check Number 3704:				351.49
3705	10293	Western Dental Services Inc.	05/14/2015	
	17044	Dental Premiums May 2015		192.19
Total for Check Number 3705:				192.19
Total for 5/14/2015:				219,285.53
ACH	10085	Calpers Retirement System	05/21/2015	
		PR Batch 00003.05.2015 CalPERS 1% ER Paid	PR Batch 00003.	212.58
		PR Batch 00003.05.2015 CalPERS 7% Deduction	PR Batch 00003.	2,066.30
		PR Batch 00003.05.2015 CalPERS 8% EE Paid	PR Batch 00003.	2,461.40
		PR Batch 00003.05.2015 CalPERS 8% ER Paid	PR Batch 00003.	892.17
		PR Batch 00003.05.2015 CalPERS Employer Paid	PR Batch 00003.	11,913.96
		PR Batch 00003.05.2015 CalPERS 6.9%	PR Batch 00003.	570.01
Total for this ACH Check for Vendor 10085:				18,116.42
ACH	10087	Edd State Of California	05/21/2015	
		PR Batch 00003.05.2015 CA SDI	PR Batch 00003.	671.78
		PR Batch 00003.05.2015 State Income Tax	PR Batch 00003.	2,394.84
Total for this ACH Check for Vendor 10087:				3,066.62
ACH	10094	U.S. Treasury	05/21/2015	
		PR Batch 00003.05.2015 Federal Income Tax	PR Batch 00003.	7,711.98
		PR Batch 00003.05.2015 Medicare Employee Portion	PR Batch 00003.	1,103.26
		PR Batch 00003.05.2015 Medicare Employer Portion	PR Batch 00003.	1,103.26
		PR Batch 00003.05.2015 FICA Employee Portion	PR Batch 00003.	4,717.23
		PR Batch 00003.05.2015 FICA Employer Portion	PR Batch 00003.	4,717.23
Total for this ACH Check for Vendor 10094:				19,352.96
ACH	10141	Ca State Disbursement Unit	05/21/2015	
		PR Batch 00003.05.2015 Garnishment	PR Batch 00003.	191.53
		PR Batch 00003.05.2015 Garnishment	PR Batch 00003.	360.57
Total for this ACH Check for Vendor 10141:				552.10
ACH	10203	Ing Life Insurance	05/21/2015	
		PR Batch 00003.05.2015 Deferred Comp	PR Batch 00003.	460.00
Total for this ACH Check for Vendor 10203:				460.00
ACH	10264	Calpers Supplemental Income Plans	05/21/2015	
		PR Batch 00003.05.2015 CalPERS 457	PR Batch 00003.	1,584.61
Total for this ACH Check for Vendor 10264:				1,584.61

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
3706	UB*01290	Cindy Blair	05/21/2015	
		Refund Check		38.12
		Refund Check		45.47
		Refund Check		18.27
		Refund Check		13.10
Total for Check Number 3706:				114.96
3707	UB*01292	Julie Castellano	05/21/2015	
		Refund Check		30.27
		Refund Check		14.26
		Refund Check		41.47
		Refund Check		19.87
Total for Check Number 3707:				105.87
3708	UB*01293	Jason Castellanos	05/21/2015	
		Refund Check		33.86
		Refund Check		16.23
		Refund Check		11.64
		Refund Check		9.51
Total for Check Number 3708:				71.24
3709	UB*01297	Syvan Dobbs	05/21/2015	
		Refund Check		91.71
		Refund Check		38.53
		Refund Check		18.46
		Refund Check		13.24
Total for Check Number 3709:				161.94
3710	UB*01302	Express Property Management	05/21/2015	
		Refund Check		23.50
Total for Check Number 3710:				23.50
3711	UB*01225	Theodore Karle	05/21/2015	
		Refund Check		249.38
Total for Check Number 3711:				249.38
3712	UB*01288	Daniel Koneck	05/21/2015	
		Refund Check		85.35
		Refund Check		78.03
		Refund Check		37.40
		Refund Check		26.82
Total for Check Number 3712:				227.60
3713	UB*01299	Brandon Lopez	05/21/2015	
		Refund Check		63.49
		Refund Check		28.11
		Refund Check		13.48
		Refund Check		9.66
Total for Check Number 3713:				114.74

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
3714	UB*01300	Jiqui Mai	05/21/2015	
		Refund Check		50.84
		Refund Check		70.38
		Refund Check		33.73
		Refund Check		24.19
Total for Check Number 3714:				179.14
3715	UB*01301	Christina Martinez	05/21/2015	
		Refund Check		7.80
		Refund Check		14.40
		Refund Check		6.90
		Refund Check		4.95
Total for Check Number 3715:				34.05
3716	UB*01291	Ronald Moreno	05/21/2015	
		Refund Check		36.39
		Refund Check		63.47
		Refund Check		30.41
		Refund Check		21.81
Total for Check Number 3716:				152.08
3717	UB*01298	Sara Orchard	05/21/2015	
		Refund Check		50.45
		Refund Check		73.83
		Refund Check		35.38
		Refund Check		25.38
Total for Check Number 3717:				185.04
3718	UB*01289	Lupe Soto	05/21/2015	
		Refund Check		66.60
		Refund Check		60.89
		Refund Check		29.18
		Refund Check		20.93
Total for Check Number 3718:				177.60
3719	UB*01296	Greg Vanover	05/21/2015	
		Refund Check		24.53
		Refund Check		33.99
		Refund Check		16.29
		Refund Check		11.68
Total for Check Number 3719:				86.49
3720	UB*01294	Alberto Villanueva	05/21/2015	
		Refund Check		33.38
		Refund Check		2.37
		Refund Check		1.13
		Refund Check		0.82
Total for Check Number 3720:				37.70
3721	UB*01295	Bryant Wachter	05/21/2015	
		Refund Check		10.25
Total for Check Number 3721:				10.25
3722	10251	Accounting Principals Inc.	05/21/2015	
	7036699	Temporary Accountant KD W/E 05/10/2015		1,686.83
Total for Check Number 3722:				1,686.83

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
3723	10144	Alsco	05/21/2015	
	LYUM963849	Weekly Cleaning Mats and Shop Towels 815 E 12th		26.40
	LYUM963901	Cleaning 3 Office Floor Mats 560 Magnolia Ave		14.85
	LYUM967936	Weekly Cleaning Mats and Shop Towels 815 E 12th		26.40
	LYUM967950	Cleaning 3 Office Floor Mats 560 Magnolia Ave		14.85
Total for Check Number 3723:				82.50
3724	10138	ARCO Business Solutions	05/21/2015	
	HW201 May	ARCO Fuel Charges 04/15-05/11/2015		5,705.60
Total for Check Number 3724:				5,705.60
3725	10335	Beaumont Safe & Lock	05/21/2015	
	63818	Main Office Men's Bathroom Grade 2 Locks		140.35
Total for Check Number 3725:				140.35
3726	10010	Beaumont Tire	05/21/2015	
	4928	(4) Replace Tires Unit 19		600.55
Total for Check Number 3726:				600.55
3727	10014	Cherry Valley Automotive	05/21/2015	
	09811	Oil Change Unit 19		44.83
	09811	Replace Serpentine Belt Unit 19		88.73
	09811	Front Brake Job Unit 19		224.93
	09811	Replace Fuel Pump Unit 19		886.42
	09906	Oil Change Unit 3		41.05
Total for Check Number 3727:				1,285.96
3728	10098	County of Riverside Dept of Environmental Health	05/21/2015	
	IN0227831	Annual Env Health Level II Permit - Well 21		950.00
Total for Check Number 3728:				950.00
3729	10262	Dick's All Auto Repair Inc	05/21/2015	
	15026	Unit 18 Analysis-Check Engine Light Flashing-Repairs Needed		147.00
	15026	Replace (6) Spark Plugs/Wire Set/ Ignition Coil Unit 18		495.58
	15026	Replace Fuel Filter Unit 18		83.31
Total for Check Number 3729:				725.89
3730	10474	Insight Public Sector, Inc	05/21/2015	
	1100417177	Annual WatchGuard Firewall Security at 12th/Palm		338.92
	1100418455	Annual WatchGuard Firewall Security at 560 Magnolia		773.82
Total for Check Number 3730:				1,112.74
3731	10224	Legal Shield	05/21/2015	
	51515	Employee Prepaid Legal May 2015		200.25
Total for Check Number 3731:				200.25

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Check Amount
3732	10281	Luther's Truck and Equipment	05/21/2015	
	35953	Analysis-Unit 8		551.00
	35953	Alignment Unit 8		207.23
	35953	Install New Front Bearings Unit 8		288.30
	35953	Replace Right Front Tire Unit 8		513.15
	35953	Replace Air/Oil/Fuel Filter Unit 8		472.29
	35953	Replace Front Shocks Unit 8		250.02
	35953	Install New Multi-Function Switch Unit 8		368.13
	35953	Hose and Filter Cleaning and Replacement Unit 8		192.16
	35987	Analysis Diag Power Loss Unit 8		608.00
	35987	Replace High Pressure Oil Pump/O Rings/Crank Sensor Unit 8		1,986.56
Total for Check Number 3732:				5,436.84
3733	10278	Metlife - Group Benefits	05/21/2015	
	KM05754034	Monthly Met Life Dental Ins May 2015		461.71
Total for Check Number 3733:				461.71
3734	10055	Nino's	05/21/2015	
	6900	Fuel Charges 10/9/14-05/15/15		1,269.73
Total for Check Number 3734:				1,269.73
3735	10132	South Coast AQMD	05/21/2015	
	2834113	AQMD Fee for Beaumont & Brookside 7/2014-6/2015		120.84
	2834773	AQMD for 38001 Brookside 7/2014-6/2015		120.84
Total for Check Number 3735:				241.68
3736	10265	Sunstate Equipment Co., LLC	05/21/2015	
	5360018-034	Water Truck Rental Damage Waiver May 2015		166.25
	5360018-034	Water Truck Rental for Dust Control May 2015		1,385.72
Total for Check Number 3736:				1,551.97
3737	10036	USA Mobility Wireless Inc.	05/21/2015	
	Y0152081E	Standby Pager for SCADA System 05/14-06/14/2015		68.76
Total for Check Number 3737:				68.76
Total for 5/21/2015:				66,585.65
		Report Total (163 checks):		390,282.91

Beaumont-Cherry Valley Water District
Regular Board Meeting
June 10th, 2015

DATE: June 4th, 2015

TO: Board of Directors

FROM: Eric Fraser, General Manager

SUBJECT: Approval of Pending Invoices

Recommendation

Staff recommends that the Board of Directors approve the pending invoices totaling $20,428.02.

Background

Staff has reviewed the pending invoices and found the services rendered were acceptable to the District.

Fiscal Impact

There is a $20,428.02 impact to the District which will be paid from the 2015 budget.

Attachments:

- Richards Watson Gershon Invoice #201664
- Richards Watson Gershon Invoice #201665
- Richards Watson Gershon Invoice #201666

RICHARDS | WATSON | GERSHON
ATTORNEYS AT LAW – A PROFESSIONAL CORPORATION
355 South Grand Avenue, 40th Floor, Los Angeles, California 90071-3101
Telephone 213.626.8484 Facsimile 213.626.0078
Fed. I.D. No. 95-3292015

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ERIC FRASER
Beaumont- Cherry Valley Water District
560 Magnolia Avenue
Beaumont, CA 92223-2258

May 22, 2015
Invoice # 201664

Re: 12788-0001 [redacted]

Current Legal Fees	$10,120.00
Current Client Costs Advanced	$142.75
TOTAL CURRENT FEES AND COSTS	**$10,262.75**

TERMS: PAYMENT DUE UPON RECEIPT

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ERIC FRASER
Beaumont- Cherry Valley Water District
560 Magnolia Avenue
Beaumont, CA 92223-2258

May 22, 2015
Invoice # 201665

Re: 12788-0004 [redacted]

Current Legal Fees	$252.80
Current Client Costs Advanced	$0.60
TOTAL CURRENT FEES AND COSTS	**$253.40**

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ERIC FRASER
Beaumont- Cherry Valley Water District
560 Magnolia Avenue
Beaumont, CA 92223-2258

May 22, 2015
Invoice # 201666

Re: 12788-0005 [redacted]

Current Legal Fees	$9,897.60
Current Client Costs Advanced	$14.27
TOTAL CURRENT FEES AND COSTS	**$9,911.87**

TERMS: PAYMENT DUE UPON RECEIPT

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BEAUMONT-CHERRY VALLEY WATER DISTRICT
MINUTES OF REGULAR MEETING OF THE BOARD OF DIRECTORS
560 Magnolia Avenue, Beaumont, CA 92223
Wednesday, May 13th, 2015
Regular Session 7:00 p.m.

Call to Order, President Ross

President Ross began the meeting at 7:02 p.m.

Pledge of Allegiance, Director Ross

Director Ross led the pledge

Invocation, Director Cottrell

Director Cottrell led the invocation.

Roll Call

Present at the meeting were President Ross, Directors Cottrell, Slawson, Covington and Hoffman. Legal Counsel: James Markman. District Staff: General Manager: Eric Fraser, Director of Operations: Anthony Lara, Director of Engineering: Dan Jaggers and Director of Finance and Administrative Services: Yolanda Rodriguez.

Public who registered their attendance were Jack Vander Woude, Patsy Reeley, Barbara H. Brown, Fran Flanders, Susan Savolainen, Grady Hanshaw, Joe Wise, Penny McDonell, Lynn Coker, Kathleen Howard, MayAnn Melleby, Lloyd White, Mark Swanson, Kim Swanson.

Public Comment

Penny McDonnell, Beaumont resident, expressed that surrounding water districts in the Riverside County offered discounts and/or rebates to those residents who use drought tolerant plants and xeriscaping, and wanted to know the District's current position in offering discounts and/or rebates to those residents who use water tolerant plants.

Kath Berman, owner of Sunny Cal Egg & Poultry came to the meeting with her attorney (BB&K) to discuss with the Board the Well Acquisition Agreement of their Well #4, which is now the District's Well #29 and shared concerns regarding temporary easements, which have now become permanent easements.

Steve Anderson, attorney with Best Best & Krieger Attorneys at Law (BB&K), represents Sunny Cal Egg & Poultry. Mr. Anderson expressed his concerns regarding the 2006 "Well Acquisition Agreement" between BCVWD and Sunny Cal Egg & Poultry. He stated BCVWD has not observed many of the requirements listed in the agreement. Mr. Anderson is requesting the Board of Directors to appoint an Ad Hoc Committee to further discuss the agreement and bring a successful resolution.

ACTION ITEMS

1. **Adjustments to the Agenda**

   General Manager Fraser advised the Board that there were no changes to the Agenda.

2. **Consent Calendar:** All matters listed under the Consent Calendar are considered by the Board of Directors to be routine and will be enacted in one motion. There will be no discussion of these items prior to the time the Board considers the motion unless members of the Board, the administrative staff, or the public request specific items to be discussed and/or removed from the Consent Calendar.

   a. March 2015 Budget Variance Report Review** (pages 4-8)
   b. March 31st, 2015 Cash/Investment Balance Report** (page 9)
   c. April 2015 Check Register Review** (pages 10-25)
   d. April 2015 Invoices Pending Approval** (pages 26-29)
   e. Minutes of the Regular Meeting April 8th, 2015** (pages 30-33)

   Director Covington motioned to approve all items on the Consent Calendar. The motion was seconded by Director Cottrell and passed 5-0.

3. **Consider Participation in the SAWPA Basin Monitoring Task Force ****
   (pages 34-36)

   General Manager Fraser shared that the District has been invited to participate in the Basin Monitoring Program Task Force administered by the Santa Ana Water Project Authority (SAWPA) to develop the ambient TDS and Nitrogen water quality in the Beaumont Groundwater Management Zone. He explained that the task force is a collective of several agencies, who are jointly funding the studies required by the orders issued by RWQCB. He shared that by having an additional task force member in the Basin Monitoring Program Task Force helps to cost effectively meet this requirement through sharing of cost among other agencies.

   After discussion, Director Cottrell motioned to approve the request. The motion was seconded by Director Slawson and passed 5-0.

4. **Discussion of Draft Emergency Regulations to implement a 25 percent Water Conservation Standard in Accordance with the Governor's Executive Order B-29-15**. **** (pages 37-52)

   Director Lara gave an overview and provided a presentation on the District's status since the Governor's Executive Order B-29-15 in January 17, 2014. Director Lara shared the additional regulations added by the Governor's Executive Order dated April 1, 2015 and was seeking guidance from the Board regarding an enforcement strategy to achieve mandatory statewide 25 percent reduction in potable water use.

   After discussion, the Board shared ideas on how to communicate with the citizens regarding the Water Conservation Standards. The Board emphasized that communication with our citizens was very important to the District in getting the word out on the water restrictions.

5. **Consider Authorization of Award for Construction Contract for Well 25 Placement of Gravel Seal, Bentonite Plug and Cement Cap.** **(pages 53-54)

   Director Jaggers explained the request for additional work needed to Well #25 for the installation of a gravel seal, bentonite plug, and cement cap. He explained the scope of the work was increased to determine if additional maintenance work may be needed while the pump is out of the well. By doing the maintenance work now, it will provide a cost savings in the future.

   After discussion, Director Slawson motioned to approve the Award of Construction Contract to Southwest Pump & Drilling in the amount not to exceed $60,424.00. The motion was seconded by Director Cottrell and passed 5-0.

6. **Consideration of Request for Update of "Will Serve Letter" for Previously Approved Development Parcel Map 35266 (Parcel No. 1, 2 and 3) (Riverside County Assessor's Parcel No. 419-260-57, -58, -59)** **(pages 55-135)

   General Manager Fraser explained the request for an update of the previously approved Will Serve Letter. He explained the applicant had already made a significant investment in infrastructure for the project.

   Public Comment on Item:

   Patsy Reeley shared her concerns regarding the current drought situation and allowing the applicant to update their "Will Serve Letter".

   Grady Hanshaw with Hanshaw Development Company reassured the Board of Directors he would be conservative with the usage of water and energy and thank the District's staff for their guidance and direction.

   Lynn Coker, representative for E & I Capital and Wells Fargo, extended his support on behalf of Wells Fargo for the petition of extending the "Will Serve Letter" for the applicant Hanshaw Development Company.

   After discussion, Director Slawson motioned to approve the updated "Will Serve Letter" request. Director Hoffman seconded the motion. The motion passed 5-0.

7. **Consideration of Request for Update of "Will Serve Letter" for Previously Approved Development – Tentative Tract 29267 (Riverside County Assessor's Parcel No. 400-250-008) - a Portion of Noble Creek Vistas Specific Plan** **(pages 136-145)

   General Manager Fraser provided the Board with an overview of the request for an update of the "Will Serve Letter" for tract 29267, Noble Creek Meadows.

   Public Comment on Item:

   Patsy Reeley shared her concerns regarding the allowing applicants to update their "Will Serve Letter".

   Jack Vander Woude, representative for the Noble Creek Meadows, LLC stated he was present to answer any questions regarding the "Will Serve Letter".

After discussion, Director Slawson motioned to approve the updated "Will Serve Letter" request. Director Hoffman seconded the motion. The motion passed 5-0.

8. **Consideration by the Board of Request for Variance from Part 11 of the District's Regulations Governing Water Service (Cross Connection Control), 629 Euclid Avenue **** (pages 146-174)

   Mr. Joe Wise requested the Board would allow his property at 629 Euclid Ave. for a variance from Part 11 of the District's Regulations Governing Water Service (Cross Connection Control). He expressed his opinion in regards to the potential for hazardous backflow under normal operating conditions.

   Director Lara answered questions regarding the requirements of the backflow program and explained why the backflow device is needed under normal operating conditions and conditions outside normal operating conditions. He shared the District's operations comply with State Law, and the District, as the local water purveyor, has the authority to impose more stringent rules and has the ultimate responsibility to protect the system from contamination.

   After discussion, Director Slawson motioned to deny variance. Director Covington seconded the motion. The motion was denied 5-0.

9. **Reports For Discussion**

   a. Ad Hoc Committees

      No reports were made.

   b. General Manager

      General Manager Fraser stated the District is working on getting the District's sources of supply ready for the summer for anticipated demands.

   c. Directors Reports

      Director Covington made a couple of announcements; San Gorgonio Pass Summit to be held at the Morongo Casino Resort, and a workshop on May 18, 2015 at the County Board of Supervisors to discuss the drought and water conservation.

      Director Slawson shared he attended a gray water system demonstration at Sundance.

   d. Legal Counsel Report

      No reports were made.

10. **Announcements**

- District Offices will be closed May 25th, in observance of Memorial Day
- Watermaster Meeting, June 3rd, 2015 at 10:00 a.m.
- Finance & Audit Committee meeting, June 4th, 2015 at 3:00 p.m.
- Regular Board meeting, June 10th, 2015 at 7:00 p.m.

President Ross made the announcements above.

11. Action List for Future Meetings

- Schedule a workshop to discuss the landscape for the Noble Creek Recharge Phase II Project with the public
- Update the Board on Infosend after one year
- Solar System Update
- Grand Avenue Storm Water Capture Project

President Ross made the announcements above and recessed the meeting to a closed session.

12. Recess to Closed Session

a. Conference with Labor Negotiators pursuant to Government Code 54957.6:
   Agency Negotiator: Eric Fraser
   Represented Employees: BCVWD Employee Association
b. Conference with Legal Counsel pursuant to Government Code 54957 claims against the District: two cases.

President Ross reconvened the meeting at 9:58 p.m.

Legal Counsel Mr. Markman reported that there were no reportable actions regarding the two matters discussed during closed session.

13. Adjournment

President Ross adjourned the meeting at 9:58 p.m.

Attest:

_____	_____
Director Kenneth Ross, President of the Board of Directors of the Beaumont-Cherry Valley Water District	Director Daniel Slawson, Secretary to the Board of Directors of the Beaumont-Cherry Valley Water District

** Information included in the agenda packet

Beaumont-Cherry Valley Water District
Regular Board Meeting
June 10th, 2015

DATE: June 4th, 2015

TO: Board of Directors

FROM: Eric Fraser, General Manager

SUBJECT: Update On InfoSend Water Bill Print & Mail Services: One Year Cost Analysis.

Introduction

On January 8th, 2014 the Board of Directors authorized the General Manager to execute an agreement with InfoSend for water bill print and mail services for charges and fees in an amount not to exceed $15,000 (excluding postage) annually based on the Request for Proposals (RFP) issued by the City of Healdsburg. At that time, the Board of Directors requested that staff provide a one year update on the actual cost. This staff report presents a cost analysis update for the period of April 30th, 2014 through April 30th, 2015.

Background

The District conducted the analysis on the cost efficiency of sending out water bills using InfoSend services to confirm that the District realized the anticipated savings identified in the January 8th, 2014 Staff Report (attached). The original analysis is presented in said Staff Report.

Since the implementation of InfoSend print and mail services, the District has experienced a reduction in cost for supplies (paper/ink/envelopes) as well as District's staff time necessary to process the utility billing. The District's utility billing process in regards to bulk mailing prior to implementing InfoSend was a two day process for each billing cycle. Currently, InfoSend print and mail services requires approximately 9 file uploads per month which include utility billing and late notices. Currently staff time spent on sending the file to InfoSend and reviewing the file is approximately 15 minutes per file upload in comparison to two days of staff time to process the bills in-house.

District Staff identifies that use of these services appear to have improved customer service satisfaction: Returned mail complaints have significantly decreased; Rejected mail due to incorrect address is handled through InfoSend's software which is connected to the Postal Service software, mail is automatically forwarded to the correct address, additionally InfoSend provides the District with an updated list of changed addresses. InfoSend also allows the District to include flyers and inserts free of charge which fall within the weight limit.

During negotiations for services, InfoSend was able to offer best and final pricing at .125 per piece (excluding postage) or approximately $14,062 annually based on the District's 2013 mailing volume. The fees were a fixed per item cost which only fluctuates based on the number of items generated each month. The District continued to receive the bulk mail permit rate which is paid in addition to the contract cost.

As stated in the January 2014 Staff Report, District Staff performed an analysis in December 2013 of the in-house cost to print and mail billing versus InfoSend services cost to determine the most cost effective method. The table below presents the original analysis performed in 2014 as well as the actual savings for the period of April 30, 2014 to April 30, 2015.

	BCVWD versus Infosend			Actual	
	BCVWD	**InfoSend**	**Savings**	**Actual Cost 2014-2015**	**Savings 2014-2015**
Paper/ink/ envelopes	$ 33,507	$ 14,062	$ 19,445	$ 13,282	$ 20,225
District Staff	$ 18,043	$ -0-	$ 18,043	$ 765	$ 17,278
Equip. Lease	$ 17,496	$ -0-	$ 17,496	$ -0-	$ 17,496
Total 12,498 pieces	**$ 69,046**	$ **14,062**	$ **54,984**	$ **14,047**	$ **54,999**

Currently the District has a three year contract with InfoSend with the option to extend for another two year period upon a satisfactory review of performance.

Fiscal Impact

Total cost for the printing and mailing service has not exceeded the annual budgeted amount of $15,000. This is an annual cost savings of $54,999 as compared to performing the task in-house.

Prepared by Yolanda H. Rodriguez, Director of Finance & Administrative Svc.

Beaumont-Cherry Valley Water District
Regular Board Meeting
January 8th, 2014

DATE: December 23rd, 2013

TO: Board of Directors

FROM: Eric Fraser, General Manager

SUBJECT: Consideration of Authorization of General Manager to Execute an Agreement with Infosend for Print & Mail Services for District Water Bills

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Recommendation

It is recommended the Board of Directors authorize the General Manager to execute an agreement with InfoSend for print and mail services for the charges and fees proposed in an amount not to exceed $15,000 (excluding postage) annually based on the Request for Proposals (RFP) issued by the City of Healdsburg.

Background

The District generates approximately 112,500 pieces of mail annually or approximately 9,375 regular and past due notices monthly. This number excludes diverted mail which are mailed separately to any BCVWD customer that receives 2 or more bills from the District. Currently, District staff is responsible for processing the mail through a software address verification program, printing the bills, running them through a folder/inserter machine, sorting them by the appropriate postal code and hand delivering the mail to the post office. The District presently leases the software and folder/inserter machine from Hasler Financial Services, LLC. Hasler Financial Services, LLC has installed a new software program which has resulted in several problems for the District; as a result the District has not begun to pay for this software which is $9,000 to purchase or $10,065.60 ($419.40/24 months) to lease.

Staff has identified several deficiencies with the current process that result in significant, unnecessary expenditure of resources. Some of the concerns identified include:

- New software program imports 1 piece of mail per second versus old software program which imported 8-9 pieces per second causing District staff to wait a minimum of 6 hours to even begin printing bills;
- The folder/inserter machine regularly breaks down resulting in down-time as the District waits for repair staff. Most months staff work late in order to get the bills out in a timely manner and have on occasion hand stuffed bills;
- Inconsistencies with the way diverted mail is processed through the new software;
- Costly toner for the printing machine which needs to be constantly replaced; and

- Problems with the acceptance of the mail at the local United States Postal Service office.

Based on the issues with the current process, staff researched alternatives in order to improve customer billing timelines, operate more effectively and reduce costs associated with the mailing process.

Several other agencies including the Cities of Antioch, Healdsburg and Soledad have performed requests for proposals and thoroughly evaluated printing and mailing solutions that meet similar needs. Staff evaluated the RFP's and concur with the findings that InfoSend would provide an acceptable solution. Staff contacted several current users of InfoSend including Yucaipa Valley Water District and found that there was a high level of customer satisfaction with the services.

Staff then participated in a tour of the InfoSend facility to observe a live demonstration of the print and mail processes. Staff found the facility had several internal controls which included locked facilities, separate areas for each function, a quality control group in addition to the controls built into each process and the ability to follow a bill from start to finish as it moves through the InfoSend facility.

InfoSend was able to offer best and final pricing at .125 per piece (excluding postage) or approximately $14,062 annually based on the District's 2013 mailing volume. The fees will be a fixed per item cost and will only fluctuate based on the number of items generated each month. The District will continue to receive the bulk mail permit rate which will be paid in addition to the contract cost. Staff performed an analysis of the cost in-hose versus InfoSend to determine the most cost effective method.

BCVWD versus Infosend

	BCVWD	InfoSend	Savings
Postage	$ 55,124	$ 55,124	$ -
Paper/ink/envelopes	$ 33,507	$ 14,062	$ 19,444
District Staff	$ 18,043	$ -	$ 18,043
Equip. Lease	$ 17,496	$ -	$ 17,496
Total 12,498 pieces	**$ 124,170**	**$ 69,186**	**$ 54,984**

This analysis excludes the lease of a small mailing machine that would still be needed to send miscellaneous mail from the District. Hasler Financial Services, LLC has quoted a lease price not to exceed $300 per month; however, District staff is currently soliciting quotes from other vendors and will go with the lowest priced vendor.

Based on the analysis of the service conducted by others and the demonstration provided by InfoSend, staff concludes that a piggy-back approach using the City of Antioch RFP is in the best interest of the District and recommends the print and mail solution offered by InfoSend. BCVWD will still generate the original and past due bills but a secure electronic file will be sent to InfoSend to be printed and mailed directly from their facility.

Staff recommends the District enter into a contract with InfoSend for a term of three years with the option to extend for another two year period upon a satisfactory review of performance. If approved, the District is hoping to have the process fully implemented within 120 days. The transition to InfoSend should be seamless for the District customers.

Fiscal Impact

Total cost for the printing and mailing service is not expected to exceed $15,000 annually excluding postage and funds have already been allocated for printing and mailing in the 2014 budget. Annual cost savings are expected to be $54,984.

Beaumont-Cherry Valley Water District
Regular Board Meeting
June 10th, 2015

DATE: June 3, 2015

TO: Board of Directors

FROM: Eric Fraser, General Manager

SUBJECT: Consideration of Request for Update of "Will Serve Letter" for Previously Approved Development – Tract 32850

Recommendation:

Approve request for update of "Will Serve Letter" for Tract Map 32850 (Assessor's Parcel Number (APN) 421-110-014*).*

Background:

Refer to the Applicant's (Thatcher Engineering & Associates, Inc.) attached request for an updated "Will Serve Letter" dated April 28, 2015 on behalf of the property owner (Developer). The last "Will Serve Letter" update for this project was approved at the District's April 9, 2014 Board Meeting. The actual updated "Will Serve Letter" was issued on April 29, 2014.

Subsequent to issuance of the April 29, 2014 "Will Serve Letter" update (attached), the Applicant submitted revised Water and Non-Potable Water Improvement Plans for plan check and approval by the District. The revised plans were approved by the District on September 23, 2014 (attached). It should be noted that the District previously approved a set of Water Improvement Plans for this project on September 9, 2007; however, the plans required significant revisions to reflect current District Standards, provide non-potable water facilities to the project, and to show current development conditions in the vicinity of the project.

The District's original "Will Serve Letter" dated June 20, 2005, identifying the project was approved for annexation and water service by the BCVWD Board of Directors, is attached for reference. Tract 32850 project was annexed into the District's Service Area Boundary on August 18, 2006 under LAFCO Annexation 2005-105-2. Tract 32850 is identified in the District's 2013 Urban Water Management Plan Update as projects considered by said update.

Based upon Staff discussion with the Applicant, the "Will Serve Letter" update has been requested for this development due to the fact that the project developer has worked proactively to process Water and Non-Potable Water Improvement Plans through the District's approval process over the last year and is currently proceeding with project development. The property owner (Developer) has indicated that they are currently in negotiations with two separate home builders to engage in a joint venture partnership to develop the proposed subdivision and anticipates actual construction activities should begin within the next year.

Tract 32850 associated dwelling units are set forth as follows:

Tract	Dwelling Units or EDUs
32850	95 DU

The requested "Will Serve Letter" update includes domestic (potable) water service and non-potable (recycled) water service as part of the Development of Tract 32850. However, the Applicant will need to secure the final project approvals from the District and the City of Beaumont for the project development area prior to construction.

Based upon the fact that the project was previously provided a "Will Serve Letter" from the District, the project site was annexed into the District's Service Area Boundary, and the Developer has worked over the last year to update plans and secure District project approval for the revised Water and Non-Potable Water Plans, District Staff identifies that Tract 32850 appears to qualify for exemption from prohibition of issuance of an updated "Will Serve" letter under Resolution 2014-05 Item 2. (b) (attached for reference)

The impact of this development on the District's water supply system is identified in the District's 2013 Urban Water Management Plan Update.

Conditions:

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

1. The Applicant shall enter into a water facilities extension agreement and pay all fees associated with the domestic and non-potable water services for each specific development area. The Applicant shall also pay all fees related to new fire service facilities including any facilities improvements that may be necessary to meet the fire flow requirements.
2. The Applicant shall pay front footage fees along all property frontages where facilities are currently installed.
3. The Applicant shall connect to the non-potable water system for irrigation supply. To minimize the use of potable water, the District requires the applicant conform to the City of Beaumont Landscaping Ordinances and Zoning Requirements and/or County of Riverside Landscaping Ordinances (as applicable) 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 during and shortly after rainfall and 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. Irrigation systems for these areas should be drip or bubbler type.
4. The Applicant shall conform to all District requirements and all City of Beaumont requirements.

Fiscal Impact:
There will be no fiscal impact to the District as all the fees and deposits will be paid for by the Applicant.

Prepared by Daniel K. Jaggers, Director of Engineering

• land planning
• civil engineering
• landscape architecture
phone 909.748.7777
fax 909.748.7776
est. 1989
thatcher engineering & associates, inc.
1461 ford street, suite 105, redlands, ca 92373

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

April 28, 2015
Job No. 102813

ATTN: Mr. Dan Jaggers, Director of Engineering

RE: BCVWD Will Serve Letter for Tentative Tract 32850 (APN 421-110-014), City of Beaumont

Dear Mr. Jaggers:

Pursuant to your recent conversation with our Engineering Staff, we would like to request an updated Will-Serve letter from BCVWD.

On behalf of the developer, please allow this letter to act as a formal request to process and issue an updated Will-Serve letter for this project. The property that comprises TTM 32850 has existing potable and non-potable waterlines within Manzanita Road that will service this development which is planned for 95 single-family residential lots (minimum 7,200 SF lots). Your office previously approved the waterline plans for this Tract on September 9, 2007, and September 23, 2014.

Thank you for your assistance in this regard. If you should have any questions, or need anything else to process this request, please do not hesitate to contact the undersigned at 909.748.7777, ext. 30.

Respectfully Submitted,
THATCHER ENGINEERING & ASSOC., INC.

Vicky Valenzuela, Project Manager

Beaumont-Cherry Valley Water District

Phone: (951) 845-9581 Fax: (951) 845-0159

www.bcvwd.org

Board of Directors

Dr. Blair Ball
Division 5

John Guldseth
Division 4

Daniel Slawson
Division 3

Kenneth Ross
Division 2

Ryan Woll
Division 1

April 29, 2014

Vicky Valenzuela
1461 Ford Street, Suite 105
Redlands, CA, 92373

Subject: Will Serve Letter
Tract Map 32850 (APN 421-110-014)
Beaumont, CA

Dear Ms. Valenzuela:

At the Regular Meeting of the Board of Directors held on April 9, 2014, Thatcher Engineering & Associates, Inc.'s request for water service ("Will Serve") for the above referenced property (Tract Map 32850, APN 421-110-014) was approved for domestic and non-potable water service for the proposed **95** residences.

The Beaumont Cherry Valley Water District will provide water service to the subject property assuming all obligations to provide service are met including, but not limited to, the Rules and Regulations Governing Water Service as amended by the Board of Directors from time to time.

We look forward to working with you in the coming months and please feel free to contact the office should you have any questions.

This letter will expire 12 months from the date of issue.

Sincerely,

For

Eric Fraser
BCVWD
General Manager

Attachments: 1. April 9, 2014 Staff Report Requesting Will Serve Letter for Tracts 32850

DKJ/dkj

WSERV_LTR_TR32850_L1_20140429

Beaumont-Cherry Valley Water District
Regular Board Meeting
April 9th, 2014

DATE: April 1st, 2014

TO: Board of Directors

FROM: Eric Fraser, General Manager

SUBJECT: Consideration of Request for Update of Will Serve Letter for Previously Approved Development – Tract 32850

Recommendation:

Approve request for update of "Will Serve Letter" for Tract Map 32850 (Assessor's Parcel Number (APN) 421-110-014). This request was tabled until the April 9, 2014 Board Meeting at the March 12, 2014 Board of Directors Meeting.

Refer to the attached Thatcher Engineering & Associates, Inc. (Thatcher) "Will Serve" request letter as well as the attached Beaumont-Cherry Valley Water District (BCVWD) June 20, 2005, letter identifying subject project was approved for annexation and water service by the BCVWD Board of Directors.

Subsequent to the March 12, 2014 Board of Directors Meeting, Thatcher Engineering & Associates, Inc. provided an additional letter identifying that the tentative map approval for this project is due to expire on July 19, 2014. Finally, the original Thatcher "Will Serve Letter" identifies that the updated BCVWD "Will Serve Letter" will be required prior to recordation of the Final Tract Map for Tract 32850 (presumably before July 19, 2014 to avoid expiration of said Tentative Map).

This request relates to Tract 32850 project which was previously approved by the BCVWD Board of Directors and subsequently annexed into the District's Service Area Boundary on August 18, 2006 under LAFCO Annexation 2005-105-2. Subsequent to the project annexation into the District's Service Area, the District reviewed project construction drawings for this project and approved said drawings on September 9, 2007. Said Tract 32850 is identified in the District's 2013 Urban Water Management Plan Update as projects considered by said update.

Upon Board approval of update to said "Will Serve Letter", the Applicant will be subject to payment of all District fees and securing all approvals from the District and the City of Beaumont.

Background:

Thatcher Engineering & Associates has requested that the District provide an updated "Will Serve Letter" for this development due to the fact that the project developer is currently proceeding with project development and due to a requirement stipulated by the City of Beaumont (City) requiring that an updated "Water Will Serve Letter" be submitted for this project before the City will record the Final Tract Map for the project.

Tract 32850 associated dwelling units are set forth as follows :

Tract	Dwelling Units or EDUs
32850	95 DU

The requested "Will Serve Letter" includes domestic (potable) water service and non-potable (recycled) water service as part of the Development of Tract 32850. However, the Applicant will need to secure the final project approvals from the District and the City of Beaumont for the project development area prior to construction.

As stated previously, the impact of this development on the District's water supply system is identified in the District's 2013 Urban Water Management Plan Update.

Conditions:

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

1. The Applicant shall enter into a water facilities extension agreement and pay all fees associated with the domestic and non-potable water services for each specific development area. The Applicant shall also pay all fees related to new fire service facilities including any facilities improvements that may be necessary to meet the fire flow requirements.
2. The Applicant shall pay front footage fees along all property frontages where facilities are currently installed.
3. The Applicant shall connect to the recycled water system for irrigation supply. To minimize the use of potable water, the District requires the applicant conform to the City of Beaumont Landscaping Ordinances and Zoning Requirements and/or County of Riverside Landscaping Ordinances (as applicable) 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 during and shortly after rainfall and 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. Irrigation systems for these areas should be drip or bubbler type.
4. The Applicant shall prepare revised plans (as determined by District Staff) in accordance with current District Standards showing all required domestic water system and non-potable water system improvements. Said revised plans shall be approved by the District prior to construction.
5. The Applicant shall conform to all District requirements and all City of Beaumont requirements.

Fiscal Impact:
There will be no fiscal impact to the District as all the fees and deposits will be paid for by the Applicant.

Prepared by Daniel K. Jaggers, Director of Engineering

BEAUMONT - CHERRY VALLEY WATER DISTRICT

DIRECTORS
Gerald H. Brey
President
William Lash
Vice President
Dr. Blair Ball
Albert Chatigny
Stella Parks

560 Magnolia Avenue
Beaumont, California 92223-2258
Telephone 951-845-9581
Fax 951-845-0159

OFFICERS
C.J. Butcher
Secretary/Treasurer
J.C. Reichenberger
Parsons Engineering Science
Engineer
Gerald Shoaf
General Counsel

June 20, 2005

Ms. Connie Bagley, Project Manager
Pacific Scene Homes
2025 Chicago Ave, Ste A-26
Riverside, CA 92507

Re: **APN 421-110-014**

Dear Ms. Bagley:

At the Regular Meeting of the Board of Directors held on June 8, the above referenced property was approved for annexation. Upon completion of the annexation process, the Beaumont Cherry Valley Water District will service the property assuming all obligations to provide service are met including, but not limited to, the Rules and Regulations Governing Water Service as amended by the Board of Directors from time to time.

We look forward to working with you in the coming months and please feel free to contact the office should you have any questions.

This letter will expire 12 months from the date of issue.

Sincerely,

Julie J. Salinas
Asst. to the General Manager

CC: File

RESOLUTION 2014-05

A RESOLUTION OF THE BOARD OF DIRECTORS OF BEAUMONT-CHERRY VALLEY WATER DISTRICT PRECLUDING THE APPROVAL OF A REQUEST FOR THE ISSUANCE OF ANY WILL SERVE LETTER UNDER THE CIRCUMSTANCES STATED HEREIN SUBJECT TO THE EXCEPTIONS STATED HEREIN

WHEREAS, This Board has discussed and desires to adopt a policy which will suspend the issuance of will serve letters which will add demand to the District's water supplies not previously considered and approved by this Board during conditions specified herein.

WHEREAS, This policy is intended to avoid requiring conservation by presently served ratepayers in order to protect available supplies while simultaneously creating new demand on those supplies and to preserve the rights of persons who have relied on the issuance of a will serve letter by annexing to the District or paying fees or constructing infrastructure in consideration of the issuance of a will serve letter.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Beaumont-Cherry Valley Water District declares the following:

1. Subject to the exceptions stated in Paragraph 2 below, this Board shall not issue a will serve letter when:

   (a) A condition of drought exists in the State of California as declared by the Governor of the State of California,

   (b) There is in effect mandatory conservation measures applicable to the District's ratepayers imposed directly by the State of California, or imposed by implementation of District conservation measures in accordance with the District's Urban Water Management Plan and

   (c) The quantity of the District's ready to deliver water supplies is less than a projected demand of five years based on the District's then current annual demand.

2. The following applications shall be excepted from the prohibition of the issuance of will serve letters stated in Paragraph 1 of this Resolution:

   (a) An application for residential or commercial water use reasonably estimated to constitute an annual demand equal to or less than 2 (two) EDU's;

   (b) An application for service to property as to which a will serve letter previously has been issued and the recipient of that letter or his or her successor in interest has relied on the letter in paying fees to the District, annexing the subject property to the District or constructing District infrastructure in order to provide service to the subject property.

3. The District Secretary shall certify the adoption of this Resolution.

ADOPTED AND APPROVED this 8th day of October, 2014

Chairman

I, Daniel Slawson, Secretary of the Beaumont-Cherry Valley Water District Board of Directors, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Beaumont-Cherry Valley Water District Board of Directors, held on the 8th day of October, 2013, by the following vote:

AYES:	3	BOARDMEMBERS:	Ross, Guldseth, Ball
NOES:	1	BOARDMEMBERS:	Slawson
ABSENT:	1	BOARDMEMBERS:	Woll (vacant seat)
ABSTAINED:	Ø	BOARDMEMBERS:	

ATTEST: _____, Secretary

BEAUMONT CHERRY VALLEY WATER DISTRICT
WATER IMPROVEMENT PLANS
TRACT 32850
2750 (BEAUMONT) ZONE
LOCATED WITHIN PORTIONS OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST S.B.M.

*CONSTRUCTION NOTES/ ESTIMATE OF QUANTITIES**

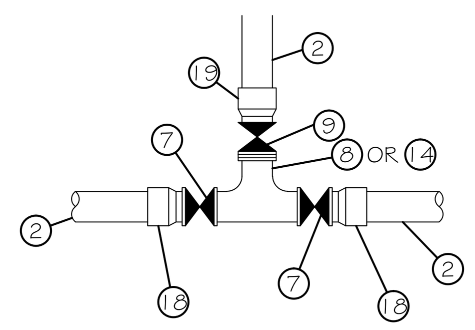
(2) INSTALL 8" DIP, CLASS 150 WATER. BEDDING PER BCVWD PLATE 6-1 (36" MIN. COVER) . . . . .4500 LF
(6) MECHANICALLY RESTRAIN JOINTS. . . . . .1700 LF
(7) INSTALL 24" CLASS 150 BUTTERFLY VALVE, FLANGED . . . . .4 EA
(8) INSTALL 24" X 24" X 8" FLANGED TEE. . . . . .2 EA
(9) INSTALL 8" RESILIENT SEAT GATE VALVE, FLANGED, PER BCVWD PLATE 2 . . . . .14 EA
(10) INSTALL 6" X 4" X 2.5" X 2.5" WET BARREL FIRE HYDRANT PER BCVWD PLATE 1 . . . . .14 EA
(11) INSTALL END CAP AND THRUST BLOCK PER BCVWD PLATE 11-2. . . . . .3 EA
(12) RELOCATE 8" BLOW OFF. . . . . .1 EA
(13) RELOCATE 4" AIR VAC ASSEMBLY. . . . . .3 EA
(14) INSTALL 8" FLANGED TEE. . . . . .4 EA
(15) INSTALL 1" DOMESTIC SERVICE AND METER PER BCVWD PLATES 6-2, 6-3, AND 12 . . . . .95 EA
(16) INSTALL 4" DRAIN PER BCVWD PLATE 4. . . . . .2 EA
(17) INSTALL 2" AIR-VAC PER BCVWD PLATE 5-1. . . . . .3 EA
(18) INSTALL 24" FLANGE X MJ ADAPTER PER DETAIL, SHEET 6 . . . . .2 EA
(19) INSTALL 8" FLANGE X MJ ADAPTER. . . . . .4 EA
(20) INSTALL BLUE REFLECTIVE HYDRANT MARKER PER DETAIL 'B', SHEET 1. . . . . .19 EA
(21) INSTALL 8" 45° BEND MJ X MJ . . . . .8 EA

*ESTIMATE OF QUANTITIES IS FOR PERMIT PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR OWN QUANTITIES.

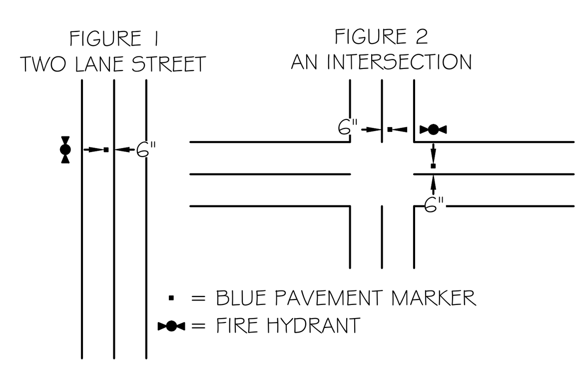
IN TRACT		TOTAL	FH 14
BY OTHERS		TOTAL	FH 0

CONSTRUCTION NOTES

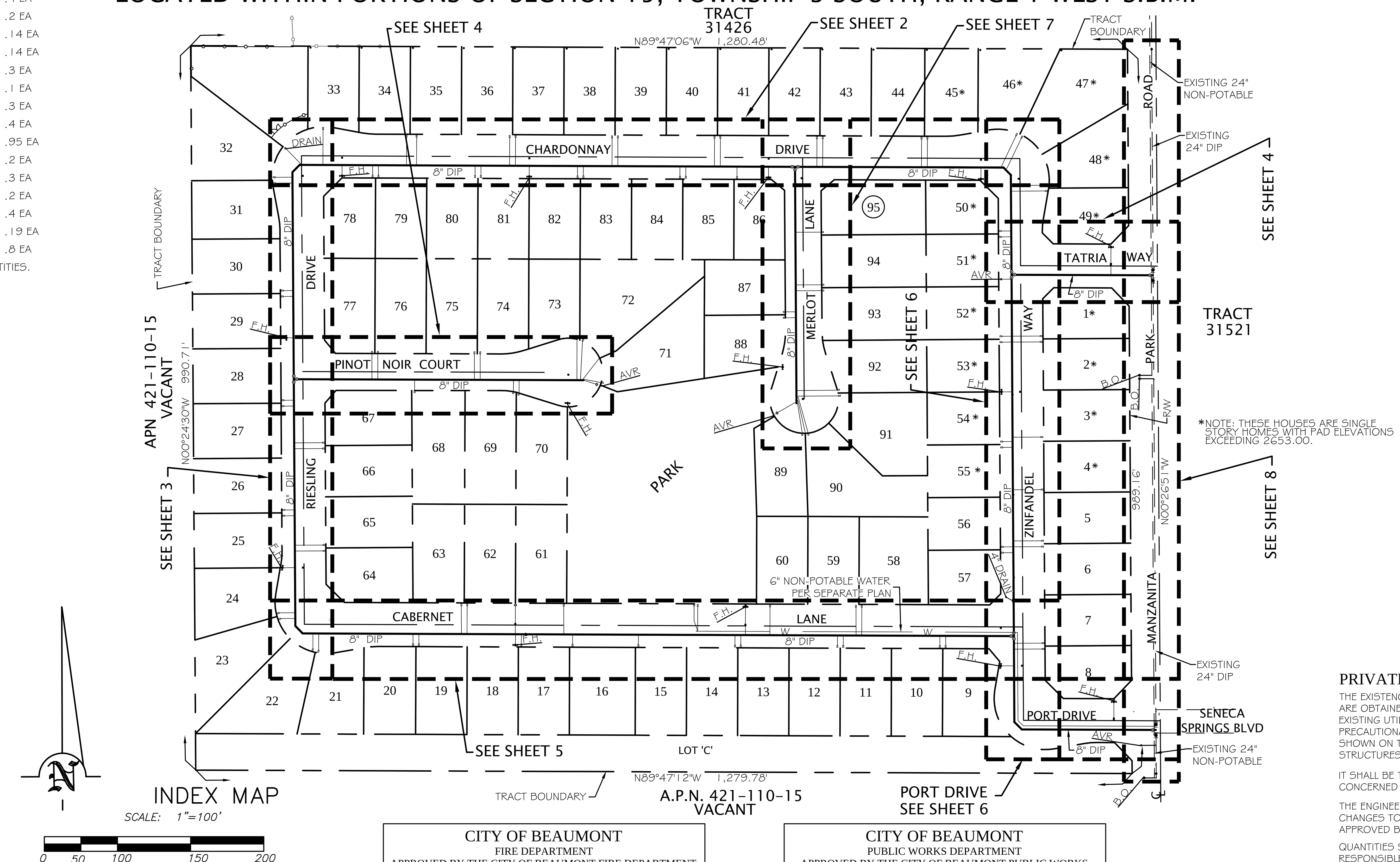
1. ALL MECHANICAL FITTINGS TO BE RESTRAINED.
2. ALL HYDRANT TEE'S TO BE FLANGED X FLANGED WITH MJ X FLANGED ADAPTERS.
3. ALL HYDRANT TEE'S & LAST FOUR JOINTS OF ALL DEAD END MAINS TO BE RESTRAINED W/ FIELD LOCK GASKETS, AS A MINIMUM.
4. ALL HYDRANT, DRAIN, AND BLOW-OFF PIPE LATERALS SHALL HAVE RESTRAINED JOINTS.
5. INSTALL RESTRAINED JOINTS (2 PIPE LENGTHS MINIMUM) BEFORE AND AFTER ALL TEES, ELBOWS, CROSSES AND ANGLE POINTS (MINIMUM HORIZONTAL AND VERTICAL).
6. DOMESTIC WATER PIPE SHALL BE CLASS 200 D.I.P. UNDER STORM DRAIN. THERE SHALL BE NO JOINTS UNDER THE STORM DRAIN CROSSING SUCH THAT NO WATER MAIN JOINTS ARE WITHIN 6' OF THE OUTSIDE DIAMETER OF THE STORM DRAIN. THE VERTICAL SPERATION SHALL BE 1'-0" MINIMUM. A 20 FOOT LENGTH OF PIPE MUST BE CENTERED UNDER THE STORM DRAIN CROSSING.



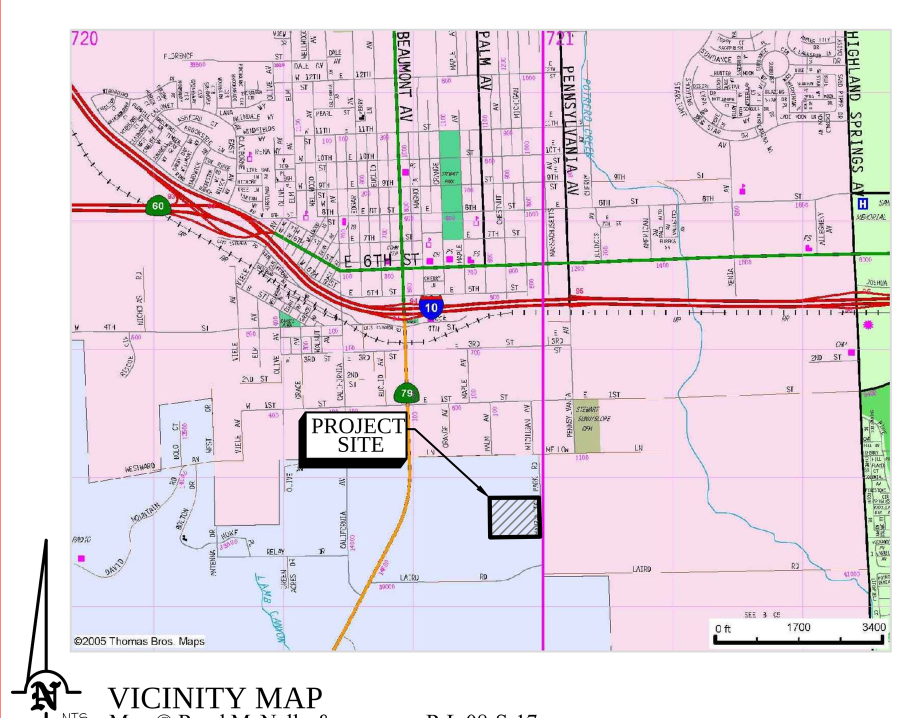
DETAIL 'A'
NTS



TYPICAL PAVEMENT MARKER
LOCATION-DETAIL 'B'
NTS



CITY OF BEAUMONT FIRE DEPARTMENT APPROVED BY THE CITY OF BEAUMONT FIRE DEPARTMENT BY:______________ DATE:________________	CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT APPROVED BY THE CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT BY:______________ DATE:________________



VICINITY MAP
NTS
Map © Rand McNally & company R.L.08-S-17

LEGEND

- RIGHT-OF-WAY
- PROP. SEWER MAIN
- PROP. WATER MAIN
- 1" WATER SERVICE
- 4" SEWER LATERAL
- TEE WITH 3-VALVES
- BLOWOFF ASSEMBLY
- AIR AND VACUUM RELEASE ASSEMBLY (AVR)
- DRAIN ASSEMBLY
- BEND (SHOW SIZE & DEFLECTION)
- WATER VALVE (GATE)
- FIRE HYDRANT
- SEWER MANHOLE
- CLEAN OUT

ABBREVATIONS

TC	TOP OF CURB
FL	FLOWLINE (CURB)
FS	FINISHED SURFACE
FG	FINISHED GRADE
BC	BEGINNING OF CURVE
EC	END OF CURVE
INV	INVERT OF PIPE
WV	WATER VALVE
FH	FIRE HYDRANT
DIP	DUCTILE IRON PIPE
AVR	AIR VACUUM RELEASE VALVE
BO	BLOW-OFF ASSEMBLY
TP	TOP OF PIPE
BOP	BOTTOM OF PIPE
R/W	RIGHT OF WAY
PL	PROPERTY LINE

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVED BY THE COUNTY.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

NOTE:
SEE SEPARATE PLANS FOR SEWER & STORM DRAIN SYSTEMS.

APPLICANT'S ENGINEER CERTIFICATE

THIS CERTIFIES THAT ON ______, 20__, I HAVE REVIEWED THE PLANS OF DOMESTIC WATER SYSTEM FOR THIS TRACT AND THEY MEET THE REQUIREMENTS OF THE CALIFORNIA SECTION OF THE AMERICAN WATER WORKS ASSOCIATION, AND THE RIVERSIDE COUNTY STANDARDS WHERE THE INSTALLATION IS WITHIN SAID COUNTY, FOR MINIMUM REQUIREMENTS FOR SAFE PRACTICE IN THE PRODUCTION AND DISTRIBUTION OF WATER FOR DOMETIC USE.

THE DISTRIBUTION SYSTEM AND TRANSMISSION MAINS AT THE POINT OF SUPPLY TO THIS TRACT ARE ADEQUATE TO SUPPLY WATER TO ALL SECTIONS OF THE TRACT IN ACCORDANCE WITH SECTION 5-21 OF THE ABOVE QUOTED STANDARDS.

MELVIN W. THATCHER, III R.E. NO. 39964 DATE

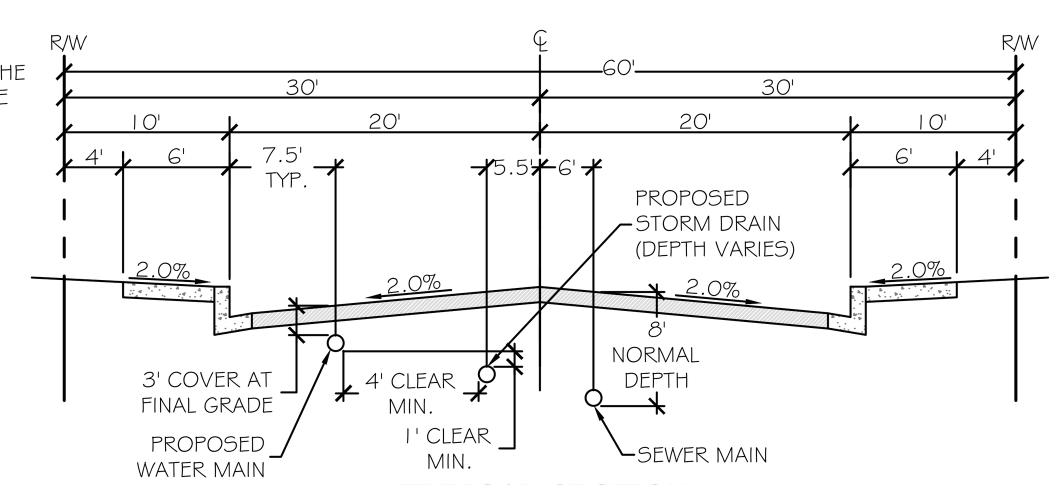
I CERTIFY THAT THE DESIGN OF THE WATER SYSTEMS IS IN ACCORDANCE WITH THE REQUIREMENTS PRESCIBED BY THE RIVERSIDE COUNTY FIRE DEPARTMENT.

MELVIN W. THATCHER, III R.E. NO. 39964 DATE

DISTRICT ENGINEER'S CERTIFICATE

THIS CERTIFIES THAT THESE PLANS AND SPECIFIACTIONS HAVE BEEN REVIEWED BY AND ARE HEREBY APPROVED BY BEAUMONT CHERRY VALLEY WATER DISTRICT AND THAT THIS DISTRICT IS WILLING AND ABLE TO SUPPLY WATER TO EVERY LOT IN THIS TRACT IN ACCORDANCE WITH THE PURE WATER LAWS TO THE STATE OF CALIFORNIA.

DANIEL K. JAGGERS R.E. NO. 52990 DATE



TYPICAL SECTION
NTS

SOILS ENGINEER:

SOILS SOUTHWEST, INC.
ATTN: MOLOY GUPTA
897 VIA LATA, SUITE N
COLTON, CA. 92324
(909) 370-0181
PROJECT #04280-F

NOTE:
THE PIPELINE WILL BE REQUIRED TO BE POLYBAGGED UNLESS OTHERWISE SPECIFIED BY AN UPDATED SOILS REPORT.

PREPARED FOR:

BEAUMONT PROPERTIES
ATTN: MO BEHZAD
731 WIMBLETON DRIVE
REDLANDS, CA. 92374
(909) 793-6675

WATER NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE "DISTRICT STANDARDS FOR THE FURNISHING OF MATERIALS AND THE CONSTRUCTION OF WATER FACILITIES", LATEST REVISION, AND THE ADOPTED ADDENDUMS THERETO.
2. WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN THE STATE OF CALIFORNIA EXPERIENCED IN WATER UTILITY CONSTRUCTION.
3. CONTRACTOR SHALL PAY INSPECTION DEPOSIT PRIOR TO CONSTRUCTION.
4. UNLESS OTHERWISE INDICATED, ALL PIPE SHALL BE CEMENT MORTAR LINED DUCTILE IRON PIPE MINIMUM PRESSURE CLASS 150 WITH PUSH-ON JOINTS. ALL PIPELINES SHALL BE INSTALLED WITH TRACER WIRE. TRACER WIRE SHALL BE 14 GAUGE, INSULATED (BLUE COLOR) SOLID COPPER WIRE.
5. FOR SEPARATION REQUIREMENTS BETWEEN WATER AND SEWER LINES. SEE RIVERSIDE COUNTY STANDARD NO. 609 AND CALIFORNIA CODE OF REGULATIONS, TITLE 22.
6. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA (TELEPHONE NO. 1-800-227-2600). FOR LOCATION OF ALL UNDERGROUND UTILITIES, TWO WORKING DAYS PRIOR TO COMMENCING WORK.
7. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM CITY OF BEAUMONT AND/OR RIVERSIDE COUNTY, AS APPROPRIATE, PRIOR TO CONSTRUCTION.
8. ALL FIRE, HYDRANTS SHALL BE TYPE JONES 3765 6" x 4" x 2.5" x 2.5" INSTALLED IN ACCORDANCE WITH DISTRICT STANDARD PLATE NO. 1-1, 1-2.
9. CONTRACTOR SHALL NOTIFY THE DISTRICT AT (909) 845-9581 TWO WORKING DAYS PRIOR TO COMMENCING WORK ON THE WATER UTILITY INSTALLATION. CONTRACTOR SHALL NOTIFY DISTRICT BY PRECEDING WEDNESDAY AT 4:00 PM PRIOR TO WORKING DURING WEEKEND. CANCELLATION SHALL BE NOTIFIED TO THE DISTRICT BY PRECEEDING FRIDAY AT 3:00 PM.
10. NO EXISTING DISTRIBUTION SYSTEM VALVE SHALL BE OPERATED BY THE CONTRACTOR. DISTRICT PERSONNEL WILL OPERATE ALL NECESSARY VALVES.
11. NO DEVIATIONS FROM THESE PLANS SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE DISTRICT.
12. EXISTING WATER MAINS SHALL NOT BE TAKEN OUT OF SERVICE FOR MORE THAN 4 HOURS. CONTRACTOR SHALL NOTIFY ALL WATER USERS AFFECTED BY THE SHUTDOWN, A MINIMUM OF 48 HOURS PRIOR TO THE ACTUAL SHUTDOWN. INDICATE THE DATE AND PRECISE HOURS THAT THE MAIN WILL BE TAKEN OUT OF SERVICE.
13. FIRE FLOW FOR THIS PROJECT IS 1000 GPM AT 20 PSI RESIDUAL.
14. CONTRACTOR SHALL NOTIFY THE DISTRICT AT (909) 845-9581 TWO WORKING DAYS PRIOR TO PLACEMENT OF CONCRETE FOR SIDEWALKS.
15. CONTRACTOR SHALL CONFORM TO THE STREET EXCAVATION REPLACEMENT STANDARDS OF THE CITY OF BEAUMONT.
16. AIR AND VACUUM RELEASE ASSEMBLIES PER DISTRICT STANDARD PLATE NO. 5-1 & 5-2 SHALL BE INSTALLED AT ALL HIGH POINTS ON THE WATER MAIN. ADDITIONAL ASSEMBLIES OVER THOSE SHOWN ON THE DRAWINGS MAY BE NECESSARY WHEN SUBSTRUCTURES REQUIRE A CHANGE IN LINE OR GRADE OF THE WATER LINE.
17. CONTRACTOR TO INSTALL ALL 1" TYPE K COPPER SERVICE LATERALS IN ACCORDANCE WITH DISTRICT SPECIFICATIONS SHOWN ON PLATE 6-2 , 6-3, AND 12. ALL COPPER SERVICES SHALL BE INSTALLED WITH TAPE WRAP OR WITH POLY ETHYLENE ENCASEMENT.
18. CONTRACTOR SHALL COORDINATE ALL RECONNECTS WITH DISTRICT PERSONNEL PRIOR TO ANY CONNECTIONS OR RETIREMENTS OF ANY DISTRICT FACILITIES.
19. CONTRACTOR SHALL RESTRAIN ALL JOINTS AT TEES, ELBOWS, DEAD ENDS, ETC. AS INDICATED ON THE PLANS AS A MINIMUM, SEE CONSTRUCTION NOTE 5 ON SHEET 1.
20. CONTRACTOR SHALL BEAR ALL COSTS FOR THE CORRECTION OR REMOVAL AND REPLACEMENT OF DEFECTIVE WORK, AND ALL ADDITIONAL DIRECT AND INDIRECT COSTS THE CITY, COUNTY OR DISTRICT MAY INCUR ON ACCOUNT OF DEFECTIVE WORK, INCLUDING THE COSTS OF ADDITIONAL ADMINISTRATIVE, PROFESSIONAL, CONSULTANT, INSPECTION, TESTING AND OTHER SERVICES.
21. CONTRACTOR SHALL INSTALL BLUE REFLECTIVE PAVEMENT MARKERS IN ACCORDANCE WITH THE RIVERSIDE COUNTY FIRE DEPARTMENT "GUIDELINES FOR FIRE HYDRANT MARKINGS" LATEST REVISION AND DETAIL "B" ON SHEET 1.
22. ALL FIRE HYDRANT BARRELS ARE TO BE CHROME YELLOW WITH TOPS AND NOZZLE CAPS PAINTED WITH THE FOLLOWING CAPACITY-INDICATING COLOR SCHEME. CLASS-A GREEN.
23. ALL PIPE SHALL BE HYDRO TESTED AND DISINFECTED AND APPROVED PRIOR TO FINAL CONNECTION TO EXISTING WATER LINES.
24. ALL MATERIALS SHALL BE OF DOMESTIC ORIGIN AND NOT OF FOREIGN MANUFACTURE.
25. CONTRACTOR SHALL FURNISH TO THE DISTRICT ELECTRONIC FILES IN AUTOCAD FORMAT OF THE SIGNED AND APPROVED "RECORD DRAWINGS" PRIOR TO FINAL ACCEPTANCE OF THE WORK.
26. CONTRACTOR SHALL FURNISH TO THE DISTRICT COPIES OF ALL SOILS COMPACTION TEST REPORTS FOR THE INSTALLED WATER MAINS PRIOR TO FINAL ACCEPTANCE OF THE WORK.
27. CONTRACTOR SHALL FURNISH DISTRICT WITH PROJECT MATERIALS OF CONSTRUCTION SUBMITTALS FOR APPROVAL (IN PDF FORMAT) PRIOR TO COMMENCING CONSTRUCTION.

PRIVATE ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS REQUIRED FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

THE ENGINEER PREPARING THIS PLANS WILL NOT BE RESPONSIBLE FOR/OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS

QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION.

THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

CONTRACTOR'S RESPONSIBILITY FOR THE JOB SITE

CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET
2	CHARDONNAY DRIVE-STA 9+83.53 TO STA 19+73.93
3	RIESLING DRIVE-STA 9+82.89 TO STA 16+17.84
4	PINOT NOIR-STA 9+86.52 TO STA 13+83.90 TATRIA WAY-STA 9+87.16 TO STA 11+79.61
5	CABERNET LANE-STA 9+97.13 TO STA 19+73.11
6	PORT DRIVE-STA 9+82.85 TO STA 11+80.15 & ZINFANDEL WAY-STA 9+97.18 TO STA 17+45.37
7	MERLOT LANE-STA 6+67.13 TO STA 9+88.61
8	MANZANITA PARK ROAD-STA 57+17.16 TO STA 63+38.96

PRELIMINARY-FOR PLAN CHECK ONLY

DIG ALERT
DIAL TOLL FREE
1(800) 227-2600
At Least Two Working Days Before You Dig
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARINGS:
DESCRIPTION:
THE CENTER SECTION LINE OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE MERIDIAN, PER RECORD OF SURVEY 14/30.
BEING: S 00°24'30" E

BENCHMARK:
DESCRIPTION:
NGS BENCH MARK NO. 400 DATUM: NAVD 88
IN BANNING, AT THE NORTHWEST BRIDGE ABUTMENT FOR SOUTHERN PACIFIC RAILROAD OVER HIGHLAND SPRINGS AVE., 60 FEET WEST OF THE CENTERLINE OF HIGHLAND SPRINGS AVE., 20 FEET NORTH OF THE NORTH RAIL OF RAILROAD, FOUND 3 1/4 INCH MWD STANDARD ALUMINUM DISK SET FLUSH IN CONCRETE BRIDGE ABUTMENT.
ELEV.= 2573.37'

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

REGISTERED PROFESSIONAL ENGINEER
MELVIN W. THATCHER, III
No. 39964
Exp. 12/31/15
CIVIL
STATE OF CALIFORNIA

- land planning
- civil engineering

phone 909.748.7777
fax 909.748.7776
thatcher engineering & associates, inc.
345 5TH street, suite 'b' redlands, ca 92374
Melvin W. Thatcher, III R.C.E. 39964 Exp. Dec 31, 2015

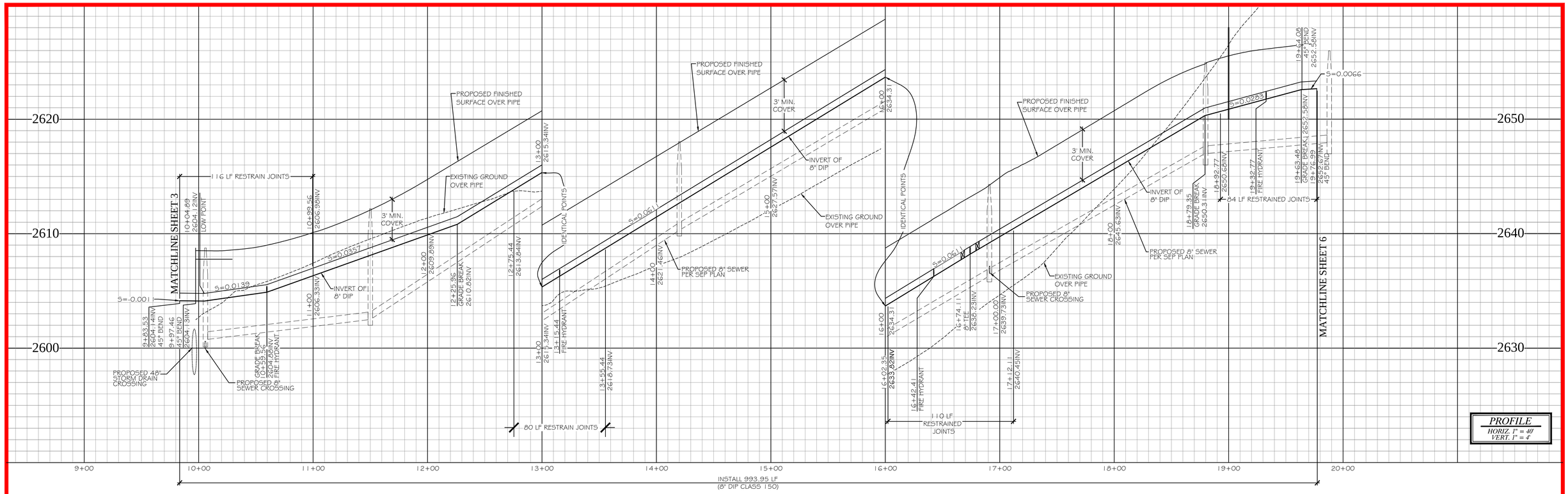
DESIGN BY:	PF
DRAWN BY:	SS
CHECKED BY:	MWT
SCALE:	AS NOTED
DATE:	9/11/14
JOB NUMBER:	102813

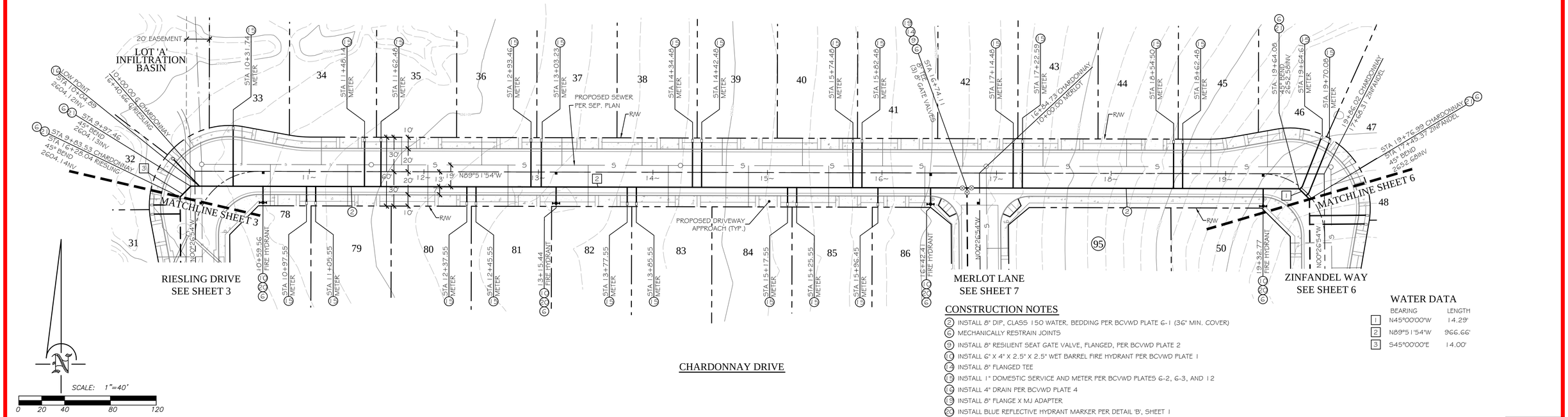
BEAUMONT CHERRY VALLEY WATER DISTRICT
Riverside County, California

Approved By: ______________________ Date: ________
DANIEL K. JAGGERS
DIRECTOR OF ENGINEERING
R.C.E. No. 52990

CITY OF BEAUMONT, CALIFORNIA
WATER IMPROVEMENT PLANS
TRACT 32850
TITLE SHEET * VICINITY MAP * GENERAL NOTES
PORTIONS OF SEC.15, T.3 S., R. 1 W., S.B.M.
FOR: BEAUMONT PROPERTIES

SHEET 1 OF 8 SHEETS
DRAWING NAME: 102813W1
FILE NO.:





CONSTRUCTION NOTES

2. INSTALL 8" DIP, CLASS 150 WATER. BEDDING PER BCVWD PLATE G-1 (36" MIN. COVER)
6. MECHANICALLY RESTRAIN JOINTS
9. INSTALL 8" RESILIENT SEAT GATE VALVE, FLANGED, PER BCVWD PLATE 2
10. INSTALL 6" X 4" X 2.5" X 2.5" WET BARREL FIRE HYDRANT PER BCVWD PLATE 1
14. INSTALL 8" FLANGED TEE
15. INSTALL 1" DOMESTIC SERVICE AND METER PER BCVWD PLATES G-2, G-3, AND 12
16. INSTALL 4" DRAIN PER BCVWD PLATE 4
19. INSTALL 8" FLANGE X MJ ADAPTER
20. INSTALL BLUE REFLECTIVE HYDRANT MARKER PER DETAIL 'B', SHEET 1
21. INSTALL 8" 45° BEND, MJ x MJ

WATER DATA

	BEARING	LENGTH
1	N45°00'00"W	14.29'
2	N89°51'54"W	966.66'
3	S45°00'00"E	14.00'

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THE CENTER SECTION LINE OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE MERIDIAN, PER RECORD OF SURVEY 14/30.
BEING: S 00°24'30" E

BENCHMARK:
DESCRIPTION:
NGS BENCH MARK NO. 400 DATUM: NAVD 88
IN BANNING, AT THE NORTHWEST BRIDGE ABUTMENT FOR SOUTHERN PACIFIC RAILROAD OVER HIGHLAND SPRINGS AVE., 60 FEET WEST OF THE CENTERLINE OF HIGHLAND SPRINGS AVE., 20 FEET NORTH OF THE NORTH RAIL OF RAILROAD, FOUND 3 1/4 INCH MWD STANDARD ALUMINUM DISK SET FLUSH IN CONCRETE BRIDGE ABUTMENT.
ELEV.= 2573.37'

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

REGISTERED PROFESSIONAL ENGINEER
MELVIN W. THATCHER, III
No. 39964
Exp. 12/31/15
CIVIL
STATE OF CALIFORNIA

• land planning
• civil engineering
phone 909.748.7777
fax 909.748.7776
thatcher engineering & associates, inc.
345 5TH street, suite 'b' redlands, ca 92374
Melvin W. Thatcher, III R.C.E. 39964 Exp. Dec 31, 2015

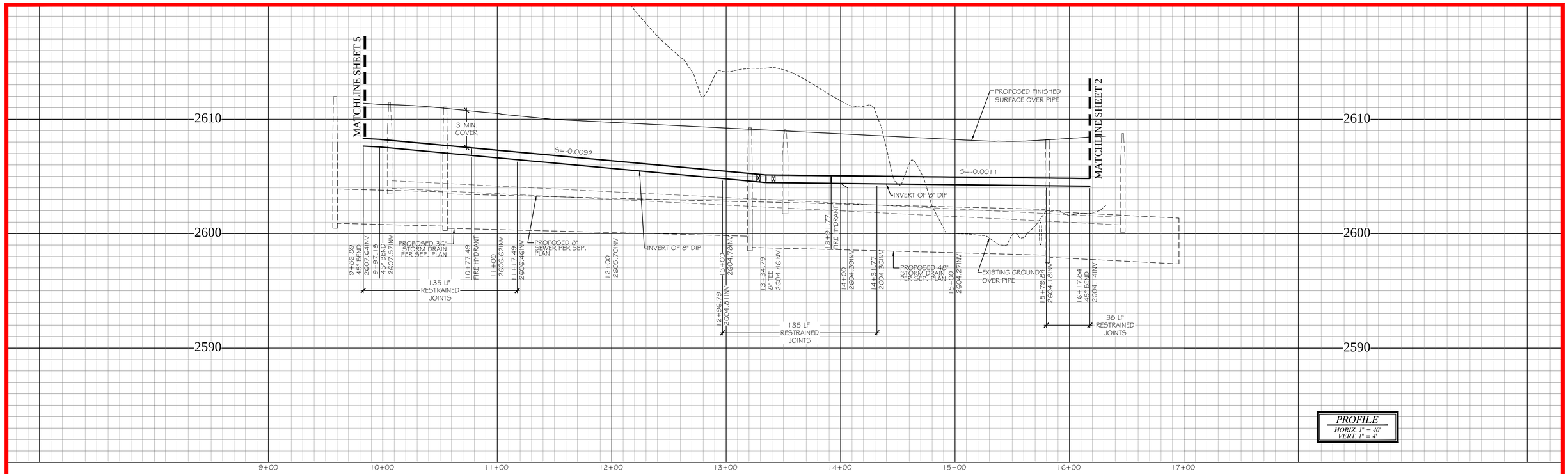
DESIGN BY: PF
DRAWN BY: SS
CHECKED BY: MWT
SCALE: AS NOTED
DATE: 8/7/14
JOB NUMBER: 102813

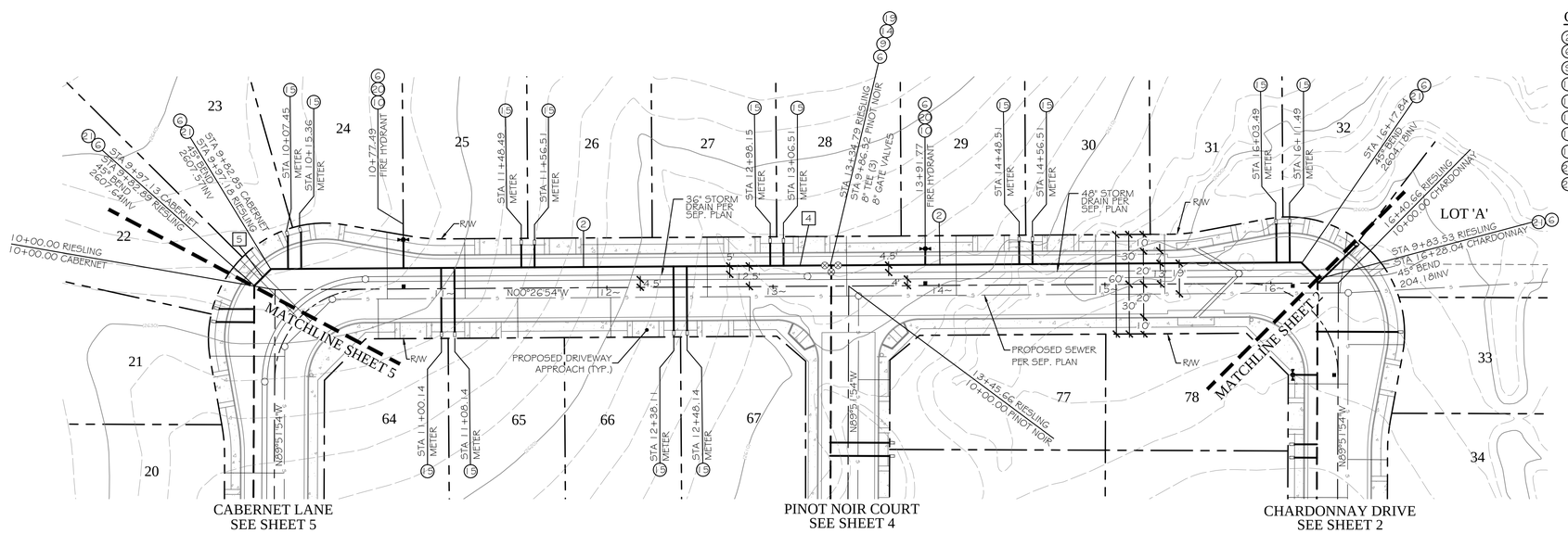
BEAUMONT CHERRY VALLEY WATER DISTRICT
Riverside County, California

Approved By: _____ Date: _____
DANIEL K. JAGGERS
DIRECTOR OF ENGINEERING
R.C.E. No. 52990

PRELIMINARY-FOR PLAN CHECK ONLY
CITY OF BEAUMONT, CALIFORNIA
WATER IMPROVEMENT PLANS
TRACT 32850
CHARDONNAY DRIVE
STA 9+83.53 TO STA 19+73.93
FOR: BEAUMONT PROPERTIES

PZ2750
SHEET 2 OF 8 SHEETS
DRAWING NAME: 102813W2
FILE NO.:





CONSTRUCTION NOTES

2. INSTALL 8" DIP, CLASS 150 WATER, BEDDING PER BCVWD PLATE G-1 (36" MIN. COVER)
6. MECHANICALLY RESTRAIN JOINTS
9. INSTALL 8" RESILIENT SEAT GATE VALVE, FLANGED, PER BCVWD PLATE 2
10. INSTALL 6" X 4" X 2.5" X 2.5" WET BARREL FIRE HYDRANT PER BCVWD PLATE 1
14. INSTALL 8" FLANGED TEE
15. INSTALL 1" DOMESTIC SERVICE AND METER PER BCVWD PLATES G-2, G-3, AND 12
16. INSTALL 4" DRAIN PER BCVWD PLATE 4
18. INSTALL 8" FLANGE X MJ ADAPTER
20. INSTALL BLUE REFLECTIVE HYDRANT MARKER PER DETAIL 'B', SHEET 1
21. INSTALL 8" 45° BEND, MJ X MJ

WATER DATA

	BEARING	LENGTH
4	N00°26'54"W	620.66'
5	N45°00'00"W	13.77'

SCALE: 1"=40'

0 20 40 80 120

RIESLING DRIVE

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THE CENTER SECTION LINE OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE MERIDIAN, PER RECORD OF SURVEY 14/30.
BEING: S 00°24'30" E

BENCHMARK:
DESCRIPTION:
NGS BENCH MARK NO. 400 DATUM: NAVD 88
IN BANNING, AT THE NORTHWEST BRIDGE ABUTMENT FOR SOUTHERN PACIFIC RAILROAD OVER HIGHLAND SPRINGS AVE., 60 FEET WEST OF THE CENTERLINE OF HIGHLAND SPRINGS AVE., 20 FEET NORTH OF THE NORTH RAIL OF RAILROAD, FOUND 3 1/4 INCH MWD STANDARD ALUMINUM DISK SET FLUSH IN CONCRETE BRIDGE ABUTMENT.
ELEV. = 2573.37'

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

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Melvin W. Thatcher, III R.C.E. 39964 Exp. Dec 31, 2015

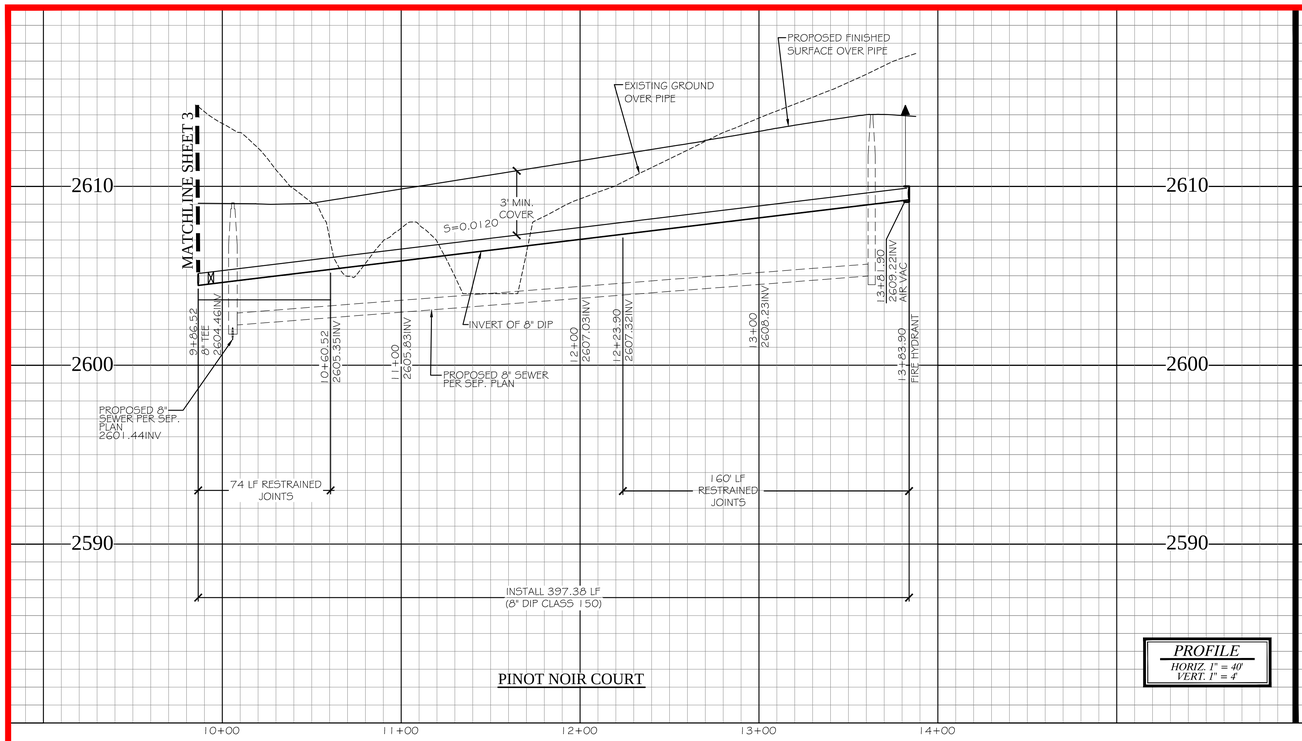
DESIGN BY: PF
DRAWN BY: SS
CHECKED BY: MWT
SCALE: AS NOTED
DATE: 6/18/14
JOB NUMBER: 102813

BEAUMONT CHERRY VALLEY WATER DISTRICT
Riverside County, California

Approved By: _____ Date: _____
DANIEL K. JAGGERS
DIRECTOR OF ENGINEERING
R.C.E. No. 52990

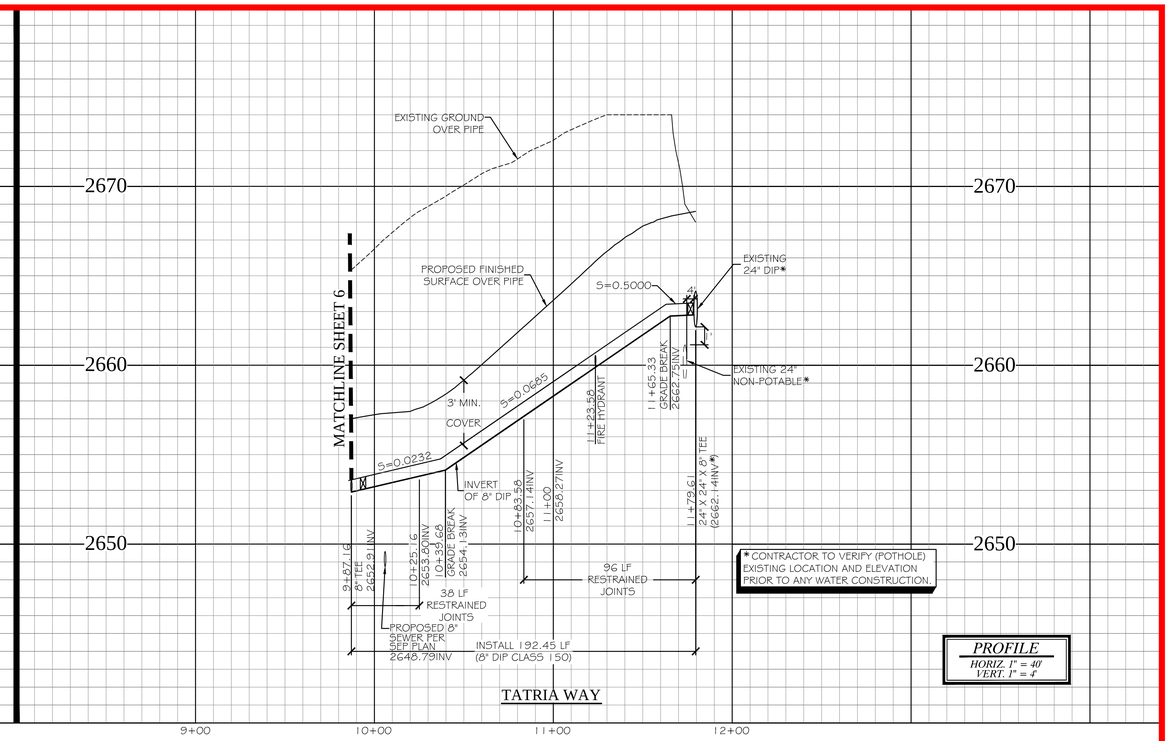
PRELIMINARY-FOR PLAN CHECK ONLY
CITY OF BEAUMONT, CALIFORNIA
WATER IMPROVEMENT PLANS
TRACT 32850
RIESLING DRIVE
STA 9+82.89 TO STA 16+17.84
FOR: BEAUMONT PROPERTIES

PZ2750
SHEET 3 OF 8 SHEETS
DRAWING NAME: 102813W3
FILE NO.:



PINOT NOIR COURT

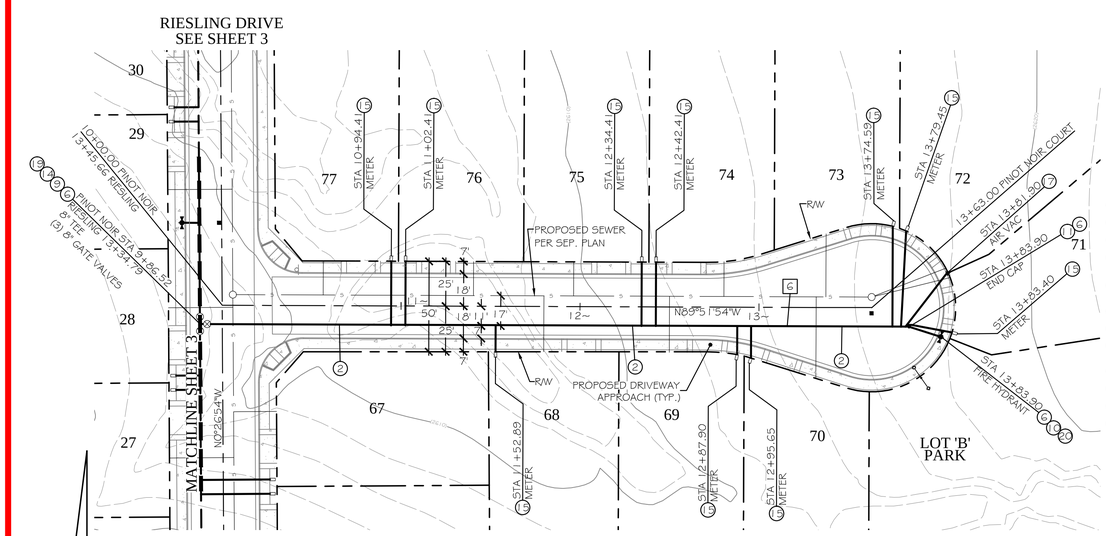
PROFILE
HORIZ. 1" = 40'
VERT. 1" = 4'



* CONTRACTOR TO VERIFY (POTHOLE) EXISTING LOCATION AND ELEVATION PRIOR TO ANY WATER CONSTRUCTION.

TATRIA WAY

PROFILE
HORIZ. 1" = 40'
VERT. 1" = 4'



PINOT NOIR COURT

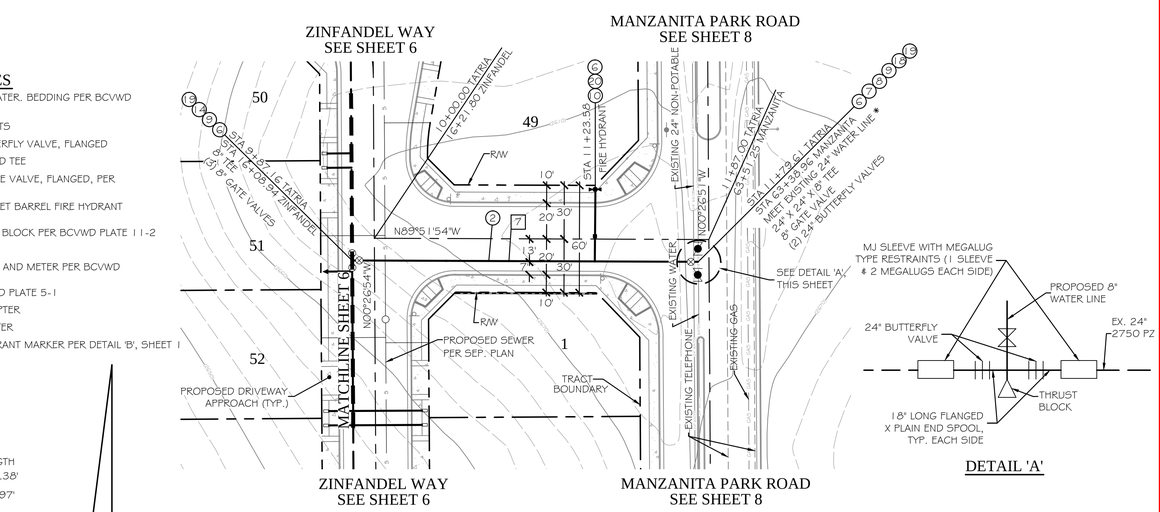
CONSTRUCTION NOTES

2. INSTALL 8" DIP, CLASS 150 WATER, BEDDING PER BCVWD PLATE 6-1 (36" MIN. COVER)
6. MECHANICALLY RESTRAIN JOINTS
7. INSTALL 24" CLASS 150 BUTTERFLY VALVE, FLANGED
8. INSTALL 24" X 24" X 8" FLANGED TEE
9. INSTALL 8" RESILIENT SEAT GATE VALVE, FLANGED, PER BCVWD PLATE 2
10. INSTALL 6" X 4" X 2.5" X 2.5" WET BARREL FIRE HYDRANT PER BCVWD PLATE 1
11. INSTALL END CAP AND THRUST BLOCK PER BCVWD PLATE 11-2
14. INSTALL 8" FLANGED TEE
15. INSTALL 1" DOMESTIC SERVICE AND METER PER BCVWD PLATES 6-2, 6-3, AND 12
17. INSTALL 2" AIR-VAC PER BCVWD PLATE 5-1
18. INSTALL 24" FLANGE X MJ ADAPTER
19. INSTALL 8" FLANGE X MJ ADAPTER
20. INSTALL BLUE REFLECTIVE HYDRANT MARKER PER DETAIL 'B', SHEET 1

WATER DATA

	BEARING	LENGTH
6	N89°51'54"W	397.38'
7	N89°51'54"W	178.97'

SCALE: 1"=40'
0 20 40 80 120



TATRIA WAY

SCALE: 1"=40'
0 20 40 80 120

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BASIS OF BEARINGS:
DESCRIPTION:
THE CENTER SECTION LINE OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE MERIDIAN, PER RECORD OF SURVEY 14/30.
BEING: S 00°24'30" E

BENCHMARK:
DESCRIPTION:
NGS BENCH MARK NO. 400 DATUM: NAVD 88 IN BANNING, AT THE NORTHWEST BRIDGE ABUTMENT FOR SOUTHERN PACIFIC RAILROAD OVER HIGHLAND SPRINGS AVE., 60 FEET WEST OF THE CENTERLINE OF HIGHLAND SPRINGS AVE., 20 FEET NORTH OF THE NORTH RAIL OF RAILROAD, FOUND 3 1/4 INCH MWD STANDARD ALUMINUM DISK SET FLUSH IN CONCRETE BRIDGE ABUTMENT.
ELEV.= 2573.37'

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

REGISTERED PROFESSIONAL ENGINEER
MELVIN W. THATCHER, III
No. 39964
Exp. 12/31/15
CIVIL
STATE OF CALIFORNIA

• land planning
• civil engineering
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345 5TH street, suite 'b' redlands, ca 92374
Melvin W. Thatcher, III R.C.E. 39964 Exp. Dec 31, 2015

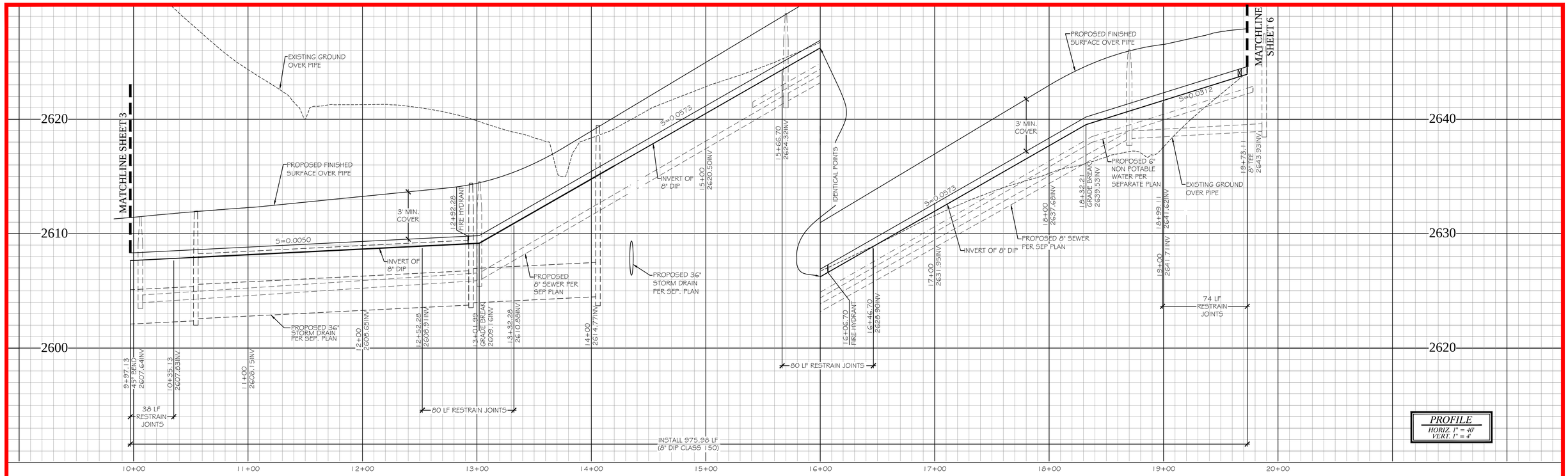
DESIGN BY: PF
DRAWN BY: SS
CHECKED BY: MWT
SCALE: AS NOTED
DATE: 9/18/14
JOB NUMBER: 102813

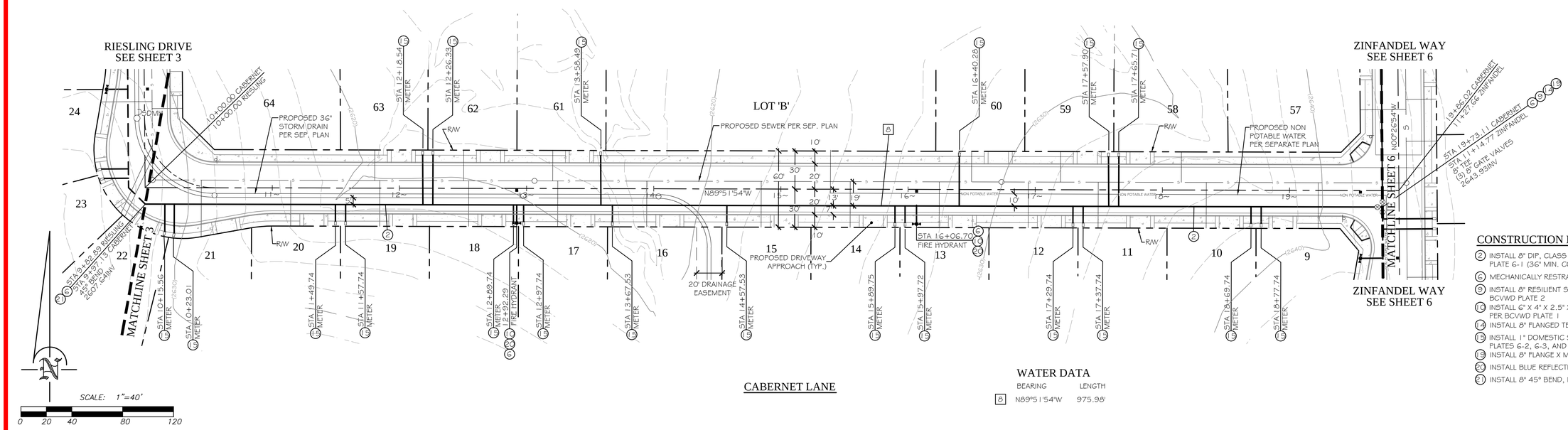
BEAUMONT CHERRY VALLEY WATER DISTRICT
Riverside County, California

Approved By: _____ Date: _____
DANIEL K. JAGGERS
DIRECTOR OF ENGINEERING
R.C.E. No. 52990

PRELIMINARY-FOR PLAN CHECK ONLY
CITY OF BEAUMONT, CALIFORNIA
WATER IMPROVEMENT PLANS
TRACT 32850
PINOT NOIR COURT & TATRIA WAY
PINOT NOIR: STA 9+86.52 TO STA 13+83.90
TATRIA WAY: STA 9+87.16 TO STA 11+79.61
FOR: BEAUMONT PROPERTIES

PZ2750
SHEET 4 OF 8 SHEETS
DRAWING NAME: 102813W4
FILE NO.:





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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARINGS:
DESCRIPTION:
THE CENTER SECTION LINE OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE MERIDIAN, PER RECORD OF SURVEY 14/30.
BEING: S 00°24'30" E

BENCHMARK:
DESCRIPTION:
NGS BENCH MARK NO. 400 DATUM: NAVD 88
IN BANNING, AT THE NORTHWEST BRIDGE ABUTMENT FOR SOUTHERN PACIFIC RAILROAD OVER HIGHLAND SPRINGS AVE., 60 FEET WEST OF THE CENTERLINE OF HIGHLAND SPRINGS AVE., 20 FEET NORTH OF THE NORTH RAIL OF RAILROAD, FOUND 3 1/4 INCH MWD STANDARD ALUMINUM DISK SET FLUSH IN CONCRETE BRIDGE ABUTMENT.
ELEV.= 2573.37'

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

REGISTERED PROFESSIONAL ENGINEER
MELVIN W. THATCHER, III
No. 39964
Exp. 12/31/15
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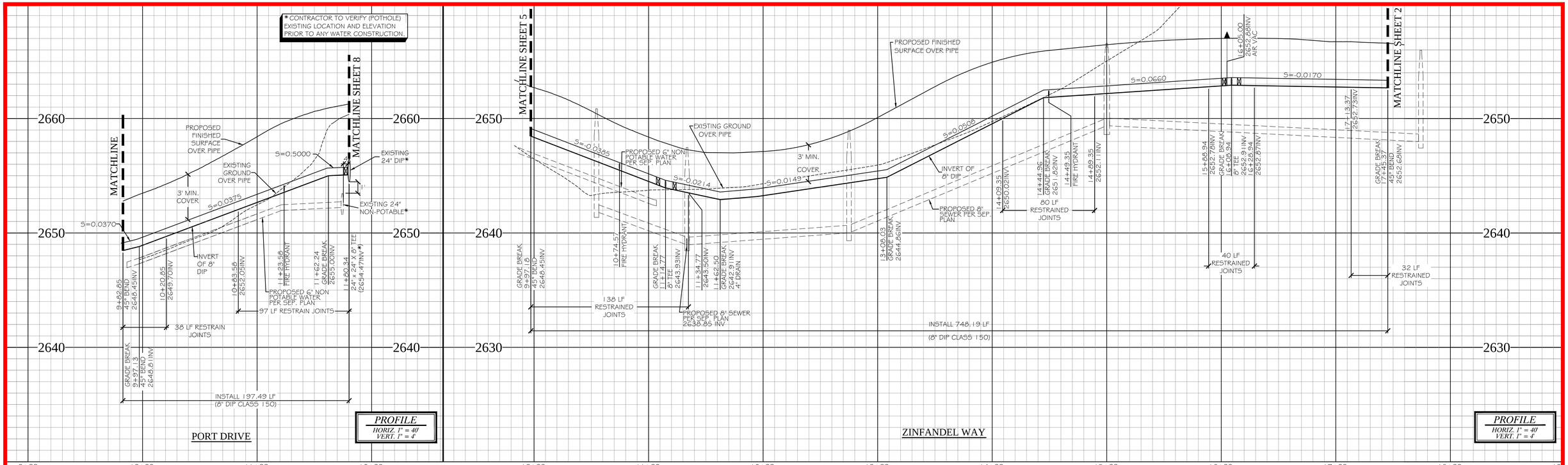
DESIGN BY: PF
DRAWN BY: SS
CHECKED BY: MWT
SCALE: AS NOTED
DATE: 8/11/14
JOB NUMBER: 102813

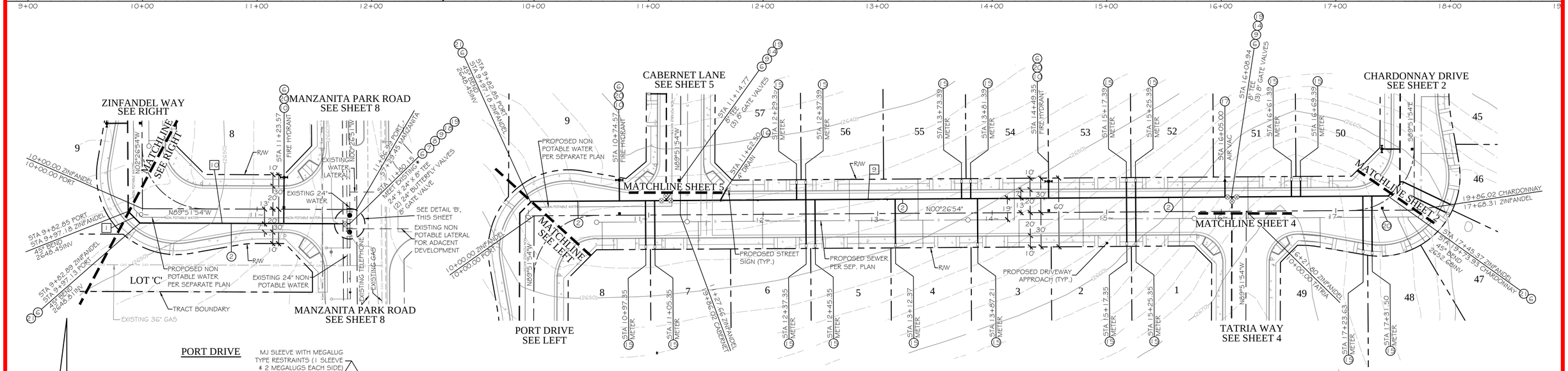
BEAUMONT CHERRY VALLEY WATER DISTRICT
Riverside County, California

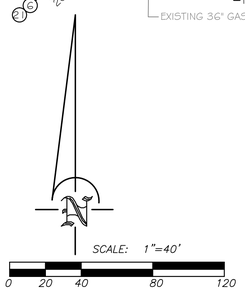
Approved By: _____ Date: _____
DANIEL K. JAGGERS
DIRECTOR OF ENGINEERING
R.C.E. No. 52990

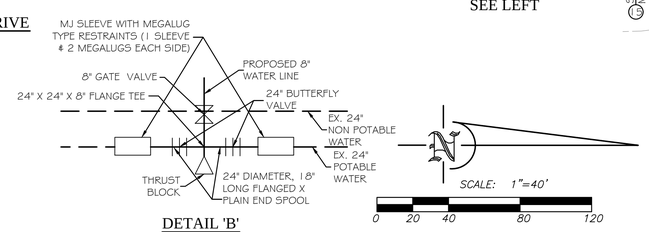
PRELIMINARY-FOR PLAN CHECK ONLY
CITY OF BEAUMONT, CALIFORNIA
WATER IMPROVEMENT PLANS
TRACT 32850
CABERNET LANE
STA 9+97.13 TO STA 19+73.11
FOR: BEAUMONT PROPERTIES

PZ2750
SHEET 5 OF 8 SHEETS
DRAWING NAME: 102813W5
FILE NO.:









DETAIL 'B'

WATER DATA

	BEARING	LENGTH
1	N45°00'00"W	14.29'
9	N02°26'54"W	748.19'
10	N89°51'54"W	168.99'

CONSTRUCTION NOTES

2. INSTALL 8" DIP, CLASS 150 WATER. BEDDING PER BCVWD PLATE G-1 (36" MIN. COVER)
6. MECHANICALLY RESTRAIN JOINTS
7. INSTALL 24" CLASS 150 BUTTERFLY VALVE, FLANGED
8. INSTALL 24" X 24" X 8" FLANGED TEE
9. INSTALL 8" RESILIENT SEAT GATE VALVE, FLANGED, PER BCVWD PLATE 2
10. INSTALL 6" X 4" X 2.5" X 2.5" WET BARREL FIRE HYDRANT PER BCVWD PLATE 1
14. INSTALL 8" FLANGED TEE
15. INSTALL 1" DOMESTIC SERVICE AND METER PER BCVWD PLATES G-2, G-3, AND 12
16. INSTALL 4" DRAIN PER BCVWD PLATE 4
17. INSTALL 2" AIR-VAC PER BCVWD PLATE 5-1
18. INSTALL 24" MJ SLEEVE (LONG VERSION) WITH MEGA LUGS PER DETAIL, SHEET 6
19. INSTALL 8" FLANGE X MJ ADAPTER
20. INSTALL BLUE REFLECTIVE HYDRANT MARKER PER DETAIL 'B', SHEET 1
21. INSTALL 8" 45° BEND, MJ X MJ

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BASIS OF BEARINGS:
DESCRIPTION:
THE CENTER SECTION LINE OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE MERIDIAN, PER RECORD OF SURVEY 14/30.
BEING: S 00°24'30" E

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DESCRIPTION:
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IN BANNING, AT THE NORTHWEST BRIDGE ABUTMENT FOR SOUTHERN PACIFIC RAILROAD OVER HIGHLAND SPRINGS AVE., 60 FEET WEST OF THE CENTERLINE OF HIGHLAND SPRINGS AVE., 20 FEET NORTH OF THE NORTH RAIL OF RAILROAD, FOUND 3 1/4 INCH MWD STANDARD ALUMINUM DISK SET FLUSH IN CONCRETE BRIDGE ABUTMENT.
ELEV. = 2573.37'

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

REGISTERED PROFESSIONAL ENGINEER — MELVIN W. THATCHER, III — No. 39964 — Exp. 12/31/15 — CIVIL — STATE OF CALIFORNIA

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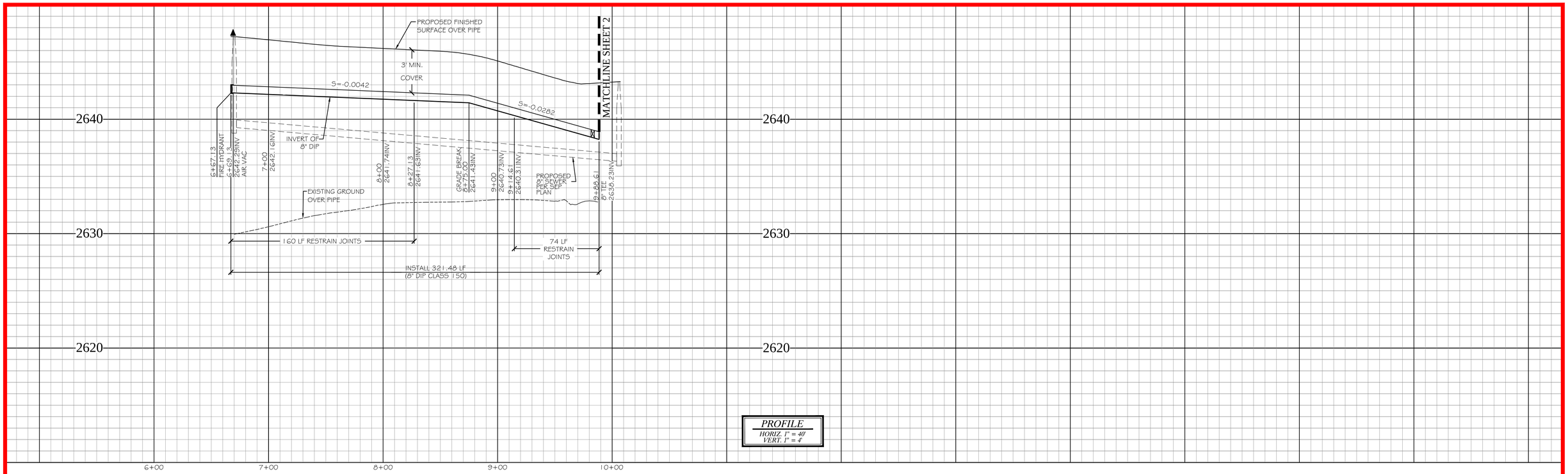
DESIGN BY: PF
DRAWN BY: SS
CHECKED BY: MWT
SCALE: AS NOTED
DATE: 9/18/14
JOB NUMBER: 102813

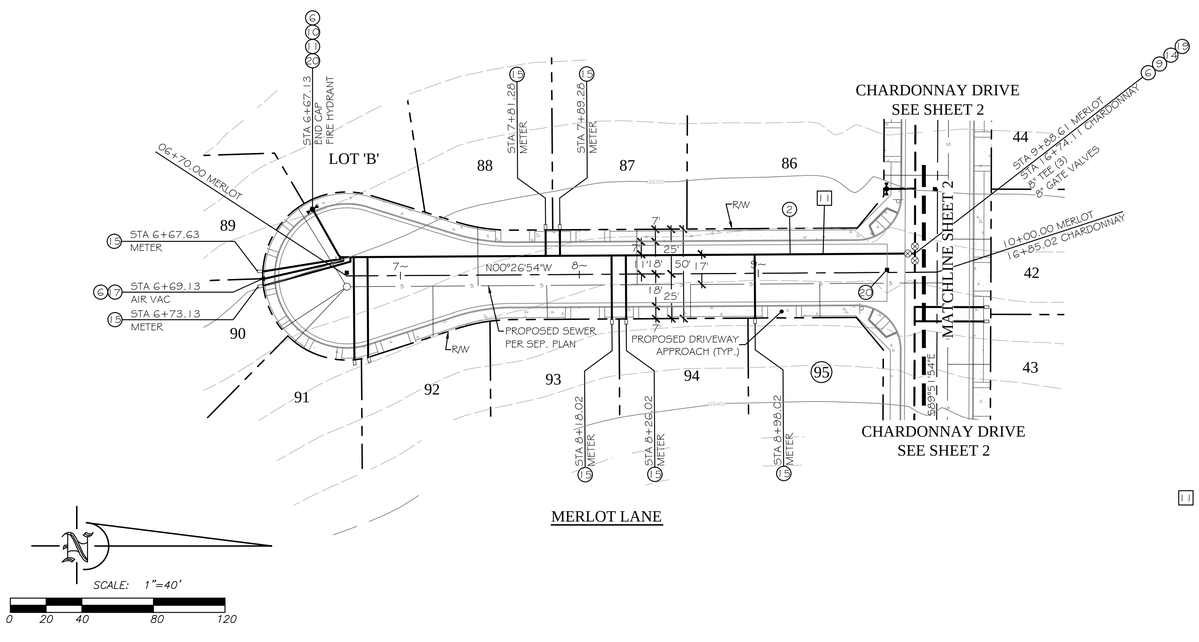
BEAUMONT CHERRY VALLEY WATER DISTRICT
Riverside County, California

Approved By: _____ Date: _____
DANIEL K. JAGGERS
DIRECTOR OF ENGINEERING
R.C.E. No. 52990

PRELIMINARY-FOR PLAN CHECK ONLY
CITY OF BEAUMONT, CALIFORNIA
WATER IMPROVEMENT PLANS
TRACT 32850
PORT DRIVE & ZINFANDEL WAY
PORT DRIVE STA 9+82.85 TO STA 11+80.15
ZINFANDEL WAY STA 9+97.18 TO STA 17+45.37
FOR: BEAUMONT PROPERTIES

PZ2750
SHEET 6 OF 8 SHEETS
DRAWING NAME: 102813WG
FILE NO.:





CONSTRUCTION NOTES

2. INSTALL 8" DIP, CLASS 150 WATER. BEDDING PER BCVWD PLATE 6-1 (36" MIN. COVER)
6. MECHANICALLY RESTRAIN JOINTS
9. INSTALL 8" RESILIENT SEAT GATE VALVE, FLANGED, PER BCVWD PLATE 2
14. INSTALL 6" X 4" X 2.5" X 2.5" WET BARREL FIRE HYDRANT PER BCVWD PLATE 1
11. INSTALL END CAP AND THRUST BLOCK PER BCVWD PLATE 11-2
16. INSTALL 8" FLANGED TEE
15. INSTALL 1" DOMESTIC SERVICE AND METER PER BCVWD PLATES 6-2, 6-3, AND 12
17. INSTALL 2" AIR-VAC PER BCVWD PLATE 5-1
18. INSTALL 8" FLANGE X MJ ADAPTER
20. INSTALL BLUE REFLECTIVE HYDRANT MARKER PER DETAIL 'B', SHEET 1

WATER DATA

	BEARING	LENGTH
11	N00°26'54E	321.48'

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ELEV.= 2573.37'

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BEAUMONT CHERRY VALLEY WATER DISTRICT
Riverside County, California

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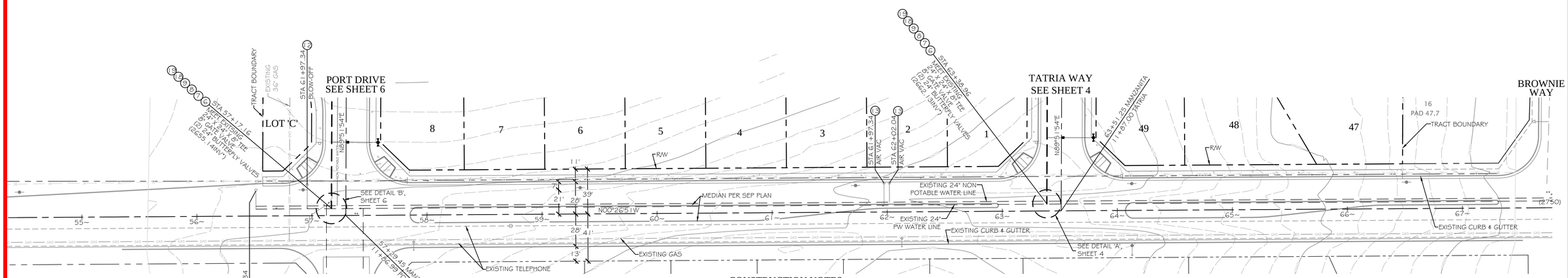
R.C.E. No. 52990

PRELIMINARY-FOR PLAN CHECK ONLY
CITY OF BEAUMONT, CALIFORNIA

WATER IMPROVEMENT PLANS
TRACT 32850
MERLOT LANE
STA 6+67.13 TO STA 9+88.61

FOR: BEAUMONT PROPERTIES

PZ2750
SHEET 7 OF 8 SHEETS
DRAWING NAME: 102813W7
FILE NO.:



* CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION

CONSTRUCTION NOTES

6. MECHANICALLY RESTRAIN JOINTS
7. INSTALL 24" CLASS 150 BUTTERFLY VALVE, FLANGED
8. INSTALL 24" X 24" X 8" FLANGED TEE
9. INSTALL 8" RESILIENT SEAT GATE VALVE, FLANGED, PER BCVWD PLATE 2
10. INSTALL 6" X 4" X 2.5" X 2.5" WET BARREL FIRE HYDRANT PER BCVWD PLATE 1
12. RELOCATE 8" BLOW OFF
13. RELOCATE 4" AIR VAC ASSEMBLY
16. INSTALL 24" FLANGE X MJ ADAPTER
15. INSTALL 8" FLANGE X MJ ADAPTER
20. INSTALL BLUE REFLECTIVE HYDRANT MARKER PER DETAIL 'B', SHEET 1

SCALE: 1"=40'

0 20 40 80 120

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BEAUMONT CHERRY VALLEY WATER DISTRICT
Riverside County, California

Approved By: _____ Date: _____
DANIEL K. JAGGERS
DIRECTOR OF ENGINEERING
R.C.E. No. 52990

PRELIMINARY-FOR PLAN CHECK ONLY

CITY OF BEAUMONT, CALIFORNIA

WATER IMPROVEMENT PLANS

TRACT 32850

MANZANITA PARK ROAD

STA 57+17.16 TO STA 63+38.96

FOR: BEAUMONT PROPERTIES

PZ2750

SHEET 8 OF 8 SHEETS

DRAWING NAME: 102813W5

FILE NO.:

BEAUMONT CHERRY VALLEY WATER DISTRICT
NON-POTABLE WATER IMPROVEMENT PLANS
TRACT 32850
2750 (BEAUMONT) ZONE
LOCATED WITHIN PORTIONS OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST S.B.M.

CONSTRUCTION NOTES/ESTIMATE OF QUANTITES*

1	INSTALL 6" DIP, CLASS 350 WATER. BEDDING PER BCVWD PLATE 6-1 (36" MIN. COVER)	.750 LF
2	MECHANICALLY RESTRAIN JOINTS	.4 EA
3	INSTALL 6" 45° BEND	.2 EA
4	INSTALL 6" 90° BEND	.1 EA
5	INSTALL 1" NON-POTABLE WATER SERVICE AND METER PER BCVWD PLATES 6-2, 6-3, AND 12 WITH 1" REDUCED PRESSURE PRINCIPLE BACKFLOW DEVICE ON DOWNSTREAM SIDE OF METER	.1 EA
6	INSTALL 24" X 24" X 6" FLANGED TEE	.1 EA
7	INSTALL END CAP AND THRUST BLOCK PER BCVWD PLATE 11-2	.1 EA
8	INSTALL 6" RESILIENT SEAT GATE VALVE, FLANGED, PER BCVWD PLATE 2	.1 EA
9	INSTALL 6" FLANGE X MJ ADAPTER	.1 EA
10	INSTALL 24" FLANGE X MJ ADAPTER	.1 EA
11	INSTALL 4" DRAIN PER BCVWD PLATE 4	.1 EA
12	INSTALL RESTRAIN JOINTS	.470 LF

*ESTIMATE OF QUANTITIES IS FOR PERMIT PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR OWN QUANTITIES.

CONSTRUCTION NOTES

1. ALL MECHANICAL FITTINGS TO BE RESTRAINED.
2. INSTALL RESTRAINED JOINTS (2 PIPE LENGTHS) BEFORE AND AFTER ALL TEES, ELBOWS, CROSSES AND ANGLE POINTS (HORIZONTAL AND VERTICAL).

LEGEND

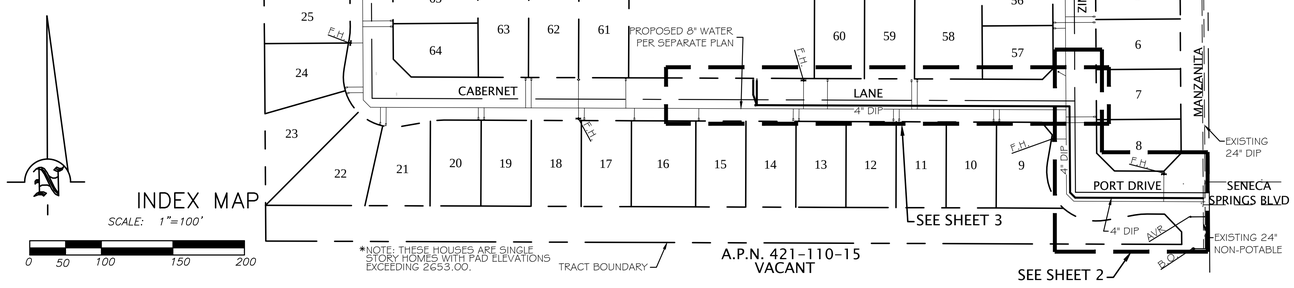
- RIGHT-OF-WAY
- PROP. SEWER MAIN
- PROP. WATER MAIN
- 1" WATER SERVICE
- 4" SEWER LATERAL
- TEE WITH 3-VALVES
- BLOWOFF ASSEMBLY
- AIR AND VACUUM RELEASE ASSEMBLY (AVR)
- DRAIN ASSEMBLY
- BEND (SHOW SIZE & DEFLECTION)
- WATER VALVE (GATE)
- FIRE HYDRANT
- SEWER MANHOLE
- CLEAN OUT

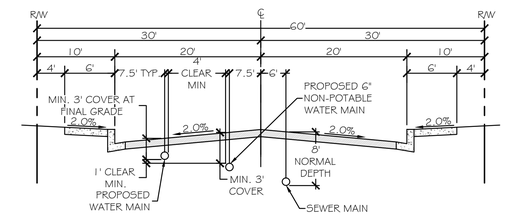
ABBREVIATIONS

TC	TOP OF CURB
FL	FLOWLINE (CURB)
FS	FINISHED SURFACE
FG	FINISHED GRADE
BC	BEGINNING OF CURVE
EC	END OF CURVE
INV	INVERT OF PIPE
WV	WATER VALVE
FH	FIRE HYDRANT
DIP	DUCTILE IRON PIPE
AVR	AIR VACUUM RELEASE VALVE
BO	BLOW-OFF ASSEMBLY
TP	TOP OF PIPE
BOP	BOTTOM OF PIPE
R/W	RIGHT-OF-WAY
P.L.	PROPERTY LINE

INDEX OF SHEETS

SHEET	DESCRIPTION
1	TITLE SHEET
2	PORT DRIVE-STA 9+86.32 TO STA 11+75.34 & ZINFANDEL WAY-STA 9+86.32 TO STA 11+06.83
3	CABERNET LANE-STA 15+41.02 TO STA 19+18.12





TYPICAL SECTION
NTS

NON POTABLE NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE "DISTRICT STANDARDS FOR THE FURNISHING OF MATERIALS AND THE CONSTRUCTION OF WATER AND RECYCLED WATER FACILITIES", LATEST REVISION, AND THE ADOPTED ADDENDUMS THERETO.
2. WORK SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN THE STATE OF CALIFORNIA, EXPERIENCED IN WATER UTILITY CONSTRUCTION.
3. CONTRACTOR SHALL PAY INSPECTION DEPOSIT PRIOR TO CONSTRUCTION.
4. UNLESS OTHERWISE INDICATED, ALL PIPE SHALL BE CEMENT MORTAR LINED DUCTILE IRON PIPE, MINIMUM PRESSURE CLASS 150, WITH PUSH-ON JOINTS. ALL DUCTILE IRON PIPE SHALL BE INSTALLED WITH PURPLE COLOR-CODED POLYETHYLENE ENCASEMENT IN ACCORDANCE WITH AWWA C105 AND RECOMMENDATIONS FROM THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA). COLOR SHALL BE PANTONE 512. POLYETHYLENE MATERIAL SHALL BE 8-MIL LINEAR LOW-DENSITY (LLD) FILM. INSTALLATION METHOD SHALL BE IN ACCORDANCE WITH METHOD A PER AWWA C105. TRACER WIRE SHALL BE 14-GAUGE, INSULATED (BLUE COLOR) SOLID COPPER WIRE. ALL APPURTENANCES ABOVE GROUND SHALL BE COLOR-CODED PANTONE 512. POLYETHYLENE BAGS AND/OR WARNING TAPE SHALL HAVE THE WORDS "CAUTION – WATER RECLAMATION LINE" OR SIMILAR WORDING IN BLACK PRINTING. THE WARNING TAPE SHALL BE CONTINUOUS ALONG THE ENTIRE PIPELINE AND LATERALS AND SHALL BE TAPED TO THE PIPELINE AT INTERVALS NOT TO EXCEED 10 FEET. ALL RECYCLED WATER LINES, SERVICES, AND APPURTENANCES SHALL BE IDENTIFIED PER AWWA STANDARDS.
5. FOR SEPARATION REQUIREMENTS BETWEEN WATER AND RECYCLED WATER, STORM DRAINS, AND SEWER LINES, SEE RIVERSIDE COUNTY STANDARD NO. 609 AND CALIFRONIA CODE OF REGULATIONS, TITLE 22.
6. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA AT 800-227-2600 FOR LOCATION OF ALL UNDERGROUND UTILITIES, TWO WORKING DAYS PRIOR TO COMMENCING WORK.
7. CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM CITY OF BEAUMONT, AND/OR RIVERSIDE COUNTY, AS APPROPRIATE, PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL NOTIFY THE DISTRICT AT (951) 845-9581 TWO WORKING DAYS PRIOR TO COMMENCING WORK ON THE RECYCLED WATER UTILITY INSTALLATION. CONTRACTOR SHALL NOTIFY DISTRICT BY PRECEDING WEDNESDAY AT 4:00 P.M. PRIOR TO WORKING DURING THE WEEKEND. CANCELLATIONS SHALL BE NOTIFIED TO THE DISTRICT BY PRECEDING FRIDAY AT 3:00 P.M.
9. NO EXISTING DISTRIBUTION SYSTEM VALVE SHALL BE OPERATED BY THE CONTRACTOR. DISTRICT PERSONNEL WILL OPERATE ALL NECESSARY VALVES.
10. NO DEVIATIONS FROM THESE PLANS SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE DISTRICT.
11. EXISTING RECYCLED WATER MAINS SHALL NOT BE TAKEN OUT OF SERVICE FOR MORE THAN 4 HOURS. CONTRACTOR SHALL NOTIFY ALL WATER USERS AFFECTED BY THE SHUTDOWN A MINIMUM OF 48 HOURS PRIOR TO THE ACTUAL SHUTDOWN. INDICATE THE DATE AND PRECISE HOURS THAT THE MAIN WILL BE TAKEN OUT OF SERVICE.
12. CONTRACTOR SHALL CONFORM TO THE STREET EXCAVATION REPLACEMENT STANDARDS OF THE CITY OF BEAUMONT OR RIVERSIDE COUNTY WHICHEVER HAS JURISDICTION.
13. CONTRACTOR SHALL NOTIFY THE DISTRICT AT (951) 845-9581 TWO WORKING DAYS PRIOR TO PLACEMENT OF CONCRETE FOR SIDEWALKS.
14. AIR VACUUM RELEASE ASSEMBLIES PER DISTRICT STANDARD PLATES NO. 5-1 AND 5-2 SHALL BE INSTALLED AT ALL HIGH POINTS ON THE WATER MAIN. ADDITIONAL ASSEMBLIES OVER THOSE SHOWN ON THE DRAWINGS MAY BE NECESSARY WHEN SUBSTRUCTURES REQUIRE A CHANGE IN LINE OR GRADE OF THE WATER LINE. AIR/VACUUM PIPING SHALL BE PURPLE COLOR-CODED TAPE WRAPPED OR WITH POLYETHYLENE ENCASEMENT PER GENERAL NOTE 4.
15. CONTRACTOR TO INSTALL MINIMUM 1" COPPER, TYPE K, SERVICE LATERALS IN ACCORDANCE WITH DISTRICT SPECIFICATIONS SHOWN ON DISTRICT STANDARD PLATE 6-2, PLATE 6-3, AND PLATE 12.
16. ALL COPPER SERVICES SHALL BE INSTALLED WITH TAPE WRAP OR WITH POLYETHYLENE ENCASEMENT PER GENERAL NOTE 4.
17. CONTRACTOR SHALL COORDINATE ALL RECONNECTS WITH DISTRICT PERSONNEL PRIOR TO ANY CONNECTIONS OR RETIREMENTS OF ANY DISTRICT FACILITIES.
18. CONTRACTOR SHALL RESTRAIN ALL JOINTS AT TEES, ELBOWS, DEAD ENDS, ETC. AS INDICATED ON THE PLANS, AS A MINIMUM. ALL JOINTS TO BE RESTRAINED SHALL BE WITH U.S. PIPE, "FIELD-LOK 350" GASKETS, MEGA LUGS (IF MECHANICAL JOINT), OR DISTRICT APPROVED EQUAL. INSTALL RESTRAINED JOINTS (TWO PIPE LENGTHS) BEFORE AND AFTER ALL TEES, CROSSES AND ELBOWS (HORIZONTAL AND VERTICAL), AS A MINIMUM.
19. CONTRACTOR SHALL BEAR ALL COSTS FOR THE CORRECTION OR REMOVAL AND REPLACEMENT OF DEFECTIVE WORK, AND ALL ADDITIONAL DIRECT AND INDIRECT COSTS THE CITY, COUNTY, OR DISTRICT MAY INCUR ON ACCOUNT OF DEFECTIVE WORK, INCLUDING THE COSTS OF ADDITIONAL ADMINISTRATIVE, PROFESSIONAL CONSULTANT, INSPECTION, TESTING, AND OTHER SERVICES.
20. ALL DRY-UTILITIES SHALL BE LOCATED ON OPPOSITE PROPERTY LINE FROM WATER SERVICE LATERAL OR NO CLOSER THAN 2' FROM ANY WATER SERVICE LATERAL.
21. ALL PIPE SHALL BE FLUSHED, HYDRO TESTED, DISINFECTED AND APPROVED PRIOR TO FINAL CONNECTION TO EXISTING RECYCLED WATER LINES.
22. BASIS OF RECYCLED WATER LINE STATIONING SHALL BE ALONG STREET CENTERLINE.
23. ALL MATERIALS SHALL BE OF DOMESTIC ORIGIN AND NOT OF FOREIGN MANUFACTURE.
24. CONTRACTOR SHALL FURNISH TO THE DISTRICT ELECTRONIC FILES IN AUTOCAD FORMAT OF THE SIGNED AND APPROVED "RECORD DRAWINGS" AND GIS DIGITAL DATA DEFINITION TABLES, PER DISTRICT STANDARDS, PRIOR TO FINAL ACCEPTANCE OF THE WORK.
25. CONTRACTOR SHALL FURNISH TO THE DISTRICT COPIES OF ALL SOIL COMPACTION TEST REPORTS FOR THE INSTALLED RECYCLED WATER MAINS TWO (2) WORKING DAYS PRIOR TO HYDRO TESTING OF PIPELINES.
26. CONTRACTOR SHALL FURNISH TO THE DISTRICT INTERSECT TIE PLATES IN ACCORDANCE WITH DISTRICT STANDARD PLATE NO. D-2 FOR ALL VALVE LOCATIONS PRIOR TO FINAL ACCEPTANCE OF THE WORK.
27. CONTRACTOR SHALL FURNISH DISTRICT WITH PROJECT MATERIALS OF CONSTRUCTION SUBMITTALS FOR APPROVAL (IN PDF FORMAT) PRIOR TO COMMENCING CONSTRUCTION.
28. CONTRACTOR SHALL POTHOLE ALL SERVICE LATERAL CROSSINGS. SERVICE LATERALS ARE NOT SHOWN IN PROFILE.

PRIVATE ENGINEER'S NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT THOSE SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS REQUIRED FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
THE ENGINEER PREPARING THIS PLANS WILL NOT BE RESPONSIBLE FOR/OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS
QUANTITIES SHOWN HEREON ARE PROVIDED FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES PRIOR TO BIDDING FOR CONSTRUCTION.
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER CITY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.

CONTRACTOR'S RESPONSIBILITY FOR THE JOB SITE

CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

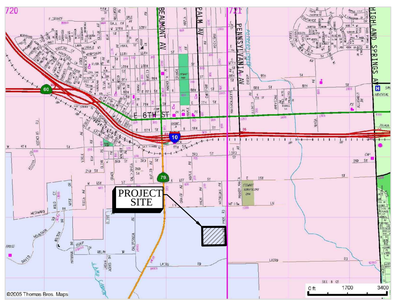
THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING AFTER COUNTY APPROVAL OR DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVED BY THE COUNTY.

NOTE:
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

NOTE:
SEE SEPARATE PLANS FOR DOMESTIC WATER, SEWER & STORM DRAIN SYSTEMS.



VICINITY MAP
Map © Rand McNally & company R.L.08-S-17

CITY OF BEAUMONT
PUBLIC WORKS DEPARTMENT
APPROVED BY THE CITY OF BEAUMONT PUBLIC WORKS DEPARTMENT

BY:_____ DATE:_____

SOILS ENGINEER:

SOILS SOUTHWEST, INC.
ATTN: MOLOY GUPTA
897 VIA LATA, SUITE N
COLTON, CA. 92324
(909) 370-0181
PROJECT #04280-F

PREPARED FOR:

BEAUMONT PROPERTIES
ATTN: MO BEHZAD
731 WIMBLETON DRIVE
REDLANDS, CA. 92374
(909) 793-6675

APPLICANT'S ENGINEER CERTIFICATE

THIS CERTIFIES THAT ON _____, 20__, I HAVE REVIEWED THE PLANS OF NON-POTABLE WATER SYSTEM FOR THIS TRACT AND THEY MEET THE REQUIREMENTS OF THE CALIFORNIA SECTION OF THE AMERICAN WATER WORKS ASSOCIATION, AND THE RIVERSIDE COUNTY STANDARDS WHERE THE INSTALLATION IS WITHIN SAID COUNTY, FOR MINIMUM REQUIREMENTS FOR SAFE PRACTICE IN THE PRODUCTION AND DISTRIBUTION OF WATER FOR NON-POTABLE USE.

_____
MELVIN W. THATCHER, III R.E. NO. 39964 DATE

DISTRICT ENGINEER'S CERTIFICATE

THIS CERTIFIES THAT THESE PLANS AND SPECIFIACTIONS HAVE BEEN REVIEWED BY AND ARE HEREBY APPROVED BY BEAUMONT CHERRY VALLEY WATER DISTRICT AND THAT THIS DISTRICT IS WILLING AND ABLE TO SUPPLY NON-POTABLE WATER.

_____
DANIEL K. JAGGERS R.E. NO. 52990 DATE

PRELIMINARY-FOR PLAN CHECK ONLY

DIGALERT
DIAL TOLL FREE
1(800) 227-2600
At Least Two Working Days Before You Dig
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARINGS:
DESCRIPTION:
THE CENTER SECTION LINE OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE MERIDIAN, PER RECORD OF SURVEY 14/30.
BEING: S 00°24'30" E

BENCHMARK:
DESCRIPTION:
NGS BENCH MARK NO. 400 DATUM: NAVD 88
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ELEV.= 2573.37'

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

REGISTERED PROFESSIONAL ENGINEER
MELVIN W. THATCHER, III
No. 39964
Exp. 12/31/15
CIVIL
STATE OF CALIFORNIA

• land planning
• civil engineering
phone 909.748.7777
fax 909.748.7776
thatcher engineering & associates, inc.
345 5TH street, suite 'b' redlands, ca 92374
Melvin W. Thatcher, III R.C.E. 39964 Exp. Dec 31, 2015

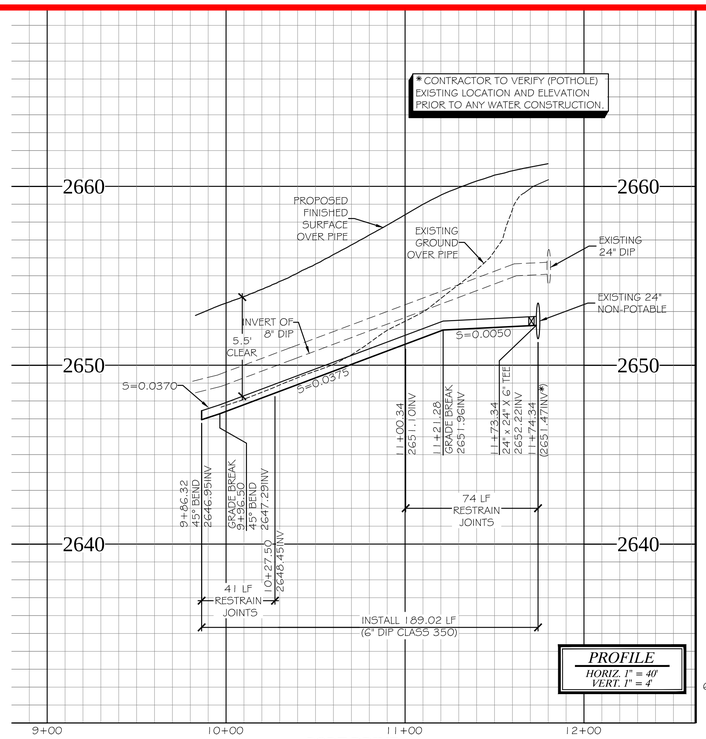
DESIGN BY: PF
DRAWN BY: SS
CHECKED BY: MWT
SCALE: AS NOTED
DATE: 8/11/14
JOB NUMBER: 102813

BEAUMONT CHERRY VALLEY WATER DISTRICT
Riverside County, California

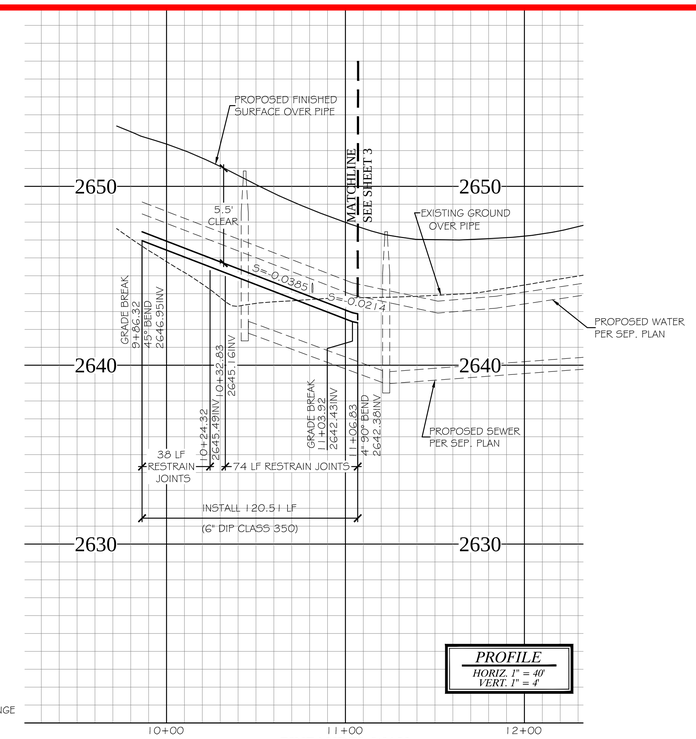
Approved By: _____ Date: _____
DANIEL K. JAGGERS
DIRECTOR OF ENGINEERING
R.C.E. No. 52990

CITY OF BEAUMONT, CALIFORNIA
NON-POTABLE WATER IMPROVEMENT PLANS
TRACT 32850
TITLE SHEET * VICINITY MAP * GENERAL NOTES
PORTIONS OF SEC.15, T.3 S., R. 1 W., S.B.M.
FOR: BEAUMONT PROPERTIES

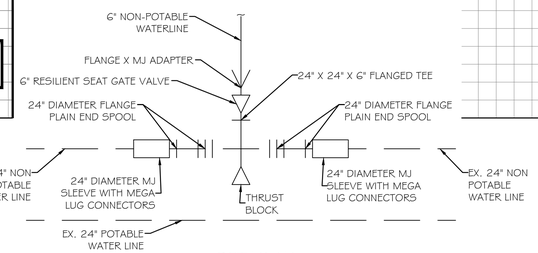
SHEET 1 OF 3 SHEETS
DRAWING NAME: 102813W1
FILE NO.:



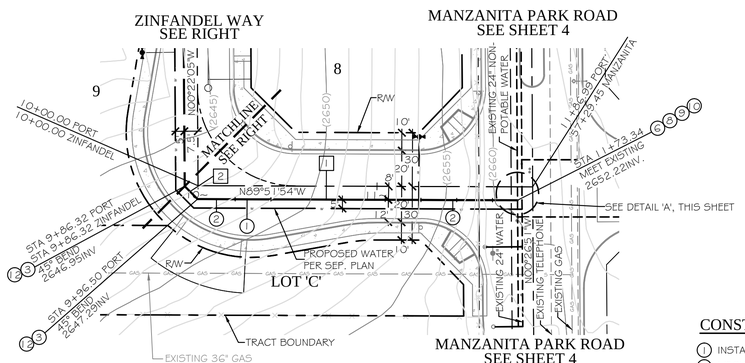
PORT DRIVE



ZINFANDEL WAY



DETAIL 'A'



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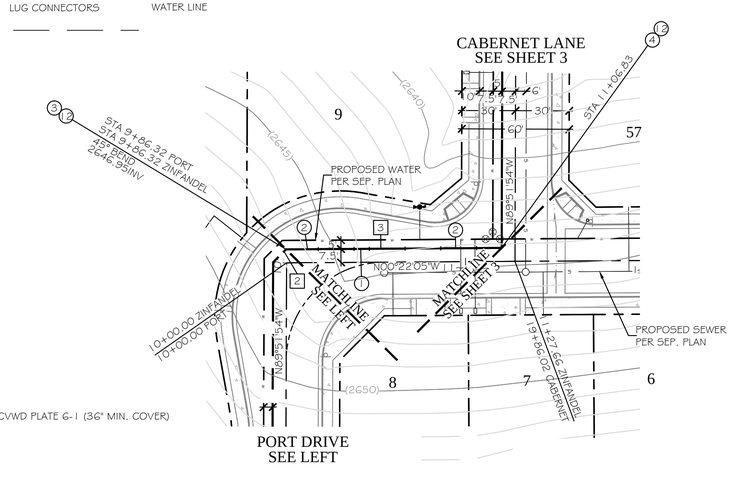

PORT DRIVE SEE LEFT

ZINFANDEL WAY

CONSTRUCTION NOTES

1. INSTALL 6" DIP, CLASS 350 WATER. BEDDING PER BCVWD PLATE 6-1 (36" MIN. COVER)
2. MECHANICALLY RESTRAIN JOINTS
3. INSTALL 6" 45° BEND
4. INSTALL 6" 90° BEND
5. INSTALL 24" X 24" X 6" FLANGED TEE
6. INSTALL 6" RESILIENT SEAT GATE VALVE, FLANGED, PER BCVWD PLATE 2
7. INSTALL 6" FLANGE X MJ ADAPTER
8. INSTALL 24" FLANGE X MJ ADAPTER
9. INSTALL RESTRAIN JOINTS

WATER DATA

	BEARING	LENGTH
1	N89°47'08"W	178.84'
2	N45°00'00"W	10.18'
3	N00°22'05"W	120.51'

SCALE: 1"=40'

0 20 40 80 120

SCALE: 1"=40'

0 20 40 80 120

PRELIMINARY-FOR PLAN CHECK ONLY

DIGALERT — DIAL TOLL FREE (800) 227-2600 — At Least Two Working Days Before You Dig — UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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ELEV.= 2573.37'

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

REGISTERED PROFESSIONAL ENGINEER — MELVIN W. THATCHER, III — No. 39964 — Exp. 12/31/15 — CIVIL — STATE OF CALIFORNIA

• land planning
• civil engineering
thatcher engineering & associates, inc.
345 5TH street, suite 'b' redlands, ca 92374
phone 909.748.7777
fax 909.748.7776
Melvin W. Thatcher, III R.C.E. 39964 Exp. Dec 31, 2015

DESIGN BY: PF
DRAWN BY: SS
CHECKED BY: MWT
SCALE: AS NOTED
DATE: 9/18/14
JOB NUMBER: 102813

BEAUMONT CHERRY VALLEY WATER DISTRICT
Riverside County, California

Approved By: _____ Date: _____
DANIEL K. JAGGERS
DIRECTOR OF ENGINEERING
R.C.E. No. 52990

CITY OF BEAUMONT, CALIFORNIA

NON POTABLE WATER IMPROVEMENT PLANS

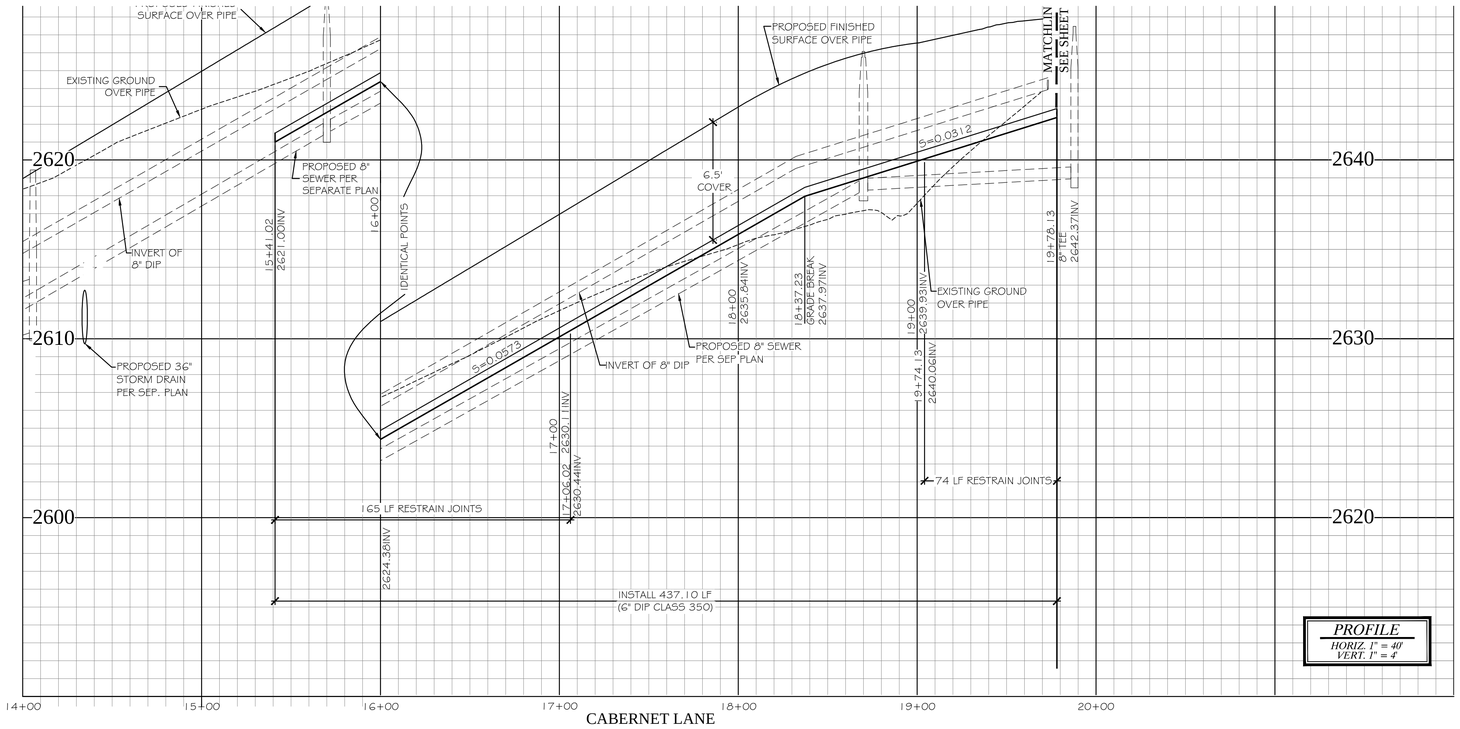
TRACT 32850

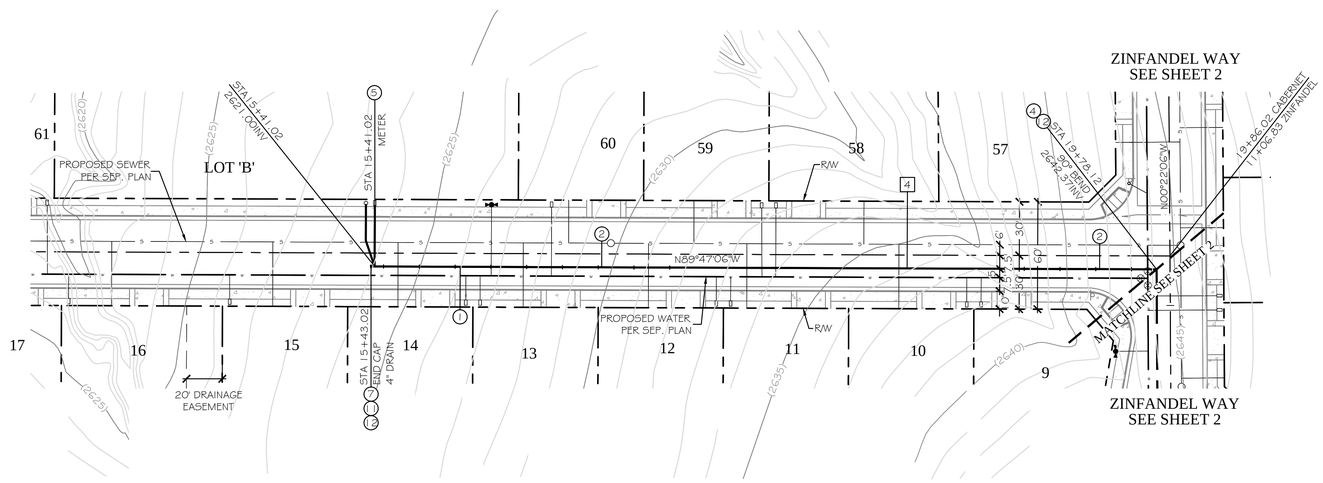
PORT DRIVE & ZINFANDEL WAY

PORT DRIVE STA 9+86.32 TO STA 11+75.37
ZINFANDEL WAY STA 9+86.32 TO STA 11+06.83

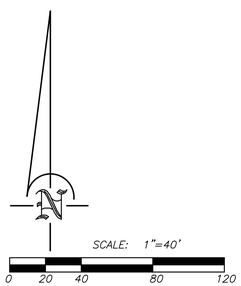
FOR: BEAUMONT PROPERTIES

SHEET 2 OF 3 SHEETS
DRAWING NAME: 102813WG
FILE NO.:





CABERNET LANE



WATER DATA

	BEARING	LENGTH
4	S89°47'10"E	437.10'

CONSTRUCTION NOTES/ESTIMATE OF QUANTITES*

1. INSTALL 6" DIP, CLASS 350 WATER, BEDDING PER BCVWD PLATE 6-1 (36" MIN. COVER)
2. MECHANICALLY RESTRAIN JOINTS
4. INSTALL 6" 90° BEND
5. INSTALL 1" NON-POTABLE WATER SERVICE AND METER PER BCVWD PLATES 6-2, 6-3, AND 12 WITH 1" REDUCED PRESSURE PRINCIPLE BACKFLOW DEVICE ON DOWNSTREAM SIDE OF METER
7. INSTALL END CAP AND THRUST BLOCK PER BCVWD PLATE 11-2
1. INSTALL 4" DRAIN PER BCVWD PLATE 4
2. INSTALL RESTRAIN JOINTS

PRELIMINARY-FOR PLAN CHECK ONLY

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BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

REGISTERED PROFESSIONAL ENGINEER
MELVIN W. THATCHER, III
No. 39964
Exp. 12/31/15
CIVIL
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DESIGN BY: PF
DRAWN BY: SS
CHECKED BY: MWT
SCALE: AS NOTED
DATE: 9/18/14
JOB NUMBER: 102813

BEAUMONT CHERRY VALLEY WATER DISTRICT
Riverside County, California

Approved By: _____ Date: _____
DANIEL K. JAGGERS
DIRECTOR OF ENGINEERING
R.C.E. No. 52990

CITY OF BEAUMONT, CALIFORNIA
NON POTABLE WATER IMPROVEMENT PLANS
TRACT 32850
CABERNET LANE
STA 15+41.02 TO STA 19+78.13
FOR: BEAUMONT PROPERTIES

SHEET 3 OF 3 SHEETS
DRAWING NAME: 102813WATER
FILE NO.:

Beaumont-Cherry Valley Water District
Regular Board Meeting
June 10th, 2015

DATE: June 3, 2015

TO: Board of Directors

FROM: Eric Fraser, General Manager

SUBJECT: Consideration of Request for Update of "Will Serve Letter" for Commercial Development Infill Parcel Associated with Loma Linda University Annexation (Infill Parcel - Riverside County Assessor's Parcel No. 419-267-075)

Recommendation:

Approve request for update of "Will Serve Letter" for a commercial development infill parcel associated with Loma Linda University Annexation. Infill parcel is located between 1st Street, 2nd Street, just west of Highland Springs Avenue within the City of Beaumont, Ca., identified on Parcel Map (PM) 35266 (attached) as Parcel No. 4, and further identified as Riverside County Assessor's Parcel No (APN's) 419-267-075.

Background:

Refer to the Applicant's (Rich Development Enterprises) attached request for updated "Will Serve Letter SWC Highland Springs & 2nd Street, Beaumont, CA" for a **7.02 acre** parcel identified as Riverside County Assessor's Parcel No (APN) 419-267-075. The Applicant is currently in escrow with Loma Linda University to purchase the identified parcel which was part of a 437 acre set of parcels owned by Loma Linda University for which a "Will Serve" letter was issued by the District on September 9, 1985 (attached for reference) and was subsequently annexed into the District Service area through LAFCO Annexation 1985-107-3 in 1986.

The Applicant has requested an updated "Will Serve Letter" from the District to confirm water supply to this parcel prior to closing escrow on said property. The Applicant has also identified that their review of the records associated with APN 419-267-075 show that this parcel should be exempt from the District's Resolution 2015-04 for the reasons listed hereafter and identified in their attached request for an updated "Will Serve Letter".

Review of the District's existing project files shows that the original project developer (Loma Linda University) paid Facilities Fees related to some parcels associated with the overall set of parcels which Loma Linda University subsequently developed. As part of those development activities, Loma Linda University also paid fees for the installation of a District 24" water main located in Highland Springs Avenue between 1st and 2nd Street and also paid fees for facilities construction through a CFD disbursement (attached for reference) to the District related to CFD Improvement Area 6B of which this property is a part.

Loma Linda University sold some parcels related to the original annexation to other area developers which included the State of California Highway Patrol (Developed), Kohls Department Store Development (San Gorgonio Village Specific Plan-Partially Developed), and the Seneca Springs Residential Development (developed).

Figure 1 below identifies the location of Riverside County Assessor's Parcel No. 419-267-075

Figure 1 APN 419-267-075.

The Applicant has provided information related to the proposed development including a site plan, building elevations and preliminary landscape plans showing the proposed development of APN 419-267-075 together with a list of anticipated buildings/tenants as follows:

APN 419-267-075 Proposed Development:

Table 1 Estimated Domestic Water Demand

Building	Description	Size (sq. ft.)	Estimated Domestic Water Demand (EDU's)
1	Panera Bread	4,300 sf	6.0
2	Chipotle (Tentative)	2,500 sf	4.0
3	Restaurant (to be Determined	2,720 sf	4.0
4	Les Schwab Tire Store	11,000 sf	1.0
5	Rite Aid	14,580 sf	1.0
6	Fast 5 Car Wash	4,370 sf	15.0
7	Grocery (to be Determined)	18,000 sf	14.0
	Sub Total	**57,470 sf**	**45.0 EDUs**

Table 2 Estimated Non-Potable Water Demand

Landscape Area	Description	Average Gallons Per Day	Estimated Domestic Water Demand (EDU's)
1	Landscape Demand	**2,900**	5.0
	Landscape Sub Total	**2,900 gpd**	**5.0 EDUs**

Based upon Table 1 and 2 above, the total estimated project water demand is approximately 50 Equivalent Dwelling Units (EDUs) or 29,000 gallons per day.

Riverside County Assessor's Parcel Number 419-267-075 is within the District's Service Area Boundary and as stated previously was included in an annexation of a larger set of land parcels which were annexed into the District's Service Area Boundary by Loma Linda University under LAFCO Annexation 1985-107-3 in 1986.

Based upon the fact that the original overall set of parcels (including APN 419-267-075) was previously provided a "Will Serve Letter" from the District as part of a large area development, the project site was annexed into the District's Service Area Boundary, and fees where paid for facilities which were installed by the current property owner (Loma Linda University) for areas adjacent to the parcel in question as well as CFD disbursements were made to the District for Facilities construction through CFD Area 6B, District Staff identifies that the parcel in question (APN #'s 419-267-075) appears to qualify for exemption from prohibition of issuance of a "Will Serve" letter under Resolution 2014-05 Item 2. (b) (attached for reference).

Conditions:

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

1. The Applicant shall enter into a water facilities extension agreement and pay all fees associated with the domestic and non-potable water services for the proposed development. The Applicant shall also pay all fees related to new fire service facilities including any facilities improvements that may be necessary to meet the current City of Beaumont fire protection conditions and/or fire flow requirements.
2. The Applicant shall pay front footage fees along all property frontages where facilities are currently installed, for which fees have not previously been paid as part of the original development proceedings.
3. The Applicant shall connect to the non-potable water system for irrigation supply. To minimize the use of potable water, the District requires the applicant conform to the City of Beaumont Landscaping Ordinances and Zoning Requirements and/or County of Riverside Landscaping Ordinances (as applicable) 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 during and shortly after rainfall and 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. Irrigation systems for these areas should be drip or bubbler type.

4. The Applicant shall prepare plans (as determined by District Staff) in accordance with current District Standards showing all required domestic water system and non-potable water system improvements. Said plans shall be approved by the District prior to construction.
5. The Applicant shall conform to all District requirements and all City of Beaumont requirements.

Fiscal Impact:

There will be no fiscal impact to the District as all the fees and deposits will be paid for by the Applicant.

Prepared by Daniel K. Jaggers, Director of Engineering

RICH
DEVELOPMENT ENTERPRISES, LLC

June 3, 2015

Board of Directors
Beaumont Cherry Valley Water District
560 Magnolia Ave.
Beaumont, CA 92223

RE: REQUEST FOR UPDATED WILL SERVER LETTER
SWC HIGHLAND SPRINGS & 2ND STREET, BEAUMONT, CA

Dear Board of Directors:

We are currently in escrow with Loma Linda University to purchase and develop APN 419-267-075 which is approximately 7 acres at the SWC Highland Springs and 2nd Street in Beaumont. The purpose of this letter is to request, prior to closing escrow, an updated will serve letter for water service based on the attached development conditions.

Per Section 2(b) of Resolution 2014-05, applications for service can be approved if a will serve letter previously has been issued and either (a) the property has been annexed into the district, (b) the applicant has paid fees to the district or (c) constructed infrastructure in order to provide service to the property. It is our position that the property meets the criteria for approval since a will serve letter was previously issued, the property was annexed into the district and fees have been paid to the district through CFD 93-1 disbursements that include participation from this property (see attached).

In 1985 a will serve letter was issued for this property as part of the 400+ acres owned by the Loma Linda University and the property was annexed on May 12, 1986 (LAFCO #85-107-3). The payment of Fees to BCVWD resulted from a bond financing Disbursement through CFD No. 93-1 of The City of Beaumont that included Area 6B, which this property is a part of. The amount of the Fee payment was $303,779.00.

The site is an infill lot contiguous to existing development and is bounded by completed street infrastructure improvements. The proposed development of this site will be for commercial service, retail and restaurant purposes as set forth on the site plan, landscape plan and building elevations (attached).

Estimated water demand for the proposed development is estimated to be approximately 50 EDU's.

Thank you for your approval of this update.

Sincerely,

Bart J. Hollander
Senior Vice President

Attachments

BEAUMONT-CHERRY VALLEY WATER DISTRICT

DIRECTORS

K.L. Murdock
President

Roland Russell
Vice President

Phillip Broderick

Ralph Mason

George Molnar

P.O. Box 2037

560 Magnolia Avenue

BEAUMONT, CALIF. 92223

Telephone 845-9581

OFFICERS

Frances Atkins
Secretary

Janet Wilkin
Treasurer &
Assessor-Collector

Engineering - Science
Engineer

Maurice C. Sherrill
Attorney

September 9, 1985

Mr. T. Milford Harrison
Psomas/Harrison & Associates
3901 Lime St.
Riverside, CA 92501

Subject: Proposed Annexation - Loma Linda Univ/Dorn Properties
Your Nos. 4LLU0101/4DOR0101

Dear Mr. Harrison

At its meeting of September 5, 1985, the Board of Directors of the Beaumont-Cherry Valley Water District indicated its approval in principle of the annexation of the 437-acre parcel you requested. The District, upon annexation of this property and the compliance with all District financial arrangements and rules and regulations, would be willing to provide water service to such property.

There is a one-year time limit in which the owner of a parcel must proceed with annexation after the Board has agreed to look with favor on an annexation request.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Frances Claunch

Frances Claunch
District Secretary

lfc

PSOMAS/HARRISON & ASSOCIATES

3901 Lime Street
Riverside, California 92501
(714) 787-8421

Land Planners
Civil Engineers
Land Surveyors

June 28, 1985

Board of Directors
BEAUMONT-CHERRY VALLEY WATER DISTRICT
P. O. Box 2037
560 Magnolia Avenue
Beaumont, CA 92223

Ref. 4LLU0101/
4DOR0101

Dear Sirs:

We request that the Beaumont-Cherry Valley Water District annex the Loma Linda University and Dorn properties for purposes of providing future water service. As shown on the attached plot plan, Loma Linda University owns 437 acres located south of Interstate 10, west of Highland Springs Road, and east of Pennsylvania Avenue. Mr. Dorn owns approximately 22 acres east of Manzanita Road that adjoins the southwest portion of the Loma Linda properties. Psomas/Harrison & Associates has been retained by Loma Linda University and Mr. Dorn to represent them in the water annexation request as well as the request for annexation to the City of Beaumont.

The Beaumont General Plan shows the 142 acres north of First Street as Industrial. The remaining acreage is shown as Residential Planned Unit Development, Rural Residential, and Open Space Reserve (see Exhibit 1, General Plan). Our prezoning request for M-L, P-R-MF and R-A zoning is consistent with the City's General Plan and the County's Comprehensive General Plan which designates the property as "Not Designated as Open Space." Exhibit 2 shows our request for prezoning.

If you have any questions or we can provide any assistance, please contact Katherine Gifford or the undersigned at the address and telephone number shown above. Thank you for your consideration of this request for annexation.

Sincerely,

PSOMAS/HARRISON & ASSOCIATES

T. Milford Harrison
Vice President

KMG:TMH:mg
Attachments

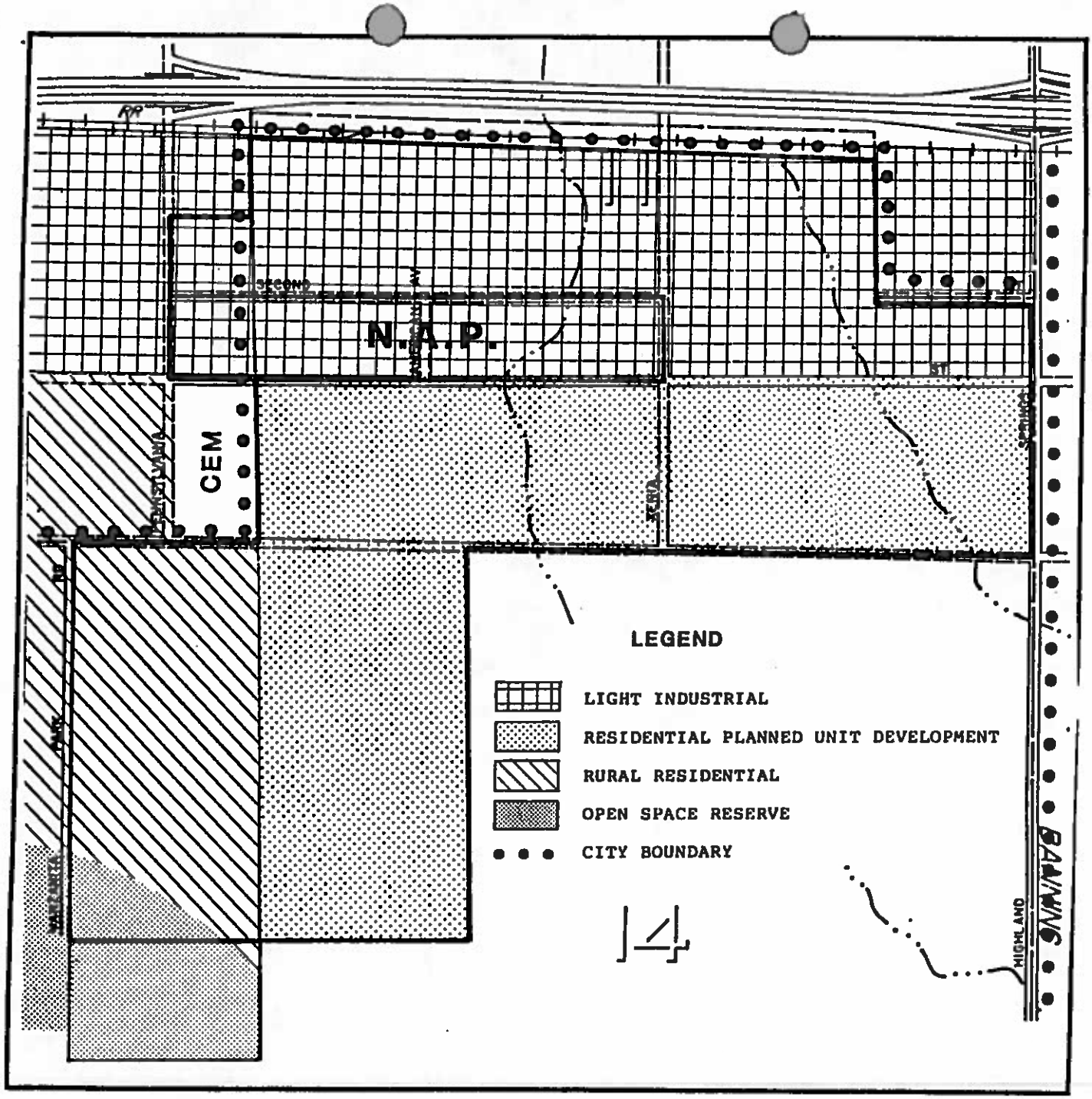


EXHIBIT 1

BEAUMONT GENERAL PLAN

SCALE: 1" = 1000'

LOMA LINDA UNIVERSITY PROPERTIES

DORN PROPERTIES

PSOMAS/HARRISON & ASSOCIATES

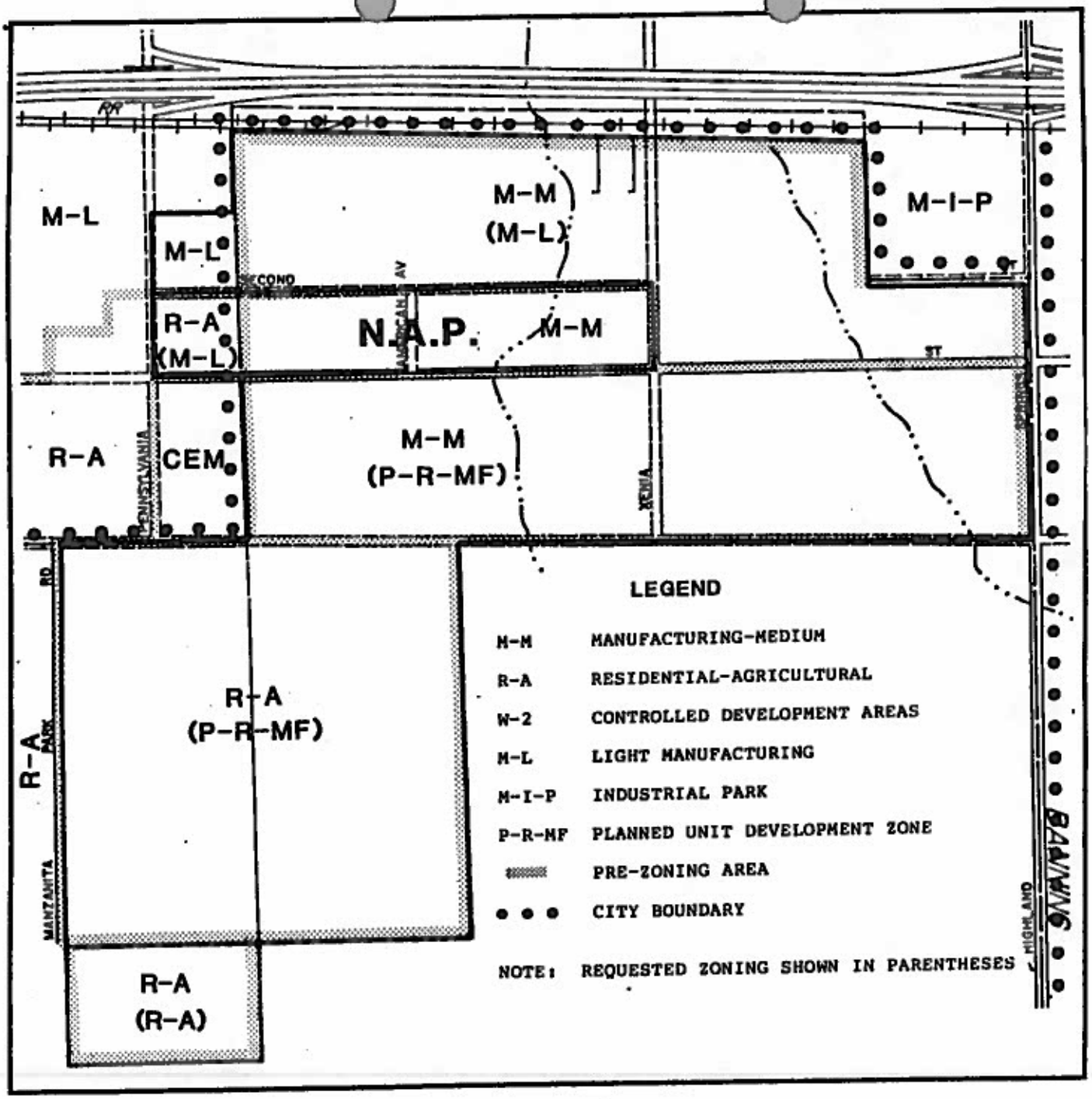


EXHIBIT 2

ZONING

SCALE: 1" = 1000'

LOMA LINDA UNIVERSITY PROPERTIES

DORN PROPERTIES

PSOMAS/HARRISON & ASSOCIATES

RESOLUTION 2014-05

A RESOLUTION OF THE BOARD OF DIRECTORS OF BEAUMONT-CHERRY VALLEY WATER DISTRICT PRECLUDING THE APPROVAL OF A REQUEST FOR THE ISSUANCE OF ANY WILL SERVE LETTER UNDER THE CIRCUMSTANCES STATED HEREIN SUBJECT TO THE EXCEPTIONS STATED HEREIN

WHEREAS, This Board has discussed and desires to adopt a policy which will suspend the issuance of will serve letters which will add demand to the District's water supplies not previously considered and approved by this Board during conditions specified herein.

WHEREAS, This policy is intended to avoid requiring conservation by presently served ratepayers in order to protect available supplies while simultaneously creating new demand on those supplies and to preserve the rights of persons who have relied on the issuance of a will serve letter by annexing to the District or paying fees or constructing infrastructure in consideration of the issuance of a will serve letter.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of Beaumont-Cherry Valley Water District declares the following:

1. Subject to the exceptions stated in Paragraph 2 below, this Board shall not issue a will serve letter when:

   (a) A condition of drought exists in the State of California as declared by the Governor of the State of California,

   (b) There is in effect mandatory conservation measures applicable to the District's ratepayers imposed directly by the State of California, or imposed by implementation of District conservation measures in accordance with the District's Urban Water Management Plan and

   (c) The quantity of the District's ready to deliver water supplies is less than a projected demand of five years based on the District's then current annual demand.

2. The following applications shall be excepted from the prohibition of the issuance of will serve letters stated in Paragraph 1 of this Resolution:

   (a) An application for residential or commercial water use reasonably estimated to constitute an annual demand equal to or less than 2 (two) EDU's;

   (b) An application for service to property as to which a will serve letter previously has been issued and the recipient of that letter or his or her successor in interest has relied on the letter in paying fees to the District, annexing the subject property to the District or constructing District infrastructure in order to provide service to the subject property.

3. The District Secretary shall certify the adoption of this Resolution.

ADOPTED AND APPROVED this 8th day of October, 2014

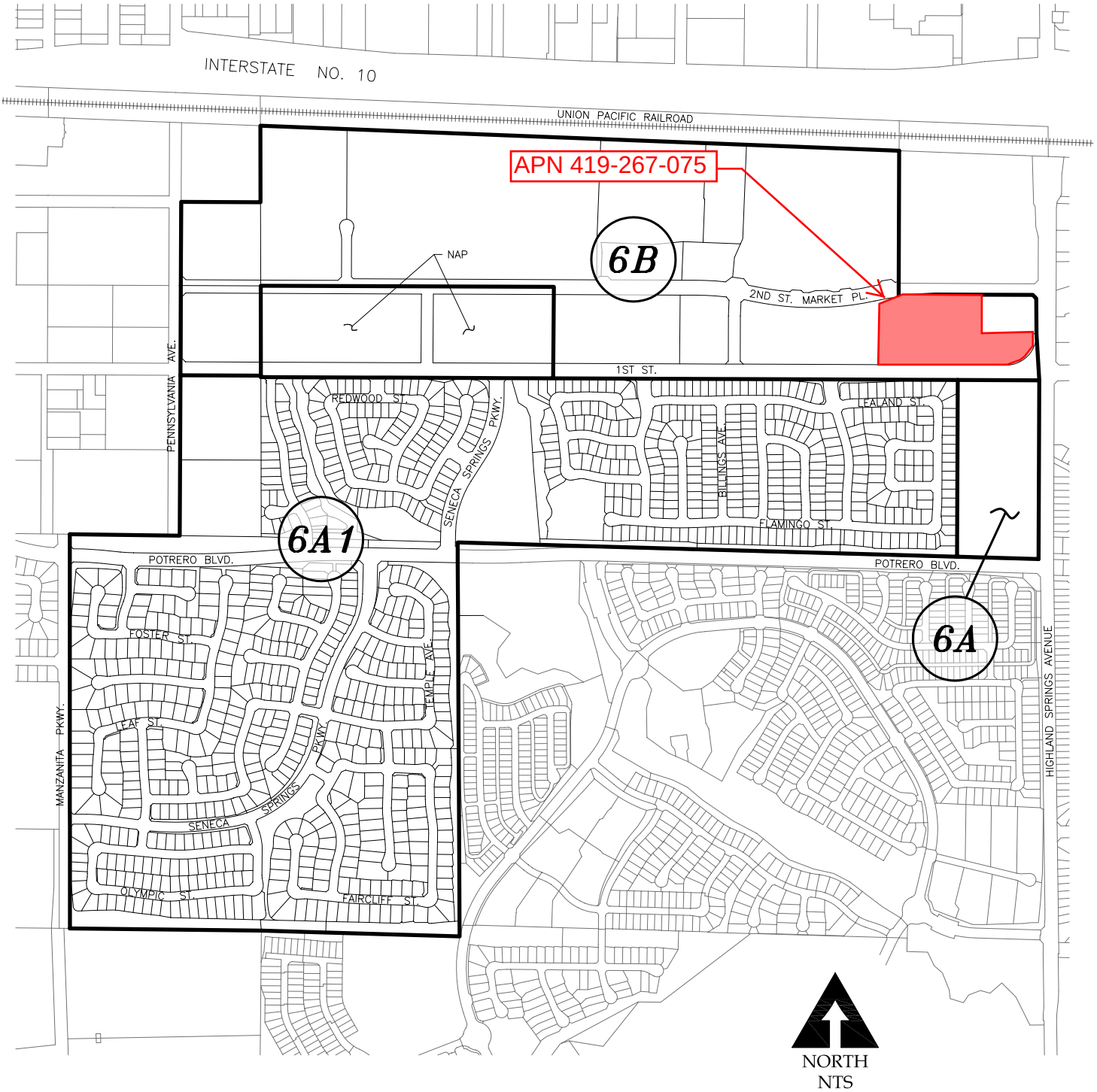
Chairman

I, Daniel Slawson, Secretary of the Beaumont-Cherry Valley Water District Board of Directors, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Beaumont-Cherry Valley Water District Board of Directors, held on the 8th day of October, 2013, by the following vote:

AYES:	3	BOARDMEMBERS:	Ross, Guldseth, Ball
NOES:	1	BOARDMEMBERS:	Slawson
ABSENT:	1	BOARDMEMBERS:	Woll (vacant seat)
ABSTAINED:	Ø	BOARDMEMBERS:	

ATTEST: _____, Secretary

City of Beaumont
Community Facilities District No. 93-1
Improvement Area No.s 6A, 6A1 and 6B



City of Beaumont CFD No. 93-1

$10,290,000 Beaumont Financing Authority, Local Agency Revenue Bonds 1994 Series A and B

Improvement Area Nos. 1, 2, 3, 4, 5, 6A, 6B, 7(**), 9, 10, 11, 12

Construction Fund - Facilities Financed with Bond Proceeds

Construction Fund Balances	As of 09/30/2014
Construction Fund	$0.00

Draft

	Facilities Financed						
Description	Roads and Storm Drain Facilities	Domestic Water Facilities	Sewer Facilities	Public Safety and Civic Facilities	Critical and Joint Facilities Engineering and Other Soft Costs	Formation Costs	Total
Genesis Construction	$699,952						
ProBuild West	$112,489						
RGS	$6,513						
Matich Const.	$42,190						
SoCal Gas	$48,160						
Subtotal	$909,303						
BCVWD		$303,779					
Subtotal		$303,779					
Joseph R. Scott			$12,083				
Bonadiman-McCain			$129,129				
Chino Valley Bank			$38,561				
Omega Homes			$200,601				
Planning Associates			$3,246				
Sewer Revenue Bond (Acct 5214)			$4,500				
96A Construction Fund			$24,880				
Subtotal			$413,000				
City of Beaumont				$17,487			
Subtotal				$17,487			
Trans-Pacific Consultants					$415,788		
Urban Logic Consultants					$1,466,048		
City of Beaumont					$10,536		
Robert Kahn, John Kain					$66,992		
Korve Engineering					$129,720		
Kashyap Engineering					$2,750		
Heartland					$39,025		
Engineering Ventures					$5,660		
Impact Sciences					$14,900		
Christopher Drover					$3,900		
Applied Planning					$35,000		
Planning Associates					$8,500		
RGS					$818		
Subtotal					$2,199,637		
Trans-Pacific Consultants						$16,481	
David Taussig & Associates						$195,151	
McFarlin & Anderson						$159,608	
City of Beaumont						$37,000	
Hoskins & Farris						$2,000	
Urban Logic Consultants						$13,365	
Len Perdue						$18,500	
Empire Economics						$24,500	
Omega Homes						$4,971	
Hi-Sixty Associates						$50,517	
Heartland Calif. Beaumont						$389,924	
Heartland						$316,710	
County of Riverside						$135,220	
Subtotal						$1,363,947	
Total	**$909,303**	**$303,779**	**$413,000**	**$17,487**	**$2,199,637**	**$1,363,947**	**$5,207,154**

Fund Transfers	Amount
2002A Const. Fund	$100,000
2000A Ind. Fac. Fund	$1,089,368
94A Const. Fund	$2
Total	**$1,189,369**

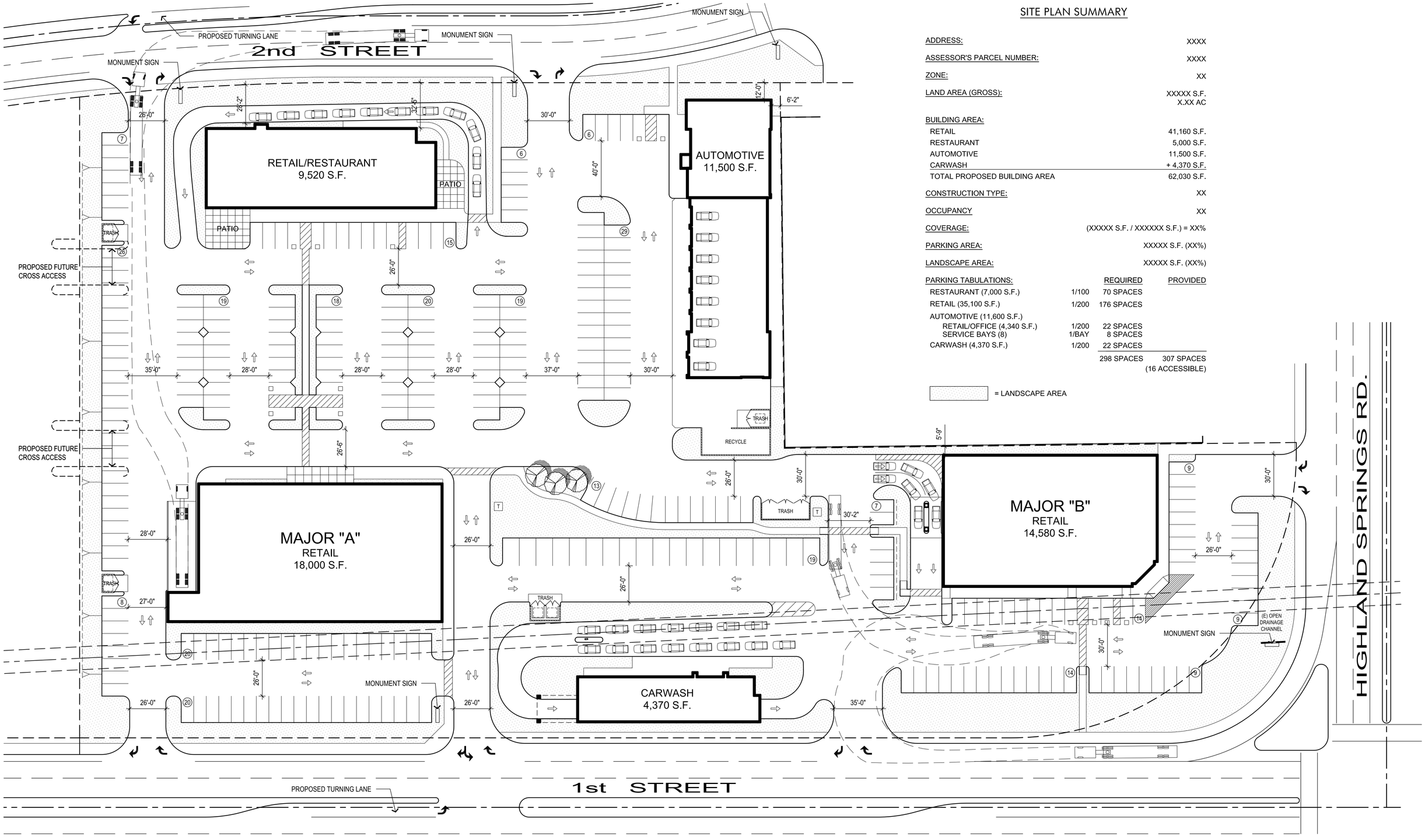
*Development Impact Fees Financed with Bond Proceeds	
Basic Service and Facility Fee	$17,487
Total	**$17,487**

Total Bond Proceeds Expended	**$6,396,523**

Footnote(s):

(*) Development Impact Fees Financed With Bond Proceeds are payments made to the City to reimburse BCVWD. These payments are part of the Total Bond Proceeds

(**) No Debt was issued for Improvement Area No. 7 - the Landowner paid $748,483.00 in cash for its obligation, of which $709,413.00 was deposited in the



SITE PLAN SUMMARY

ADDRESS:			XXXX
ASSESSOR'S PARCEL NUMBER:			XXXX
ZONE:			XX
LAND AREA (GROSS):			XXXXX S.F. X.XX AC
BUILDING AREA:			
RETAIL			41,160 S.F.
RESTAURANT			5,000 S.F.
AUTOMOTIVE			11,500 S.F.
CARWASH			+ 4,370 S.F.
TOTAL PROPOSED BUILDING AREA			62,030 S.F.
CONSTRUCTION TYPE:			XX
OCCUPANCY			XX
COVERAGE:			(XXXXX S.F. / XXXXXX S.F.) = XX%
PARKING AREA:			XXXXX S.F. (XX%)
LANDSCAPE AREA:			XXXXX S.F. (XX%)
PARKING TABULATIONS:		REQUIRED	PROVIDED
RESTAURANT (7,000 S.F.)	1/100	70 SPACES	
RETAIL (35,100 S.F.)	1/200	176 SPACES	
AUTOMOTIVE (11,600 S.F.)			
RETAIL/OFFICE (4,340 S.F.)	1/200	22 SPACES	
SERVICE BAYS (8)	1/BAY	8 SPACES	
CARWASH (4,370 S.F.)	1/200	22 SPACES	
		298 SPACES	307 SPACES (16 ACCESSIBLE)

= LANDSCAPE AREA

RICH
DEVELOPMENT
1000 N. Western Ave., Suite 200
San Pedro, CA 90732
(310) 547-3326
www.richdevelopment.com

SITE PLAN

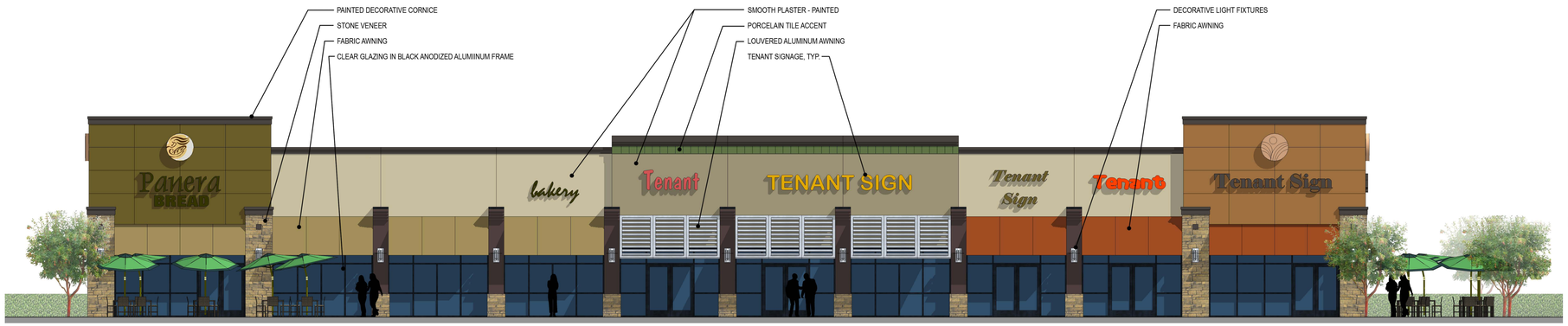
SW Corner HIGHLAND SPRINGS RD. and SECOND ST.
BEAUMONT, CALIFORNIA

NORTH

SCALE: 1" = 30'-0"
0' 30' 60'

Chipman Architects
20361 Irvine Avenue
Studio B2
Newport Beach, CA 92660
(949) 759-1492
www.chipmanarchitects.com

1513 05/08/15



SOUTH ELEVATION

PERSPECTIVE VIEW

WEST ELEVATION

EAST ELEVATION

NORTH ELEVATION

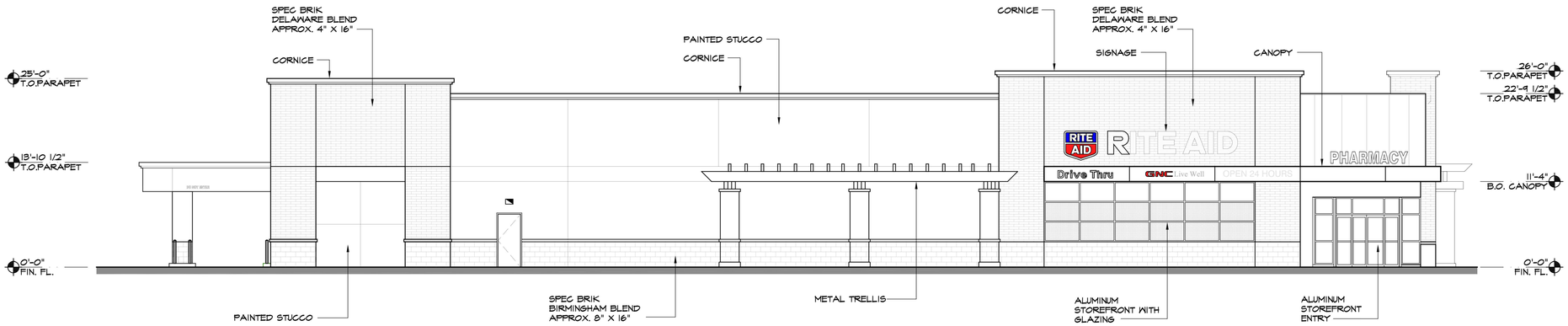
Chipman Architects
20361 Irvine Avenue
Studio B2
Newport Beach, CA 92660
(949) 759-1492
www.chipmanarchitects.com
1513 04/24/15

SCALE: 1/8" = 1'-0"
0' 8' 16'

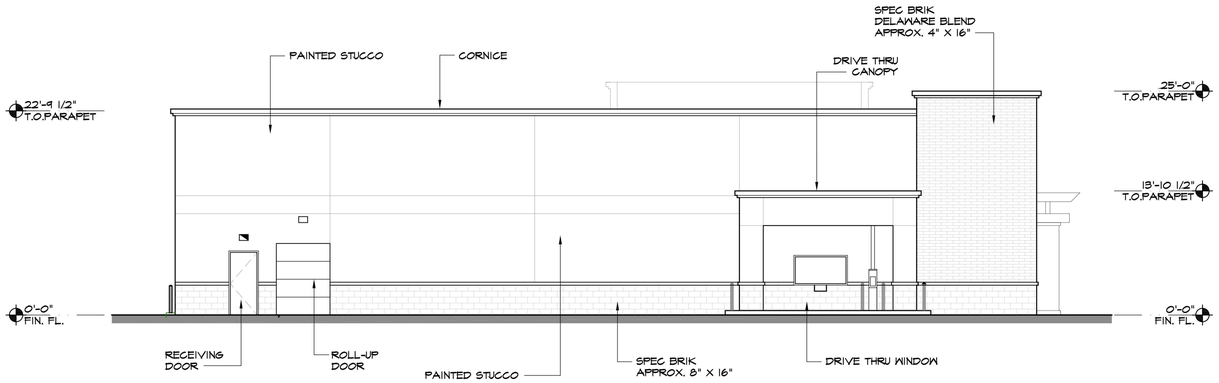
ELEVATIONS - RESTAURANT/RETAIL BLDG.

SW Corner HIGHLAND SPRINGS RD. and SECOND ST.
BEAUMONT, CALIFORNIA

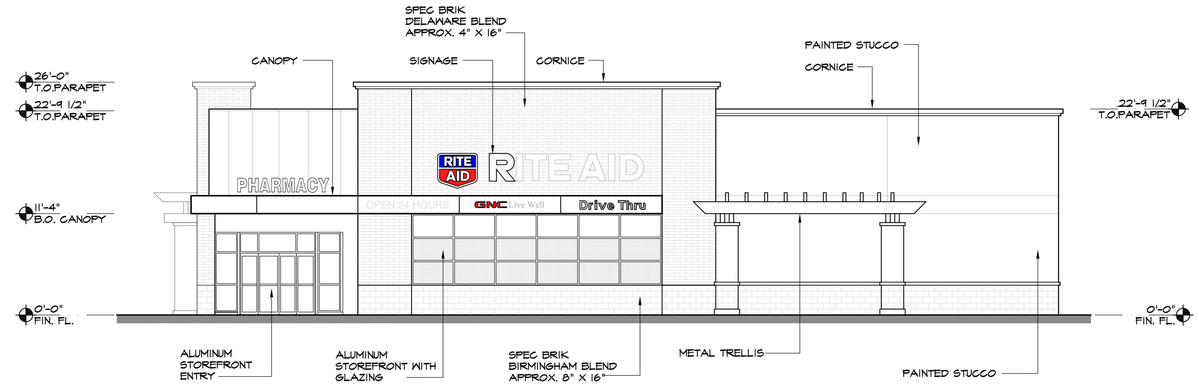
RICH DEVELOPMENT ENTERPRISES, LLC
1000 N. Western Ave., Suite 200
San Pedro, CA 90732
(310) 547-3326
www.richdevelopment.com



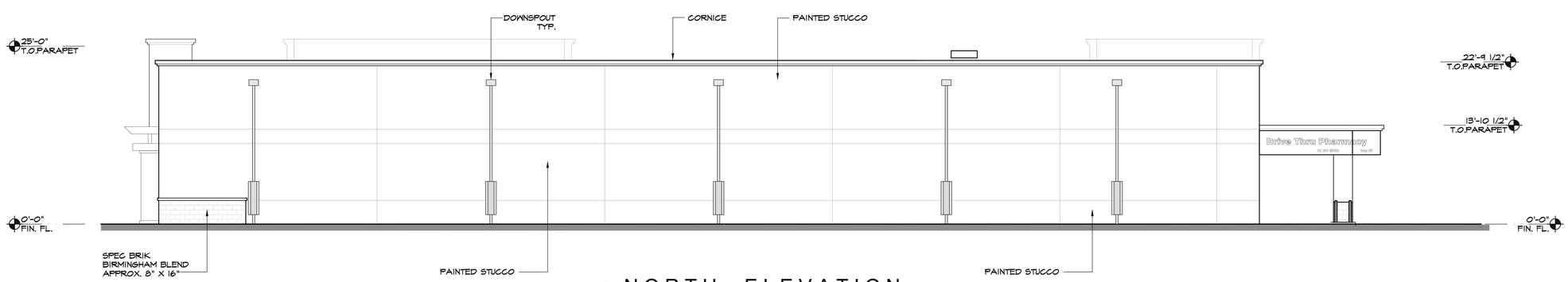
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Chipman Architects
20361 Irvine Avenue
Studio B2
Newport Beach, CA 92660
(949) 759-1492
www.chipmanarchitects.com
1513 04/24/15

SCALE: 1/8" = 1'-0"
0' 8' 16'

ELEVATIONS - RITE AID

SW Corner HIGHLAND SPRINGS RD. and SECOND ST.
BEAUMONT, CALIFORNIA

RITE AID

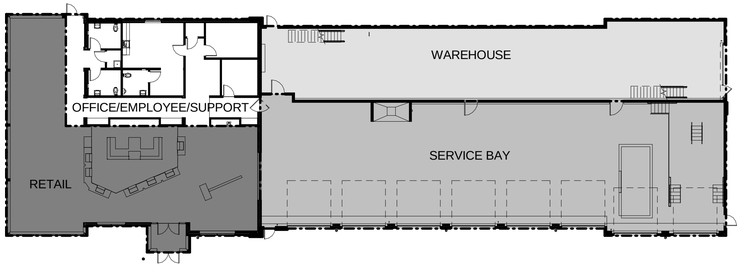
RICH DEVELOPMENT ENTERPRISES, LLC
1000 N. Western Ave., Suite 200
San Pedro, CA 90732
(310) 547-3326
www.richdevelopment.com

LES SCHWAB TIRE CENTER

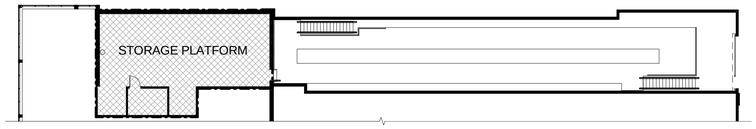
SWC HIGHLAND SRINGS & 2ND, BEAUMONT, CA 92223

BUILDING FOOTPRINT AREA	
BUILDING FOOTPRINT	11878 ft²

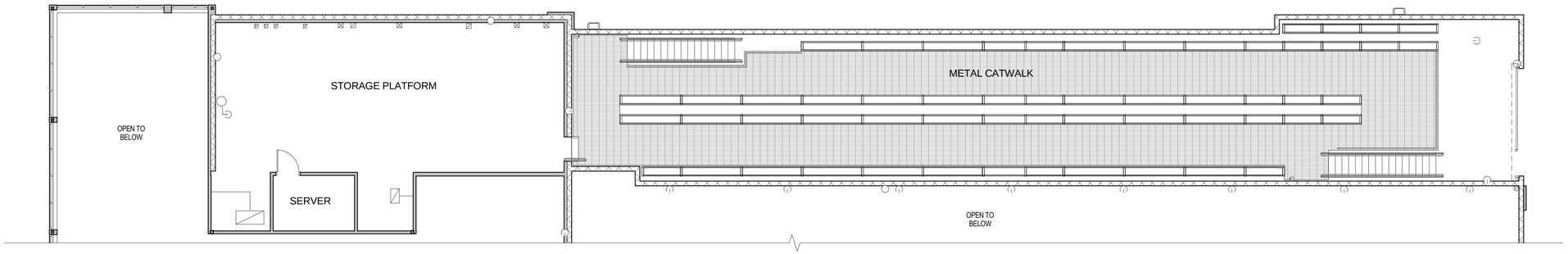
FLOOR AREA	
GROUND LEVEL	
OFFICE/EMPLOYEE/SUPPORT	1636 ft²
RETAIL	2717 ft²
SERVICE BAY	4736 ft²
WAREHOUSE	2790 ft²
STORAGE LEVEL	
STORAGE PLATFORM	1310 ft²
	13188 ft²



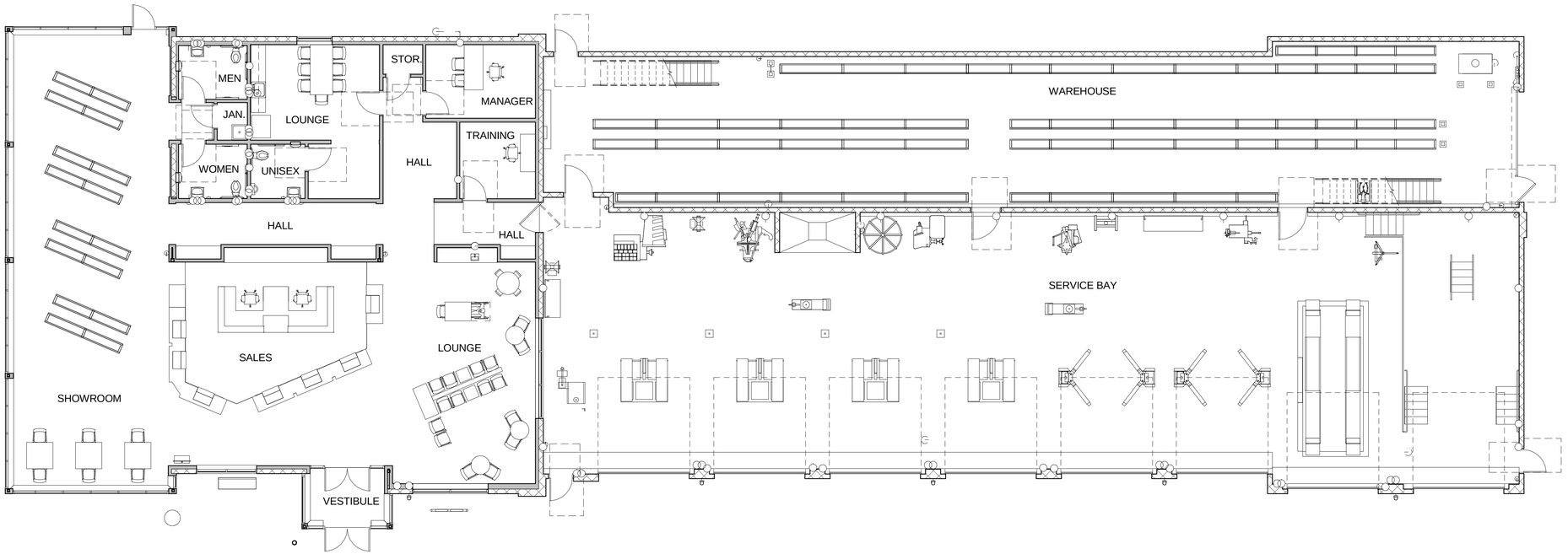
3 GROUND LEVEL AREA DIAGRAM
SCALE: 1" = 20'-0"



4 STORAGE LEVEL AREA DIAGRAM
SCALE: 1" = 20'-0"



2 STORAGE LEVEL
SCALE: 1/8" = 1'-0"



1 GROUND LEVEL
SCALE: 1/8" = 1'-0"

No.	Revision	Drawn By	Checked By	Date

Galloway
Planning, Architecture, Engineering.
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 O
303.770.3636 F
www.gallowayUS.com

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NOT FOR CONSTRUCTION

LES SCHWAB TIRE CENTER
BEAUMONT, CA

SWC Highland Springs & 2nd
Beaumont, CA 92223

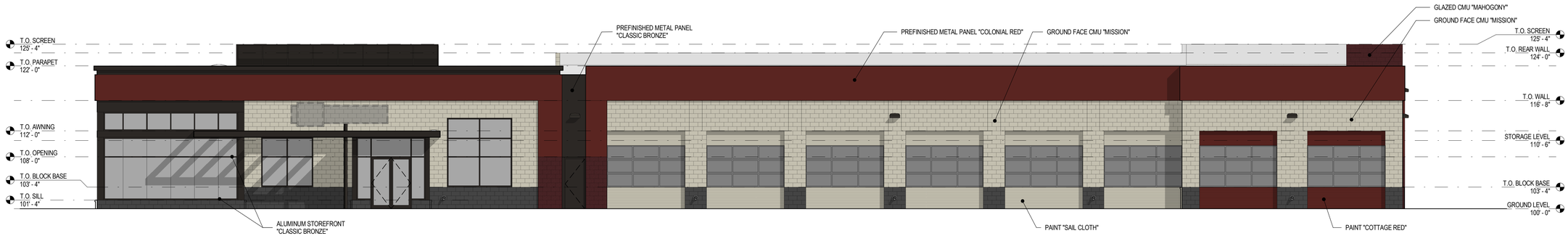
Project No:	LST800011
Sheet Scale:	As indicated
Designed By:	Designer
Drawn By:	Author
Date:	10/01/14

FLOOR PLANS

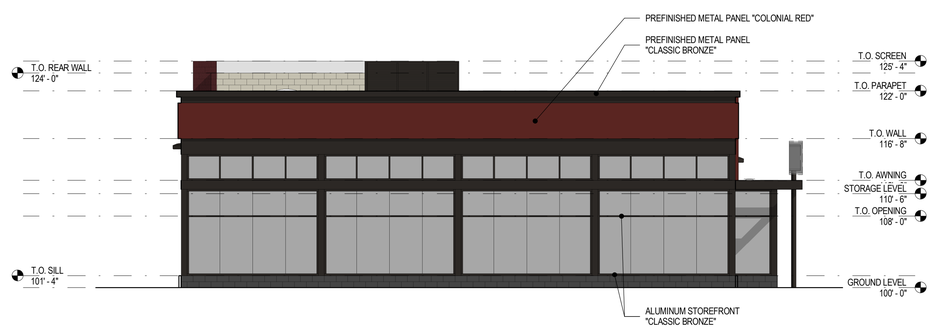
A1.0

LES SCHWAB TIRE CENTER

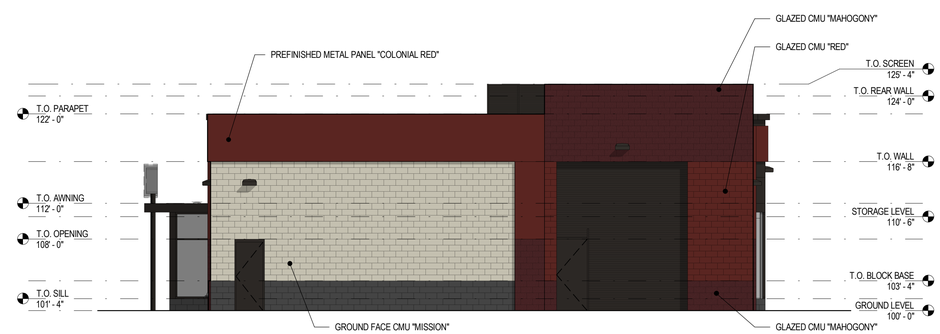
SWC HIGHLAND SRINGS & 2ND, BEAUMONT, CA 92223



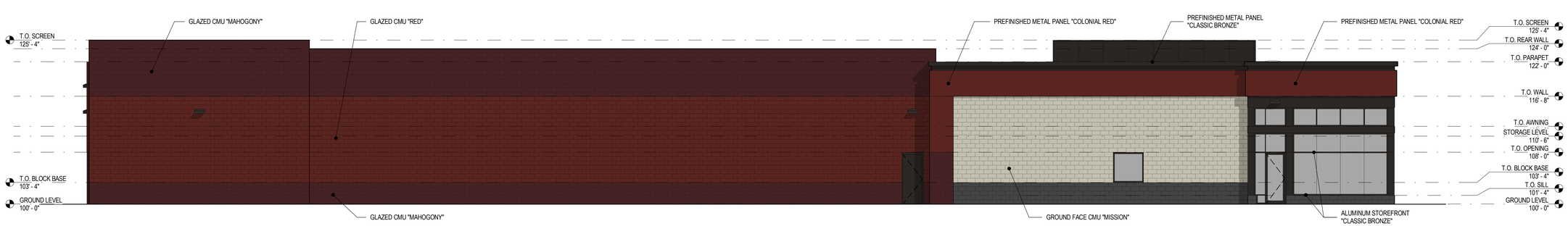
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

No.	Revision	Drawn By	Checked By	Date
1	1st Permit Submittal			02/01/15

Galloway
Planning. Architecture. Engineering.
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884 O
303.770.3636 F
www.gallowayUS.com

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NOT FOR CONSTRUCTION

LES SCHWAB TIRE CENTER
BEAUMONT, CA

SWC Highland Springs & 2nd
Beaumont, CA 92223

Project No:	LST800011
Sheet Scale:	1/8" = 1'-0"
Designed By:	KJM
Drawn By:	SDM
Date:	10/01/14

COLOR ARCHITECTURAL ELEVATIONS (FOR REFERENCE ONLY)

EL1.2

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
TREES						
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	--	PARKING LOT CANOPY TREE	LOW
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	--	ENTRY ACCENT TREE	LOW
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE	24" BOX	--	PARKING LOT CANOPY TREE	LOW
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	--	PARKING LOT CANOPY TREE	LOW
	SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	--	LANDSCAPE SETBACK	LOW
SHRUBS, GROUNDCOVERS AND VINES						
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL.	30" O.C.	FLOWERING SHRUB	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	30" O.C.	UPRIGHT ACCENT	LOW
	LANTANA 'NEW GOLD'	YELLOW HYBRID LANTANA	1 GAL.	36" O.C.	FLOWERING MASS	LOW
	LANTANA X 'MONET'	SPREADING SUNSET LANTANA	1 GAL.	36" O.C.	FLOWERING MASS	LOW
	LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS SAGE	5 GAL.	48" O.C.	BACKGROUND	LOW
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	FLATS	12" O.C.	FLOWERING GROUNDCOVER	LOW
	ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL.	30" O.C.	INFORMAL HEDGE	LOW
	SENNA ARTEMESIODES	FEATHERY CASSIA	5 GAL.	36" O.C.	BACKGROUND	LOW
	TEUCRIUM X LUCIDRYS	GERMANDER	1 GAL.	24" O.C.	LOW FLOWERING MASS	LOW
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	36" O.C.	HEDGE	LOW
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	24" O.C.	BIORETENTION PLANTING	MOD
	LOMANDRA LONGIFOLIA BREEZE	DWARF MAT RUSH	1 GAL.	24" O.C.	BIORETENTION PLANTING	MOD

BEAUMONT RETAIL SITE

SOUTHWEST CORNER OF HIGHLAND SPRINGS ROAD & 2ND STREET
BEAUMONT, CALIFORNIA

RICH DEVELOPMENT COMPANY
1000 N. Western Ave., Suite 200
San Pedro, CA 90732
(310) 547-3326

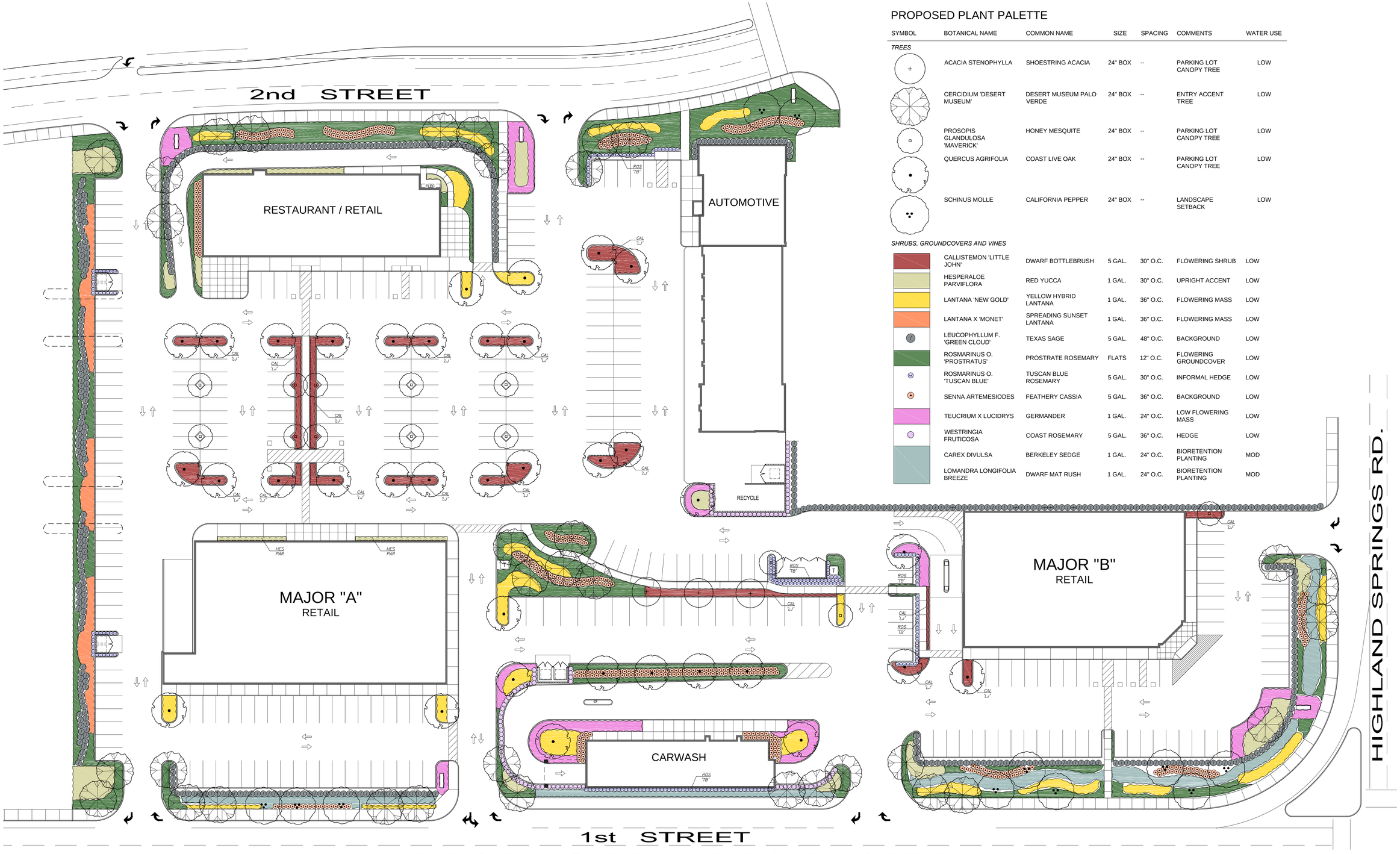
Chipman Architects
20361 Irvine Avenue
Studio B2
Newport Beach, CA 92660
(949) 759-1492
www.chipmanarchitects.com
1513 05/25/15

RLA
8841 RESEARCH DR
SUITE 200
IRVINE • CA 92618
949.387.1323
RIDGELA.COM

0 15 30 60 90

ILLUSTRATIVE PRELIMINARY PLANTING PLAN

L1.1



PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
TREES						
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	--	PARKING LOT CANOPY TREE	LOW
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX	--	ENTRY ACCENT TREE	LOW
	PROSOPIS GLANDULOSA 'MAVERICK'	HONEY MESQUITE	24" BOX	--	PARKING LOT CANOPY TREE	LOW
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	--	PARKING LOT CANOPY TREE	LOW
	SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	--	LANDSCAPE SETBACK	LOW
SHRUBS, GROUNDCOVERS AND VINES						
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL.	30" O.C.	FLOWERING SHRUB	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	30" O.C.	UPRIGHT ACCENT	LOW
	LANTANA 'NEW GOLD'	YELLOW HYBRID LANTANA	1 GAL.	36" O.C.	FLOWERING MASS	LOW
	LANTANA X 'MONET'	SPREADING SUNSET LANTANA	1 GAL.	36" O.C.	FLOWERING MASS	LOW
	LEUCOPHYLLUM F. 'GREEN CLOUD'	TEXAS SAGE	5 GAL.	48" O.C.	BACKGROUND	LOW
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	FLATS	12" O.C.	FLOWERING GROUNDCOVER	LOW
	ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL.	30" O.C.	INFORMAL HEDGE	LOW
	SENNA ARTEMESIODES	FEATHERY CASSIA	5 GAL.	36" O.C.	BACKGROUND	LOW
	TEUCRIUM X LUCIDRYS	GERMANDER	1 GAL.	24" O.C.	LOW FLOWERING MASS	LOW
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL.	36" O.C.	HEDGE	LOW
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	24" O.C.	BIORETENTION PLANTING	MOD
	LOMANDRA LONGIFOLIA BREEZE	DWARF MAT RUSH	1 GAL.	24" O.C.	BIORETENTION PLANTING	MOD

BEAUMONT RETAIL SITE

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BEAUMONT, CALIFORNIA

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COLOR-CODED PRELIMINARY PLANTING PLAN

L2.1

Trees

ACACIA STENOPHYLLA /
SHOESTRING ACACIA

CERCIDIUM 'DESERT MUSEUM' /
DESERT MUSEUM PALO VERDE

PROSOPIS GLANDULOSA 'MAVERICK' /
HONEY MESQUITE

QUERCUS AGRIFOLIA /
COAST LIVE OAK

SCHINUS MOLLE /
CALIFORNIA PEPPER

Shrubs and Groundcovers

CALLISTEMON 'LITTLE JOHN' /
DWARF BOTTLEBRUSH

HESPERALOE PARVIFLORA /
RED YUCCA

LANTANA 'NEW GOLD' /
YELLOW HYBRID LANTANA

LANTANAX 'MONET' /
SPREADING SUNSET LANTANA

LEUCOPHYLLUM F. 'GREEN CLOUD' /
TEXAS SAGE

ROSMARINUS O. 'PROSTRATUS' /
PROSTRATE ROSEMARY

ROSMARINUS O. 'TUSCAN BLUE' /
TUSCAN BLUE ROSEMARY

SENNA ARTEMESIOIDES /
FEATHERY CASSIA

TEUCRIUM X LUCIDRYS /
GERMANDER

WESTRINGIA FRUTICOSA /
COAST ROSEMARY

JUNCUS PATENS /
CALIORNIA GRAY RUSH

LOMANDRA LONGIFOLIA BREEZE /
DWARF MAT RUSH

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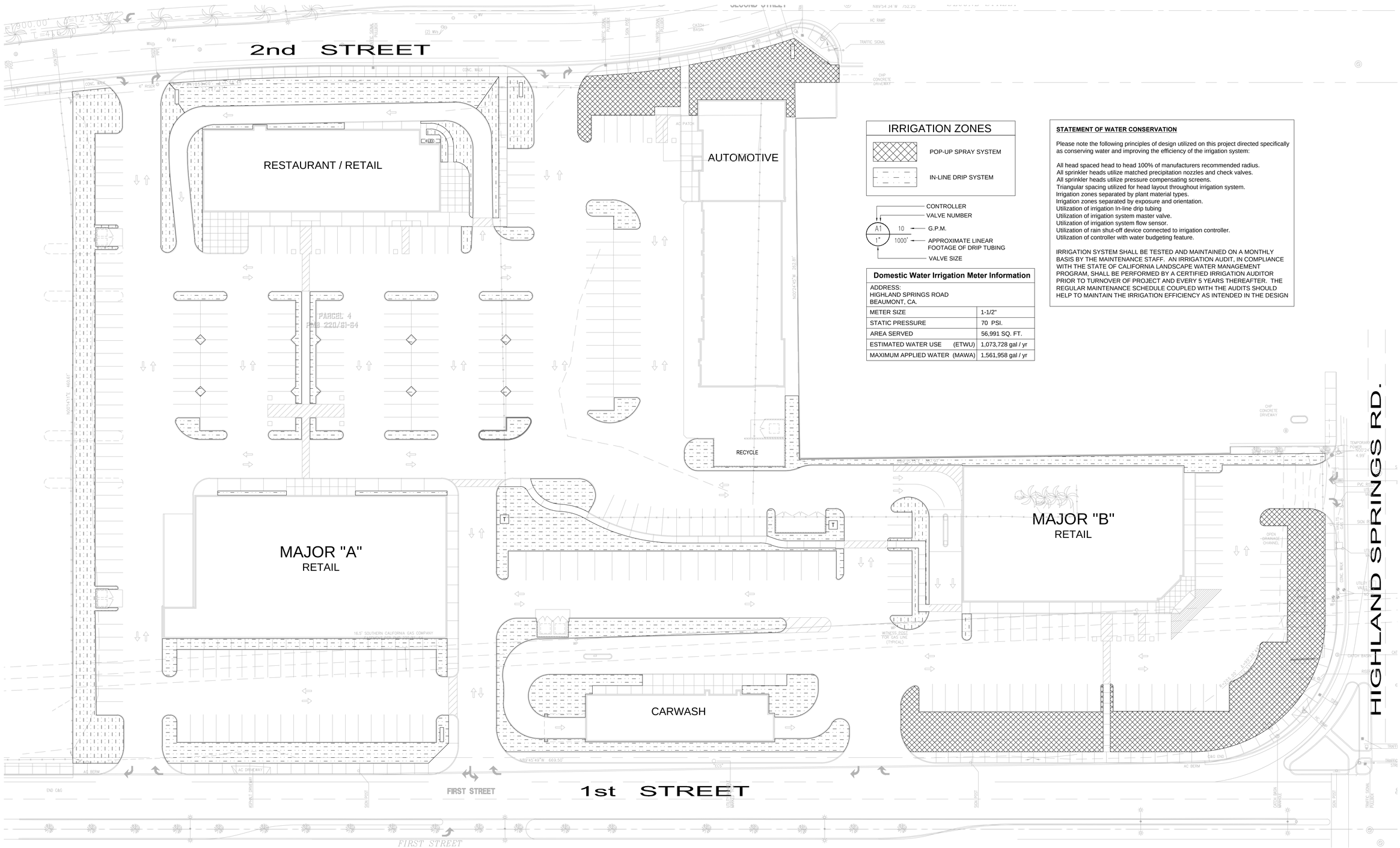
PLANT MATERIAL IMAGES

L2.2



IRRIGATION ZONES

POP-UP SPRAY SYSTEM

IN-LINE DRIP SYSTEM

CONTROLLER
VALVE NUMBER
A1 — 10 — G.P.M.
1" — 1000' — APPROXIMATE LINEAR FOOTAGE OF DRIP TUBING
VALVE SIZE

Domestic Water Irrigation Meter Information	
ADDRESS: HIGHLAND SPRINGS ROAD BEAUMONT, CA.	
METER SIZE	1-1/2"
STATIC PRESSURE	70 PSI.
AREA SERVED	56,991 SQ. FT.
ESTIMATED WATER USE (ETWU)	1,073,728 gal / yr
MAXIMUM APPLIED WATER (MAWA)	1,561,958 gal / yr

STATEMENT OF WATER CONSERVATION

Please note the following principles of design utilized on this project directed specifically as conserving water and improving the efficiency of the irrigation system:

All head spaced head to head 100% of manufacturers recommended radius.
All sprinkler heads utilize matched precipitation nozzles and check valves.
All sprinkler heads utilize pressure compensating screens.
Triangular spacing utilized for head layout throughout irrigation system.
Irrigation zones separated by plant material types.
Irrigation zones separated by exposure and orientation.
Utilization of irrigation In-line drip tubing
Utilization of irrigation system master valve.
Utilization of irrigation system flow sensor.
Utilization of rain shut-off device connected to irrigation controller.
Utilization of controller with water budgeting feature.

IRRIGATION SYSTEM SHALL BE TESTED AND MAINTAINED ON A MONTHLY BASIS BY THE MAINTENANCE STAFF. AN IRRIGATION AUDIT, IN COMPLIANCE WITH THE STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM, SHALL BE PERFORMED BY A CERTIFIED IRRIGATION AUDITOR PRIOR TO TURNOVER OF PROJECT AND EVERY 5 YEARS THEREAFTER. THE REGULAR MAINTENANCE SCHEDULE COUPLED WITH THE AUDITS SHOULD HELP TO MAINTAIN THE IRRIGATION EFFICIENCY AS INTENDED IN THE DESIGN

BEAUMONT RETAIL SITE

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PRELIMINARY IRRIGATION PLAN

L3.1

AB 1881 WATER BUDGET CALCULATIONS — CIMIS Station #238

Maximum Applied Water Allowance (MAWA)

The project's Maximum Applied Water Allowance shall be calculated using this equation:

MAWA = (ETo) x (0.62) x [(0.7 x LA) + (0.3 x SLA)]

Eto *(Historical Evapotranspiration for Area)* = 63.15

ETAF*(Evapotranspiration Adjustment Factor - LA)* = 0.70

ETAF*(Evapotranspiration Adjustment Factor - SLA)* = 0.30

LA *(Total Landscaped Area including SLA)* = 56,991 ft2

SLA *(Special Landscaped Area)* = 0 ft2

0.62 *(Conversion Factor)*

	Eto		ETAF		LA or SLA (ft^2)		Conversion	MAWA (Gallons Per Year)
MAWA for LA =	63.15	x	0.70	x	56,991	x	0.62	1,561,958
MAWA for SLA =	63.15	x	0.30	x	0	x	0.62	0
Totals =					56,991			1,561,958

Maximum Applied Water Allowance (MAWA) = 1,561,958 Gal/yr 2088.2 CCF/yr

Estimated Total Water Use (ETWU) — CIMIS Station #238

The project's Estimated Total Water Use shall be calculated using this equation:

ETWU = (Eto) (0.62) [(PF x HA) / IE + SLA]

ETWU = Estimated Total Water Use per year (gallons)

Eto = Referance Evapotranspiration (inches) 63.15 (inches per year)

PF = *Plant Factor from WUCOLS (see section 491)*

HA = Hydrozone Area [high, medium and low water use areas] (square feet)

SLA = *Special Landscape Area (square feet)*

0.62 = *Conversion Factor*

IE = *Irrigation Efficiency*

	Eto		Conversion		PF		HA (ft2) SLA (ft2)		IE	Gallons
Hydrozone Area # 1 (Shrub In-Line Drip)	63.15	x	0.62	x	0.40	x	39,380	÷	0.90	685,265
Hydrozone Area # 2 (Shrub Spray)	63.15	x	0.62	x	0.40	x	17,611	÷	0.71	388,464
Totals =							56,991			1,073,728

Estimated Total Water Use (ETWU) = 1,073,728 Gal / yr 1435.5 CCF / yr

PROPOSED IRRIGATION MATERIAL LEGEND

SYMBOL Q	V	H	F	MANUFACT.	MODEL NO. / DESCRIPTION	RADIUS
				RAIN BIRD	1812-SAM-PRS, 12" POP-UP HEAD W/ RAIN BIRD U8 SERIES NOZZLES W/ PCS SCREENS, 010 / 040 VAN / 025	5 FT
				RAIN BIRD	1812-SAM-PRS, 12" POP-UP HEAD W/ RAIN BIRD 8-Q/T/H NOZZLES	8 FT
				RAIN BIRD	1812-SAM-PRS, 12" POP-UP HEAD W/ RAIN BIRD 10-Q/T/H/F NOZZLES	10 FT
				RAIN BIRD	1812-SAM-PRS, 12" POP-UP HEAD W/ RAIN BIRD 12-Q/T/H/F NOZZLES	12 FT
				RAIN BIRD	1812-SAM-PRS, 12" POP-UP HEAD W/ RAIN BIRD 15-Q/T/H/F NOZZLES	15 FT
				RAIN BIRD	1812-SAM-PRS, 12" POP-UP HEAD W/ RAIN BIRD 15 STRIP SERIES LCS-PCS-040 / RCS-PCS-040 / SST-PCS-090 / CST-PCS-090	4X15 FT 4X30 FT
				RAIN BIRD	1806-SAM-PRS, 6" POP-UP BUBBLER HEAD W/ RAIN BIRD 5CST-B-PCS-030, 5Q-B-PCS-025, 5H-B-PCS-040, 5F-B-PCS-060, STREAM BUBBLER NOZZLES.	3 FT
				RAIN BIRD	1806-SAM-PRS, 6" POP-UP BUBBLER HEAD W/ RAIN BIRD 5Q-B-PCS-030, EACH SYMBOL REPRESENTS TWO BUBBLERS PER TREE	N/A
	M			P.O.C.	1-1/2" DOMESTIC IRRIGATION WATER METER	
	RP			WILKINS	1-1/2" R/P BACKFLOW ASSEMBLY	
	MV			SUPERIOR	MODEL 3200 1-1/2" MASTER CONTROL VALVE	
	FS			RAIN BIRD	FS-150, 1-1/2" FLOW SENSOR	
				NIBCO	T-580-70, BRONZE BALL VALVE, LINE SIZE PER MAINLINE.	
				RAIN BIRD	PEB (1" OR 1-1/2") SERIES PLASTIC REMOTE CONTROL VALVE	
				RAIN BIRD	33DLRC QUICK COUPLER VALVE	
	C			RAIN BIRD	"ESP-LXMEF" MODULAR SERIES IRRIGATION CONTROLLER	
				AS APPROVED	PVC PIPE 3/4" - 2" SCH. 40 AS LATERAL LINES	
				AS APPROVED	PVC PIPE 2" CLASS 315 AS MAINLINES	
				AS APPROVED	PVC PIPE SCH. 40 AS SLEEVING	
				RAIN BIRD	XCZ-B-COM, (1" OR 1-1/2") SERIES DRIP VALVE CONTROL ZONE KIT ASSEMBLY	
				RAIN BIRD	XFS-CV-06-12, XFS SERIES DRIPLINE TUBING WITH 0.61 GPH PRESSURE COMPENSATING INLINE EMITTERS 12" ON CENTER	

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IRRIGATION LEGEND AND NOTES

L3.2

Beaumont-Cherry Valley Water District
Regular Board Meeting
June 10th, 2015

DATE: June 4, 2015

TO: Board of Directors

FROM: Eric Fraser, General Manager

SUBJECT: Consideration of Request for a Conditional "Intent to Serve Letter" for Proposed Low Income Veterans Housing Project – Illinois Avenue, Beaumont, CA (Riverside County Assessor's Parcel No's 418-020-027, -032, -033, -034)

Recommendation:

Consider request to provide a conditional "Intent to Serve Letter" for a proposed low income veteran's housing project to be located southwest of the intersection of 8th Street and Illinois Avenue in Beaumont, CA (Assessor's Parcel Numbers (APN) 418-020-027, 418-020-032, 418-020-033, and 418-020-034*).*

Background:

Refer to the Applicant's (LINC Housing Corporation) attached request for a conditional "Intent to Serve Letter" dated June 4, 2015 on behalf of the property owner (Developer). The Applicant is aware of the District's Resolution 2014-05 prohibiting the issuance of new "Will Serve Letters" for projects not previously considered by the District, however, the Applicant has requested that the District provide a commitment to serve the project upon resolution of the drought in California and the associated removal of limitations for new service set forth by the District's Resolution 2014-05. At this time, the Applicant requires some form of commitment letter from the District in order to proceed with the City of Beaumont planning review and subsequently secure State of California loans through the Veterans Housing and Homeless Prevention Program and California affordable housing tax credit investments.

The Applicant further identifies that assuming all funding is secured, the soonest project start date would be approximately January 2017. In the event the project is ready for construction while Resolution 2014-05 is in effect, the Applicant will be conditioned to submit a request for "Will Serve Letter" to the Board for consideration prior to commencing construction.

The Applicant further identifies that they would like the opportunity to move the project forward at their own risk and cost in order to secure funding in order to provide much needed housing to veterans.

Finally, it should be noted that California Government Code Section 65589.7 requires public entities to grant priority for the provisions of water service to proposed developments that include housing units affordable to lower income households. This project appears to qualify as a lower income household project and therefore the District appears to be required to grant priority to this project.

The District's Regulations Governing Water Service defines Service Charges and Facilities Fees (and presumably associated water usage) for water demands for multifamily dwelling units to be 2/3 of the fees associated single family dwelling unit. Based upon these facts, the equivalent dwelling units for this project are set forth as follows:

Description	Multifamily Dwelling Units	Equivalent Dwelling Units (EDUs)
38 Unit Multi-Family Dwelling Units	38	25.46

The Applicant will also be conditioned to secure final project approvals from the District and the City of Beaumont for the project development prior to construction.

The impact of this development on the District's water supply system is determined to be minimal and is generally incorporated in the District's 2013 Urban Water Management Plan Update as infill lot development.

Conditions:

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

1. Resolution 2014-05 must expire prior to issuance of the project final "Will Serve Letter" or the Applicant must submit a final "Will Serve Letter" request to the District Board for consideration.
2. The Applicant shall enter into a water facilities extension agreement and pay all fees associated with the domestic and if applicable, non-potable water services for the project. The Applicant shall also pay all fees related to new fire service facilities including any facilities improvements that may be necessary to meet the fire flow requirements.
3. The Applicant shall pay front footage fees along all property frontages where facilities are currently installed.
4. If available, the Applicant shall connect to the non-potable water system for irrigation supply. To minimize the use of potable water, the District requires the applicant conform to the City of Beaumont Landscaping Ordinances and Zoning Requirements and/or County of Riverside Landscaping Ordinances (as applicable) 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 during and shortly after rainfall and 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. Irrigation systems for these areas should be drip or bubbler type.
5. The Applicant shall conform to all District requirements and all City of Beaumont requirements.

Fiscal Impact:
There will be no fiscal impact to the District as all the fees and deposits will be paid for by the Applicant.

Prepared by Daniel K. Jaggers, Director of Engineering

June 4, 2015

Board of Directors
Beaumont Cherry Valley Water District
560 Magnolia Avenue
Beaumont, CA 92223

RE: Consideration of Request for a Conditional "Intent to Serve Letter"

Dear Board of Directors:

The Illinois Avenue development will be a 38-unit 100% affordable rental community located in Beaumont, CA. The community will provide homes for 37 veteran households. The site, located east of Illinois Avenue and 7th Street, will include the acquisition of four contiguous parcels totaling approximately 1.3 acres. More specifically located at Parcel numbers 418-020-027, 418-020-032-4, 418-020-033-5, 418-020-034-6.

The project will have affordability covenants/restrictions for at least 55 years and will have rent and income restrictions for individuals making between 30-60% of the area median income.

Beaumont Cherry Valley Water District Request for Veterans Housing

LINC understands the District's resolution 2014-05 related to the current drought conditions in California. However, due to the intense need of affordable housing and the proposed Veteran population, the proposed water-efficiency measures, and in light of the public financing proposed and timing of the project, LINC would like to request consideration of a will serve letter, conditional will serve letter, or intent to serve letter in order to move the project forward through the City of Beaumont Planning Department. Please see details below.

The Proposed Veteran Housing Development

The Illinois Avenue development will be a 38-unit affordable rental community located in Beaumont, CA. The community will provide homes for 37 veteran households comprised of:

- 19 units for homeless veterans with a disability;
- 2 units for chronically homeless veterans;
- And 16 units for veteran families earning less than 60% of the area median income.

The Need for Veteran Housing

There's a great and urgent need for housing for homeless veterans in Riverside County. According to the Riverside County 2014 Homeless Veterans Count and Survey, there are 173 unsheltered Veterans, 98 of which are Chronically Homeless and 146 with either chronic health conditions or physical disabilities in

LINC Housing
CORPORATION

555 E. Ocean Blvd, Suite 900
Long Beach, CA 90802-5056
Telephone: 562.684.1100
Facsimile: 562.684.1137
www.linchousing.org

SERVING OUR COMMUNITIES THROUGH HOUSING

CORPORATE OFFICERS

Rebecca F. Clark
President & CEO

Karen Maeshima
Sr. Vice President & CFO

Suny Lay Chang
Sr. Vice President

Nina Dooley
Vice President

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Jay Prag
Elaine M. Winer

need of permanent housing. The Illinois Avenue project will serve as a valuable resource supporting the VA Loma Linda Healthcare System with ending homelessness among Veterans by 2015 and has received support from the Department of Veterans Affairs, the County of Riverside Department of Veteran's Services, and the County of Riverside Continuum of Care.

Green Building

As stewards of our communities and our environment, LINC Housing is dedicated to providing housing that sits lightly on the land. Our properties are built to be energy and water efficient. All of our new developments are built to LEED standards, often reaching LEED Platinum level. Below is a list of our LEED rated properties:

- Mosaic Gardens at Huntington Park – LEED Platinum
- Mosaic Gardens at Whittier – LEED Platinum
- The Palace – LEED Platinum
- SEASONS at Compton – LEED Platinum
- East Street Senior Apartments – LEED Gold
- SEASONS at San Juan Capistrano II – LEED Gold

To help combat the current state of drought in California, LINC develops all of its properties to be as efficient as possible in its use of water. Illinois Avenue will incorporate the following water-saving features:

- Faucets and toilets will be low-flow fixtures.
- Water heaters will be tank-less.
- Front-loading laundry room washers.
- Drought-tolerant landscaping with no turf areas.
- Weather-based landscape irrigation sensors.

Veterans Housing Development Timeline and Funding

Affordable housing developments are difficult to develop due to limited funding availability. This project is currently being reviewed by the State of California's Housing and Community Development Department to assess whether it will be awarded a $3.8M loan for affordable housing for veterans via its Veterans Housing and Homeless Prevention program, ("VHHP") mentioned below. In addition, the project would utilize $9.1M in affordable housing tax credit investment ("TCAC" below) to build the project.

If all funding is secured, the soonest the project could start construction would be January 2017. LINC would like the opportunity to continue to move the project forward at our own risk and cost in order to provide much needed housing to veterans. In the event the project would be able to proceed at pace quicker than the resolution of the drought, LINC would again approach the Board of Directors.

Estimated Timeline

Action	Date
PBV Commitment	April 2015
VHHP Commitment	June 2015
HOME Commitment	June 2015
CA Tax Credit Allocation Committee (TCAC) Application	March 2016
TCAC Approval	June 2016
Construction Start	January 2017
Construction Completion	February 2018

LINC Housing Corporation

LINC Housing Corporation ("LINC") is a nonprofit affordable housing developer based in Long Beach. Throughout our 30-year history we have had a hand in preserving and creating over 7,500 affordable homes throughout the State of California. We've developed and operated affordable housing for seniors, families, disabled individuals, transition-age-youth, and homeless individuals.

With more than 30 years of service to families, seniors, and local governments, LINC Housing is helping to preserve the legacy of what it means to live in California – to have unparalleled opportunities for a better future. LINC's work is principled and reflects our belief that housing connects people to their community. The goal of every LINC property is to enhance the lives of people and the communities in which they live, by increasing the supply of affordable, sustainable and service-enriched housing. The hallmark of LINC's work is a commitment to helping our city partners achieve the best local outcomes. LINC's development, resident services, asset management, accounting, and support staff work together to deliver comprehensive service to communities.

Sincerely,

Suny Lay Chang
SVP & Director of Housing Development

HOUSING AUTHORITY
of the County of Riverside

Main Office
5555 Arlington Avenue
Riverside, CA 92504-2506
(951) 351-0700
FAX (951)354-6324
TDD (951) 351-9844

Indio Office
44-199 Monroe, Ste. B
Indio, CA 92201
(760) 863-2828
(760) 863-2838 FAX
TDD (760) 863-2830

Website:harivco.org

April 9, 2015

Suny Lay Chang, Vice President
LINC Community Development Corporation
555 Ocean Boulevard, Suite 900
Long Beach, CA 90802

RE: Illinois Avenue Development, Beaumont, CA

Dear Ms. Chang:

The Housing Authority of the County of Riverside (HACR) is pleased to inform you that the above referenced project proposal was selected to receive Project Based Vouchers pursuant to the Request for Proposal released by the HACR on March 4, 2015. The HACR is reserving funding for twenty one vouchers for a fifteen (15) year contract term which will include: 21-one bedroom units, which will be utilized to serve veterans on the HACR's waiting list.

Final commitment of the Project Based Vouchers is subject to the following items:

- Project's receipt of Veterans Housing and Homeless Prevention (VHHP) funds through the California Department of Housing and Community Development (HCD), pursuant to the Notice of Funding Availability dated, February 20, 2015.
- Project's receipt of all necessary capital funding for the construction of the project, including but not limited to a tax credit allocation.
- Subsidy layering requirements as defined by the U.S. Department of Housing and Urban Development (HUD).
- National Environmental Policy Act Clearance.
- Approval of an Agreement to Enter into Housing Assistance Payments (AHAP) Contract by the HACR's Board of Commissioners.

This commitment is also contingent on continued funding from HUD. In the event of a budget decrease, HACR reserves the right to rescind the commitment up until the execution of an AHAP contract. This letter of commitment is valid for one year following project's notification of receipt of VHHP funds from HCD's Notice of Funding Availability, dated February 20, 2015.

If you have any questions, please feel free to contact Stephanie Adams at (951) 343-5455 or via e-mail at sjadams@rivcoeda.org.

Thank you,

Heidi Marshall
Executive Director
Housing Authority of the County of Riverside

COUNTY OF RIVERSIDE
DEPARTMENT OF VETERANS' SERVICES
GRANT A. GAUTSCHE, Director

MAIN OFFICE:
4360 Orange Street
Riverside, CA 92501
Telephone: (951) 955-3060
FAX: (951) 955-3063

BRANCH OFFICE:
749 N. State Street
Hemet, CA 92543
Telephone: (951) 766-2566
FAX: (951) 766-2567

BRANCH OFFICE:
44-199B Monroe Street
Indio, CA 92201
Telephone: (760) 863-8266
FAX: (760) 863-8478

April 1, 2015

LINC Community Development Corporation
Suny Lay Chang
555 East Ocean Boulevard, Suite 900
Long Beach, CA 90802

Re: Support for the Construction and Operation of Veteran's Housing
Illinois Avenue Apartments, Beaumont, Ca

Dear Mrs. Chang,

Please consider this letter as the Riverside County Veterans' Services support for the above mentioned supportive housing project for veterans. The Illinois Avenue project will restrict 19 units for Homeless Veterans with a Disability, 2 units for Chronically Homeless Veterans, and 16 units for Veterans and their families.

Ending homelessness among veterans by 2015 became a national priority after Secretary of Veterans Affairs Eric K. Shinseki unveiled the department's comprehensive plan to end homelessness among veterans in five years at the National Summit on Ending Veterans Homelessness in November 2009. The following year, the U.S. Interagency Council on Homelessness (USICH) released *Opening Doors: Federal Strategic Plan to Prevent and End Homelessness (Opening Doors),* listed preventing and ending homelessness among veterans in five years as a primary goal.

To meet the mission objectives of ending Veteran homelessness by 2015, VA targeted a select number of Continuum of Care (CoC) communities throughout the country, including Riverside County, to conduct a special point-in-time (PIT) enumeration of homeless veterans in 2014. Collecting accurate data on the numbers and demographics of veteran individuals and families experiencing homelessness is a critical part of VA planning and program development to end homelessness. Accurate data on Veteran homelessness will assist VA to:

- Understand changes in trends among homeless populations;
- Adjust the types of programs and services available according to need and use resources as efficiently as possible;
- Justify requests for additional resources and/or programming modifications;
- Comply with reporting requirements for HUD, the VA, other funders, and local stakeholders;
- Raise public awareness about the issue of homelessness; and
- Measure the progress of VA towards preventing and ending Veteran homelessness.

To that end, VA contracted with the Riverside County Department of Public Social Services (DPSS) to conduct the 2014 point-in-time (PIT) count of homeless veterans. The 2014 PIT Count of Homeless Veterans will enable VA, the U.S. Department of Housing and Urban Development (HUD) and the County of Riverside to assess the current size and characteristics of our homeless veteran population in order to seek the additional resources needed to achieve the goal of preventing and ending homelessness among veterans in Riverside County by the end of 2015.

The Illinois Avenue project will help meet a high priority local need to house and help homeless veterans maintain their housing. According to the Riverside County 2014 Homeless Veterans Count and Survey, there are 173 unsheltered veterans, 98 of which are Chronically Homeless and 146 with either chronic health conditions or physical disabilities.

Should you have any questions, please feel free to contact me at (951) 955-3041.

Sincerely,

GRANT A. GAUTSCHE, Director

DEPARTMENT OF VETERANS AFFAIRS
VA Desert Pacific Healthcare Network
300 Oceangate, Suite 700
Long Beach, CA 90802

VA Greater Los Angeles Healthcare System
Los Angeles, CA

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VA Loma Linda Healthcare System
Loma Linda, CA

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VA Long Beach Healthcare System
Long Beach, CA

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VA San Diego Healthcare System
San Diego, CA

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VA Southern Nevada Healthcare System
Las Vegas, NV

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Network Director
300 Oceangate, Suite 700
Long Beach, CA 90802

April 1, 2015

Re: Support for the Construction and Operation of Veteran's Housing Illinois Avenue Apartments, Beaumont, Ca

Dear Sir or Madam,

I am writing in support of the Veteran's Housing Illinois Avenue supportive housing project through the LINC Community Development Corporation. The Illinois Avenue project will offer 19 units strictly for the housing of Homeless Veterans with a Disability in Beaumont, CA. Two of the units will be strictly for Chronically Homeless Veterans and the remaining 16 units will be for Veterans and their families.

According to the Riverside County 2014 Homeless Veterans Count and Survey, there are 173 unsheltered Veterans, 98 of which are Chronically Homeless and 146 with either chronic health conditions or physical disabilities in need of permanent housing. The Illinois Avenue project will serve as a valuable resource supporting VA Loma Linda Healthcare System with ending homelessness among Veterans by 2015. The Illinois Avenue project would offer additional permanent housing resources for Veterans and their families in the Inland Empire.

The Illinois Avenue project will help meet a high priority local need to house and help homeless Veterans maintain their housing. I strongly support their application.

Sincerely,

Jennifer Gerrib, LCSW, VA-CM, MVF-CSW
Network Homeless Coordinator

SITE INFORMATION:

AREA: 1.3 Acres
PROPOSED DENSITY: 33.3 DU/Acre
APN: 418-020-027, 032, 033, 034
ADDRESS: ILLINOIS AVE, BEAUMONT, CA
RIVERSIDE COUNTY

PROPERTY OWNER

RICHARD BATCH
18655 W. BERNARDO DR., APT. 463
SAN DIEGO, CA 92127

BUILDING COUNT:

BUILDING "A" (3 Story) - (21) 1BR, (3) 2BR	1
BUILDING "B" (3 Story) - REC, (2) 2BR, (12) 3BR	1
TOTAL BUILDING COUNT:	2

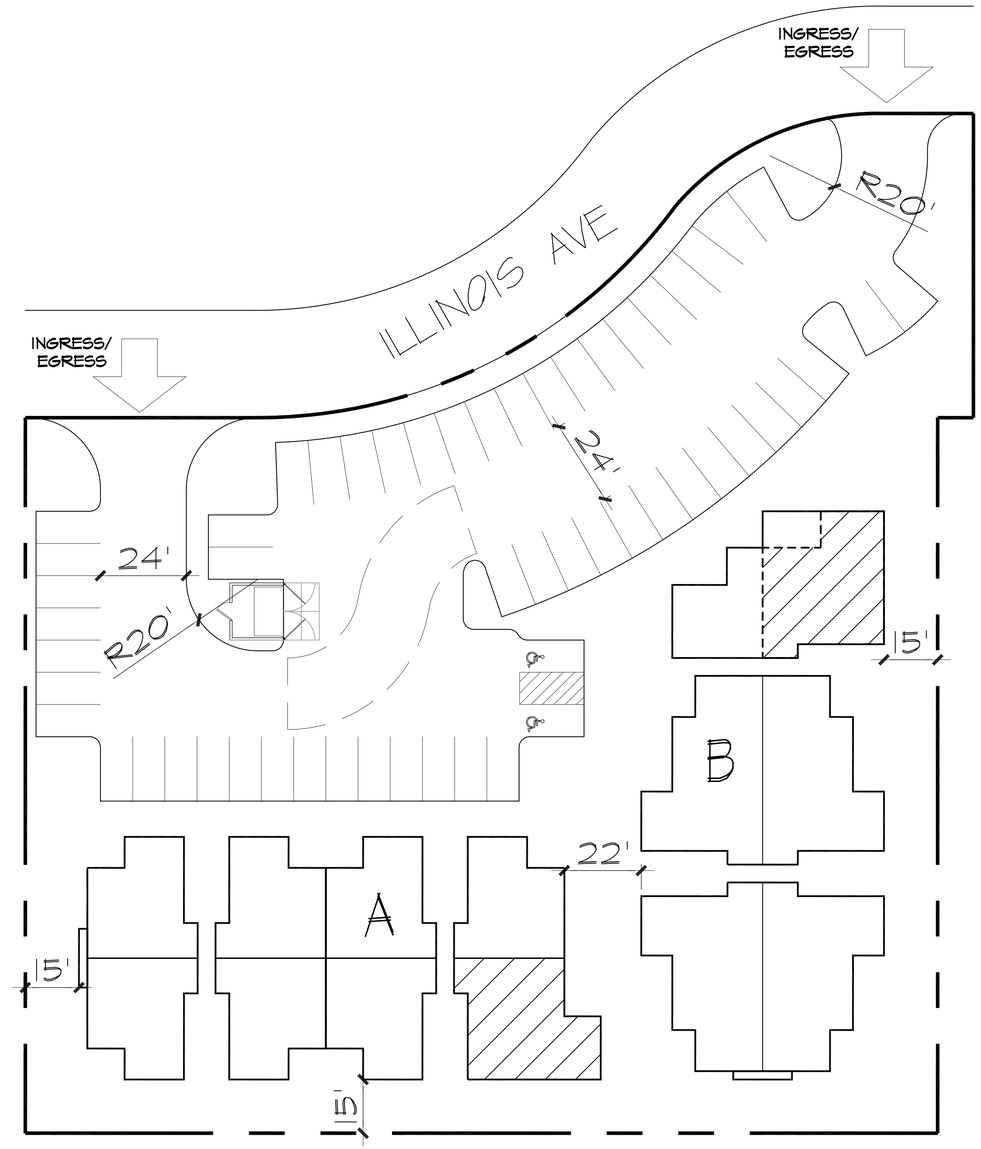
UNIT MIX:

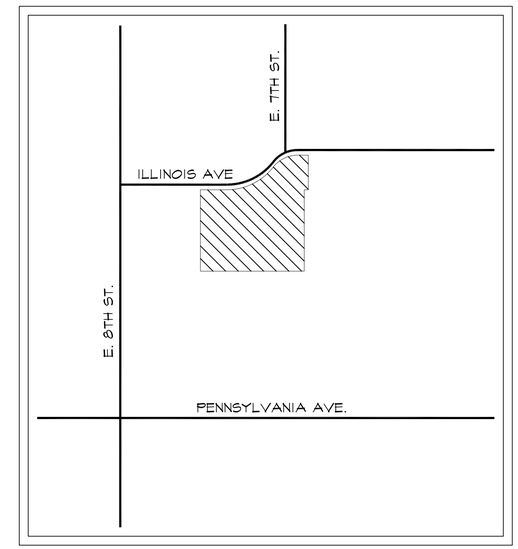
PLAN 1:	1BR/1BA (600 Sq.Ft. MIN.):	21 UNITS
PLAN 2:	2BR / 2BA (800 Sq.Ft. MIN.):	5 UNIT
PLAN 3:	3BR / 2BA (1,20000 Sq.Ft. MIN.):	12 UNITS
TOTAL		38 UNITS

REC/LAUNDRY: (2) OFFICES, 1,000 Sq.Ft. EXCLUDING LAUNDRY, (4) WASHING MACHINES, (4) DRYERS

PARKING:

55 UNCOVERED SPACES (INCLUDING (2) ACCESSIBLE SPACES)





VICINITY MAP (Not to Scale)

CONCEPTUAL SITE PLAN

Boundary is not derived from surveyed base - verify with engineer.

0 20 40 80

Seasons at Beaumont

Beaumont, California

LINC Housing CORPORATION
555 E. Ocean Blvd, Ste 900
Long Beach, CA
562.684.1120

Design & Planning
31866 Camino Capistrano
San Juan Capistrano, CA
949.230.4537

03-23-2015
PROJECT NO. 2014XXXX

Conceptual Elevation

Elevations

Seasons at Beaumont

Beaumont, California

0 4
2 8
Scale: 3/16" = 1'-0"

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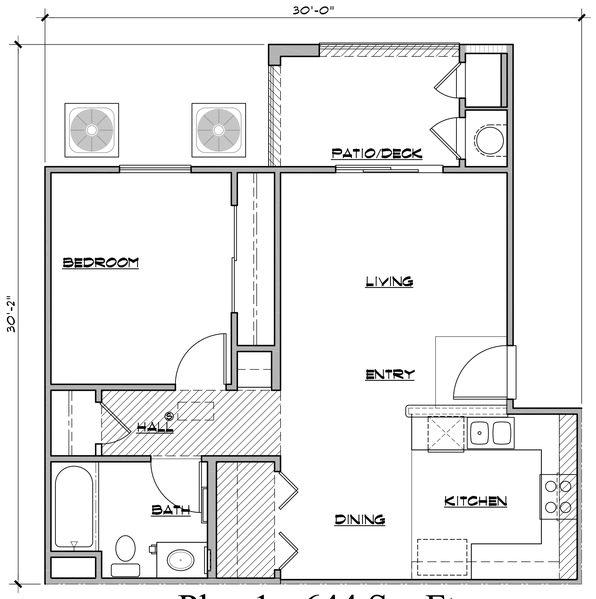
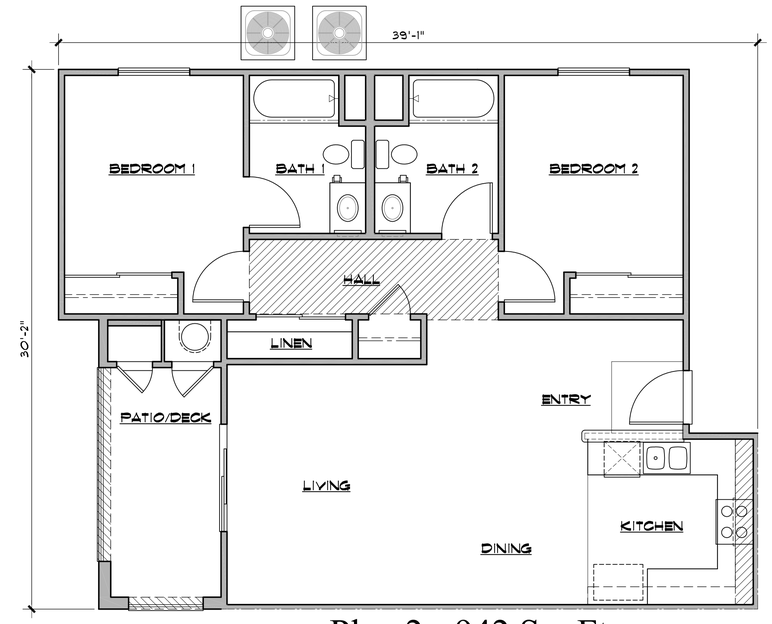


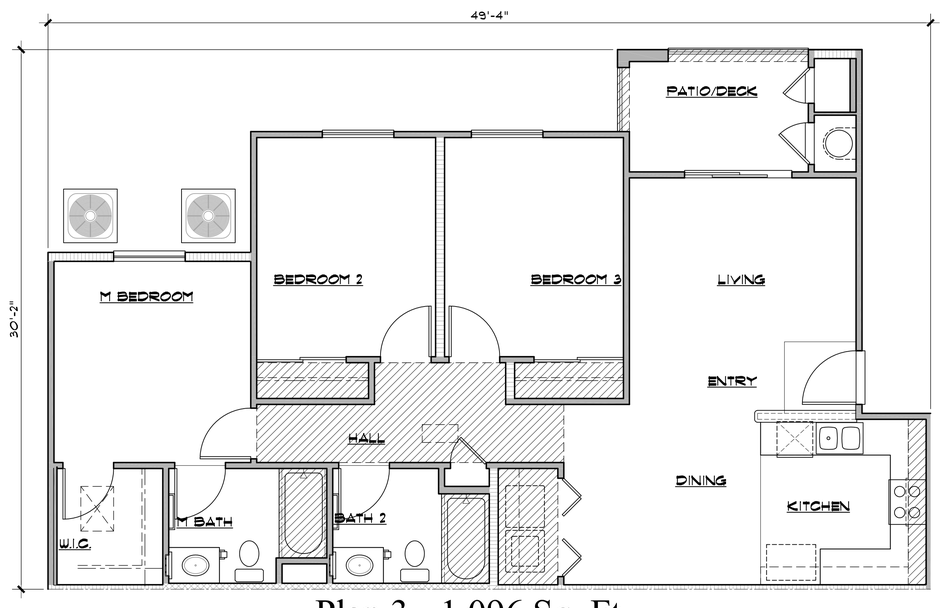
Plan 1 - 644 Sq. Ft.

Deck: 73 sf



Plan 2 - 942 Sq. Ft.

Deck: 95 sf



Plan 3 - 1,096 Sq. Ft.

Deck: 92 sf

0 4
2 8

Scale: 1/4" = 1'-0"

Floor Plans

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Beaumont, California

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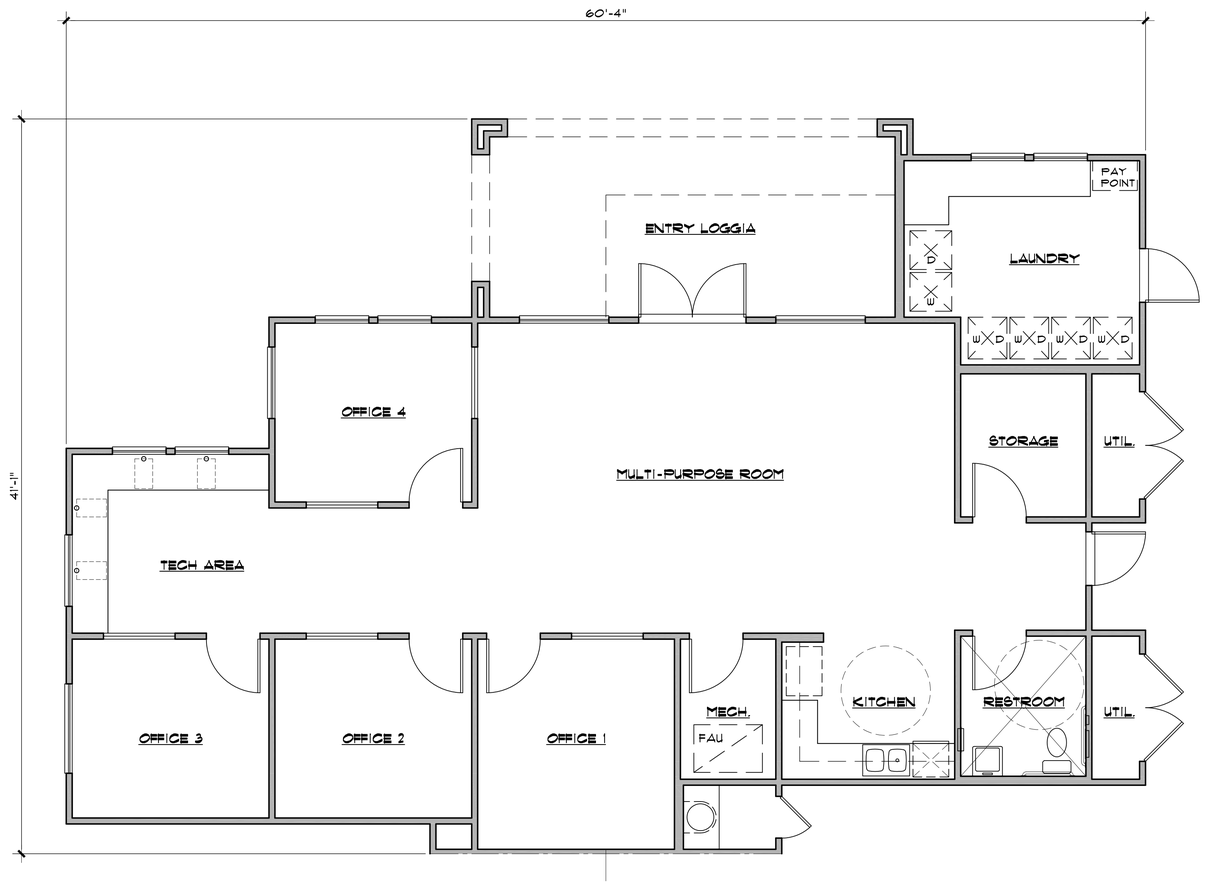

Community/Offices - 1,584 Sq. Ft.

Laundry Room: 155 sf
5 Washing Machines/5 Dryers

0 2 4 8

Scale: 1/4" = 1'-0"

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