

San Gorgonio Pass Water Agency

DATE: March 16, 2026

TO: Board of Directors

FROM: Lance Eckhart, General Manager

BY: Emmett Campbell, Director of Water Resources

SUBJECT: Consideration of Resolution No. 2026-01 Granting a Public Utility Easement to the Beaumont-Cherry Valley Water District for Heli-Hydrant Water Service

RECOMMENDATION

Adopt Resolution No. 2026-01 approving a Grant of Easement for public utility purposes to the Beaumont-Cherry Valley Water District and authorizing the General Manager to execute the easement upon completion of the final legal descriptions and plat exhibits.

PREVIOUS CONSIDERATIONS

- No Previous Considerations

BACKGROUND AND ANALYSIS

The San Gorgonio Pass Water Agency (SGPWA) received funding through the American Rescue Plan Act (ARPA) to construct six Heli-Hydrants throughout the SGPWA service area to support regional wildfire response. Two Heli-Hydrants were constructed by Cabazon Water District, two were constructed by High Valleys Water District, one will be constructed by South Mesa Water Company, and one will be constructed by SGPWA.

SGPWA's Heli-Hydrant will be constructed on Agency-owned property immediately south of Brookside Avenue. Water service for the Heli-Hydrant will be provided by the Beaumont-Cherry Valley Water District (BCVWD). Because SGPWA does not own or operate the water system in this area, SGPWA has been coordinating with BCVWD to construct a connection to the existing BCVWD water main located in Brookside Avenue and extend the pipeline to the SGPWA property line. SGPWA will then connect the Heli-Hydrant facility to this water service.

BCVWD has identified the area as a potential location for a future groundwater production well. One potential well site is located on the SGPWA property on Brookside Avenue. To accommodate this potential future facility, BCVWD has requested that the connection to the water main be upsized and that a short pipeline stub-out be installed east of the SGPWA service connection to allow for future system expansion.

BCVWD will perform the construction work using District forces, and SGPWA will reimburse BCVWD for the portion of the work associated with the Heli-Hydrant connection.

Because a portion of the pipeline will be located on SGPWA property, an easement must be granted to BCVWD to allow construction, operation, and maintenance of the pipeline facilities. Accordingly, SGPWA will need to finalize and record an easement granting BCVWD access across the pipeline alignment on SGPWA property.

STRATEGIC PLAN NEXUS

The Heli-Hydrant Installation Coordination helps advance various aspects of the Agency's Strategic Plan, including:

- Strategic Goal 1: Align with the current and future water landscape, supporting the region's long-term needs by diversifying the local supply portfolio and advancing water sustainability.
 - ✓ Objective 9 – Sustain infrastructure investments to provide a robust regional water distribution and storage system.
- Strategic Goal 2: Ensure a reliable delivery system that advances efficiency and resiliency.
 - ✓ Objective 9 – Invest emergency infrastructure such as heli-hydrants and backup generators to improve system reliability, support wildfire response efforts, and enhance the region's overall resilience to power outages and natural disasters.
- Strategic Goal 6: Maintain, foster, and expand collaboration with local, regional, state, tribal, and federal partners to develop strategic solutions to water supply challenges and opportunities.
 - ✓ Objective 1 – Coordinate with other agencies and organizations on grants and multi-partner project opportunities.

FISCAL IMPACT

Minor administrative and legal costs will be incurred for the preparation and recordation of the easement.

ACTION

Adopt Resolution No. 2026-01 approving a Grant of Easement for public utility purposes to the Beaumont-Cherry Valley Water District and authorizing the General Manager to execute the easement upon completion of the final legal descriptions and plat exhibits.

ATTACHMENTS

1. Resolution No. 2026-01 Granting a Public Utility Easement to the Beaumont-Cherry Valley Water District for Heli-Hydrant Water Service

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE SAN GORGONIO PASS WATER AGENCY
GRANTING AN EASEMENT FOR PUBLIC UTILITY PURPOSES

WHEREAS, the Beaumont-Cherry Valley Water District (“BCVWD”) requires rights for ingress and ingress together with an easement to certain real property owned by the San Gorgonio Pass Water Agency (“Agency”) for the purpose of installation and maintenance of a pipeline as part of a heli-hydrant project; and

WHEREAS, Agency proposes to execute a Grant of Easement ("Easement") in favor of the BCVWD (a copy of which is attached hereto as Attachment "A") for installation, access, operation, inspection, repair, replacement, maintenance, and related appurtenant activities; and

WHEREAS, the legal descriptions and plat depictions of the underlying property and easement are still being finalized for the Easement (Exhibits “A”, “B” and “C” to the Easement), therefore, the attached Easement is presented in its substantially final form; and

WHEREAS, the Board of Directors ("Board") of the Agency desires to approve the substantially final form of the Easement, authorize the General Manager to execute the Easement once Exhibits A, B and C are finalized, and authorize any nonmaterial changes to the legal descriptions, plats and easement alignment of the Easement as approved by the General Manager and legal counsel.

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the San Gorgonio Pass Water Agency finds and determines as follows, that:

1. The substantially final form of the Easement is approved; and
2. Lance Eckhart, the Agency’s General Manager, is hereby authorized and directed to execute the Easement on behalf of the Agency once Exhibits A, B and C to the Easement are finalized; and
3. General Manager and legal counsel are hereby authorized to make any nonmaterial changes to the legal description and easement boundaries that are deemed necessary for execution of the Easement and are consistent with the project purpose; and
4. This Resolution shall take effect immediately upon its adoption.

Passed and adopted by the San Gorgonio Pass Water Agency on this 16th day of March, 2026 by the following vote:

AYES:

NOES:

ABSENT:

Robert Ybarra
President of the Board of Directors
San Geronio Pass Water Agency

Maricela V. Cabral, CMC, CPMC
Deputy Board Secretary
San Geronio Pass Water Agency

Attachment A: Grant of Easement Between San Geronio Pass Water Agency and Beaumont-Cherry Valley Water District

Attachment "A"

Grant of Easement

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Beaumont-Cherry Valley Water District
560 Magnolia Avenue
Beaumont, California 92223
Attention: Dan Jaggars

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

This Agreement is recorded at the request and for the benefit of Beaumont-Cherry Valley Water District and is entitled to be recorded without fee or tax (Govt. Code, § 27383; Rev. & Tax Code, § 11922).

GRANT OF EASEMENT
(Permanent Easement to Beaumont-Cherry Valley Water District)

APN: 404-010-016

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, San Gorgonio Pass Water Agency ("**Grantor**") does hereby grant to Beaumont-Cherry Valley Water District ("**Grantee**") a permanent non-exclusive easement ("**Permanent Easement**") in, over, on, under, across, and along a portion of certain real property located in the City of Beaumont, County of Riverside, State of California, with Assessor's Parcel Number APN 404-010-016, legally described in Exhibit "C," attached hereto and by this reference made part hereof (the "**Property**"). The portion of the Property whereon Grantee's Permanent Easement is located is referred to herein as the "**Easement Area**" and is legally described and depicted in Exhibits "A" and "B," attached hereto and by this reference made a part hereof.

The Permanent Easement is for installation, access, operation, inspection, repair, replacement, maintenance, and related appurtenant activities at any time and from time to time, a water pipeline and related facilities (collectively the "**Grantee Facilities**") within the Easement Area. The Grantee Facilities authorized under this Permanent Easement are limited to those required for provision of water service and include, but are not limited to, pipelines, markers, air valves, manholes, valves, meters, surge control devices, test stations, buried communication devices, buried electrical conduits and devices, pull boxes, and all related incidents, fixtures, utility control equipment, and appurtenances.

The Permanent Easement is subject to the following terms and conditions:

1. Grantee, including its officers, employees, agents and contractors, shall have the non-exclusive right of ingress and egress to and from the Easement Area for all purposes associated with servicing, maintaining, or constructing Grantee's Facilities. Grantee's ingress and egress rights include the right for personnel, vehicles, and construction equipment to, at any time, traverse over and along the Easement Area as well as the right to use lanes, drives, rights-of-way, and roadways within the Property which now exist or which hereinafter may be constructed.

Grantee may use and temporarily place and operate tools, equipment, machinery, and materials on the Easement Area.

2. This Permanent Easement is subject to all existing fencing, canals, irrigation ditches, laterals, pipelines, roads, electrical transmission facilities, and communication lines existing on the date this easement is granted, and all future uses which do not directly or indirectly interfere with or endanger Grantee's exercise of the rights described herein. Grantee acknowledges that other utilities, including but not limited to electrical, communications and water, already exist within the Easement Area and Grantee shall ensure that its activities within the Easement Area do not disrupt or damage such other utilities.
3. Grantor reserves and retains the right to make any use of the Easement Area, including but not limited to surface and subsurface areas.
4. Grantor agrees that no buildings or similar structures shall be installed, constructed, erected, placed or maintained in any portion of the Easement Area. Grantor shall have the right to erect and maintain fences and gates on and around the Easement Area provided that Grantee is provided access to any such gates. Grantor shall not conduct, or permit others to conduct, activities within or proximate to the Easement Area that could result in damage to Grantee's Facilities. Such activities include, but are not limited to, grading operations, ripping, stockpiling, or the use of explosives.
5. Grantee shall have the right to clear and keep clear from the Easement Area any trees, brush, or other vegetation or flora, including the roots thereof, located within the Easement Area.
6. Grantee shall not install fences or gates in or around the Easement Area.
7. Grantee shall have the right of entry over the Easement Area for future construction, reconstruction, operation, repair or maintenance of Grantee's Facilities as set forth herein.
8. Except in emergencies, Grantee shall provide Grantor at least 24 hours written notice prior to engaging in any construction, maintenance, or other activities with the potential to interfere with Grantor's use of the Easement Area, and Grantee shall coordinate with Grantor to minimize any such interference.
9. Grantee shall promptly, and its sole cost and expense, repair, replace, and/or return to the same condition as existed prior to the disturbance any portion of the Easement Area that Grantee may disturb in connection with construction or maintenance of Grantee's Facilities.
10. The covenants and conditions of this Grant of Easement shall run with the land and shall be binding on the successors and assigns of Grantor and Grantee and shall inure to the benefit of Grantee and its successors and assigns.
11. Any notices relating to this Grant of Easement shall be given in writing and shall be deemed sufficiently given and served for all purposes when delivered personally, by generally recognized overnight courier service, by facsimile (provided that sender retains a printed confirmation of delivery to the facsimile number provided below), or three (3) days after deposit in the United States mail certified or registered, return receipt requested, with postage prepaid, addressed as set forth below:

ADDRESS OF GRANTOR:

San Geronio Pass Water Agency
1210 Beaumont Ave
Beaumont, CA 92223

ADDRESS OF GRANTEE:

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

Either party may change its address by written notice to the other given in the manner set forth above.

12. All Exhibits attached hereto are incorporated herein and made a part hereof as if fully set forth.

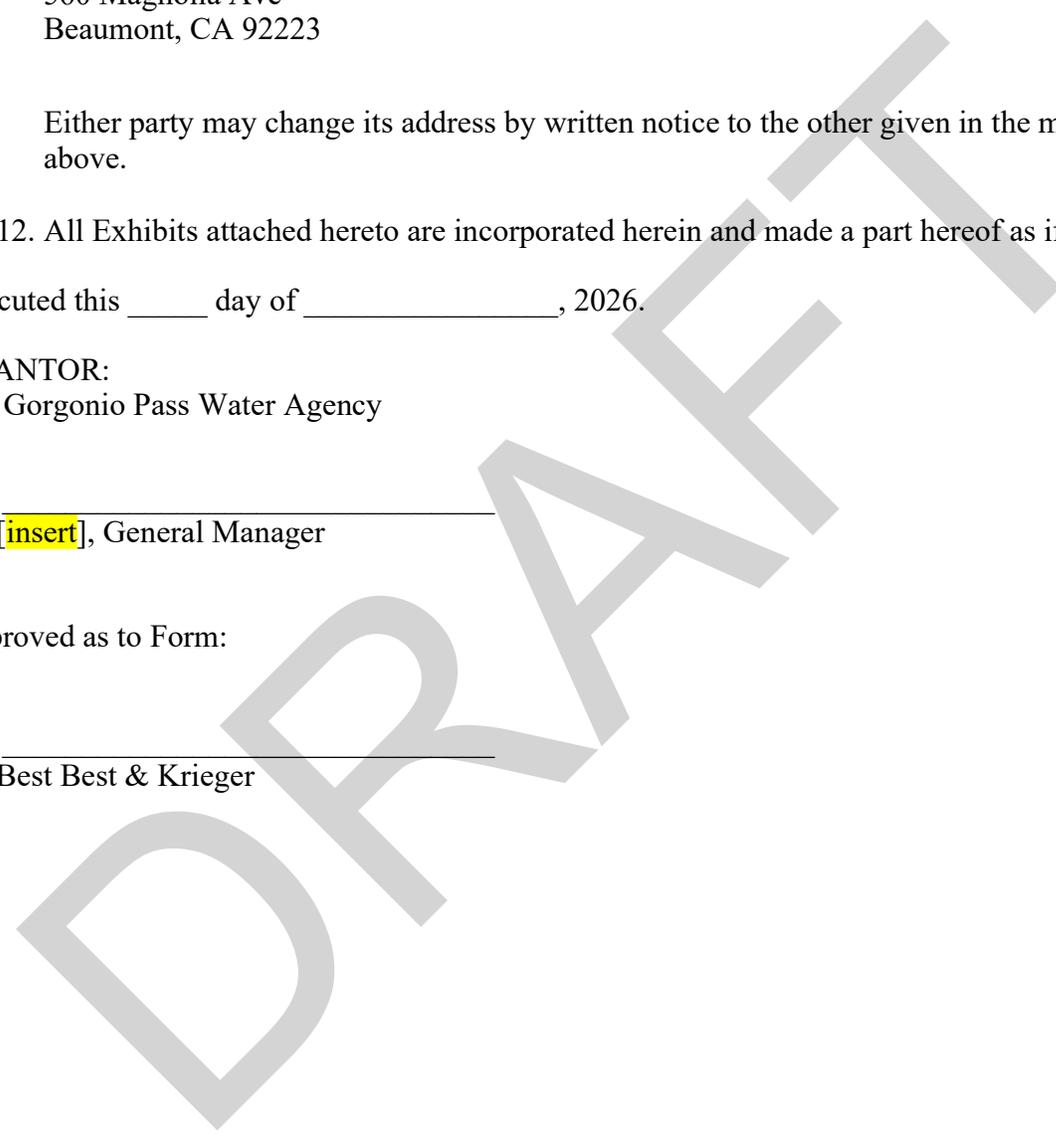
Executed this ____ day of _____, 2026.

GRANTOR:
San Geronio Pass Water Agency

By: _____
[insert], General Manager

Approved as to Form:

By: _____
Best Best & Krieger



GRANTEE:
Beaumont-Cherry Valley Water District

The foregoing Grant of Easement from San Gorgonio Pass Water Agency, to Beaumont-Cherry Valley Water District is hereby:

APPROVED:

By: _____
[insert]

DRAFT

**CERTIFICATE OF ACCEPTANCE
GOVERNMENT CODE SECTION 27281**

This is to certify that the interest in real property conveyed by the grant dated _____ from San Gorgonio Pass Water Agency to Beaumont-Cherry Valley Water District, is hereby accepted by order of the Board on _____ and grantee consents to the recordation thereof by its duly authorized officer.

In Witness Whereof, I have hereunto set my hand this ___ day of _____, 2026.

Beaumont-Cherry Valley Water District

By: _____

Name: _____

Title: _____

DRAFT

EXHIBIT "A"
WATERLINE EASEMENT
LEGAL DESCRIPTION

BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING WITHIN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER SAID SECTION 34, ALSO BEING ON THE CENTERLINE OF BROOKSIDE AVENUE;

THENCE NORTH 89°57'28" EAST, ALONG SAID CENTERLINE OF BROOKSIDE AVENUE, A DISTANCE OF 147.96 FEET;

THENCE LEAVING SAID CENTERLINE, SOUTH 0°02'32" EAST, A DISTANCE OF 44.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BROOKSIDE AVENUE, AS DESCRIBED BY THAT IRREVOCABLE RIGHT-OF-WAY OFFER OF DEDICATION, RECORDED FEBRUARY 7, 2013, AS DOCUMENT NO. 2013-006792, OFFICIAL RECORDS OF SAID COUNTY, FOR THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 89°57'28" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 85.00 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 0°02'32" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE PARALLEL WITH AND DISTANT 64.00 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID BROOKSIDE AVENUE;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°57'28" WEST, A DISTANCE OF 85.00 FEET;

THENCE NORTH 0°02'32" WEST, A DISTANCE OF 20.00 FEET TO THE **TRUE POINT OF BEGINNING**;

CONTAINING 1700 SQUARE FEET, MORE OR LESS.

AS SHOWN ON EXHIBIT "B" AND BY THIS REFERENCE MADE A PART THEREOF

PREPARED UNDER MY SUPERVISION



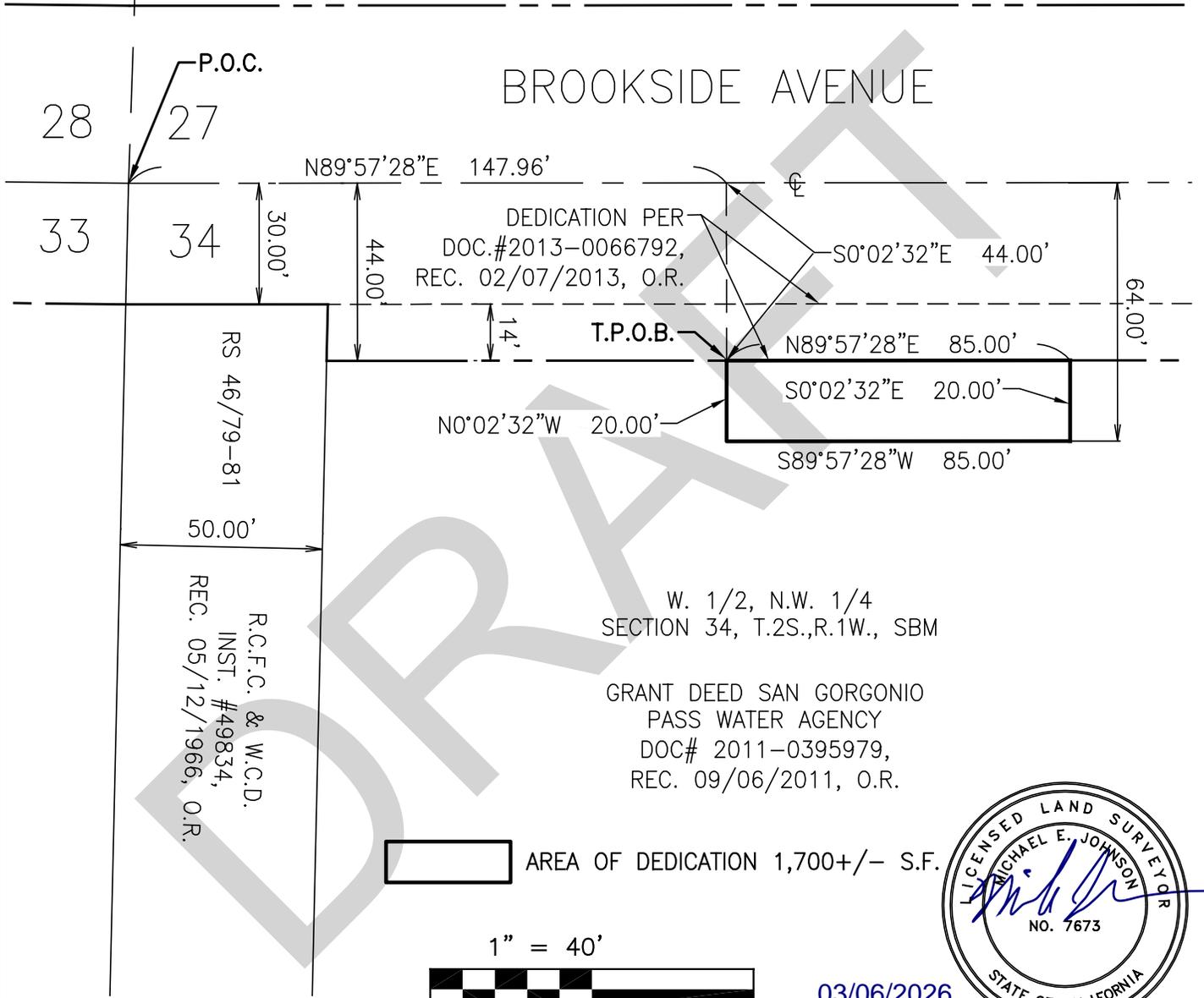
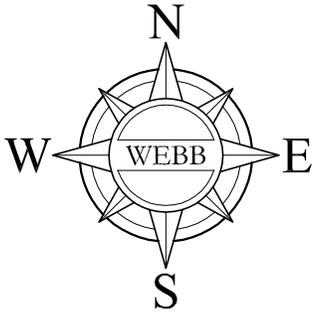
Michael E. Johnson, L.S. 7673

03/06/2026
Date

Prepared By: MEJ
Checked By: JKA



EXHIBIT "B" WATERLINE EASEMENT

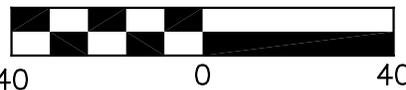


W. 1/2, N.W. 1/4
SECTION 34, T.2S.,R.1W., SBM

GRANT DEED SAN GORGONIO
PASS WATER AGENCY
DOC# 2011-0395979,
REC. 09/06/2011, O.R.

AREA OF DEDICATION 1,700+/- S.F.

1" = 40'



03/06/2026

SEC. 34, T2S, R1W, SBM



BEAUMONT CHERRY VALLEY WATER DISTRICT

\\chqpan01.webb.lan\W04\2023\23-3063\510 Task Order 10 - Brookside East Heli Hydrant & Heli Pad\Drawings CAD\Mapping\Legals and Plats\20250422 BCVWD Essement.dwg 3/6/2026 2:04 PM MikeJ

THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.

SHEET 1 OF 1

W.O.
25-0422

SCALE: 1"=40'

DRWN BY MEJ
CHKD BY JKA

DATE 3/05/2026
DATE 3/06/2026

SUBJECT: **BCVWD EASEMENT**

EXHIBIT "C"
LEGAL DESCRIPTION OF THE OVERALL PARCEL

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;

EXCEPTING THAT PORTION WITHIN THE 100-FOOT STRIP OF LAND FOR BEAUMONT AVENUE, AS DESCRIBED IN DECREE OF CONDEMNATION DATED APRIL 22, 1935, A CERTIFIED COPY OF WHICH WAS RECORDED APRIL 24, 1935 IN BOOK 230, PAGE 175 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

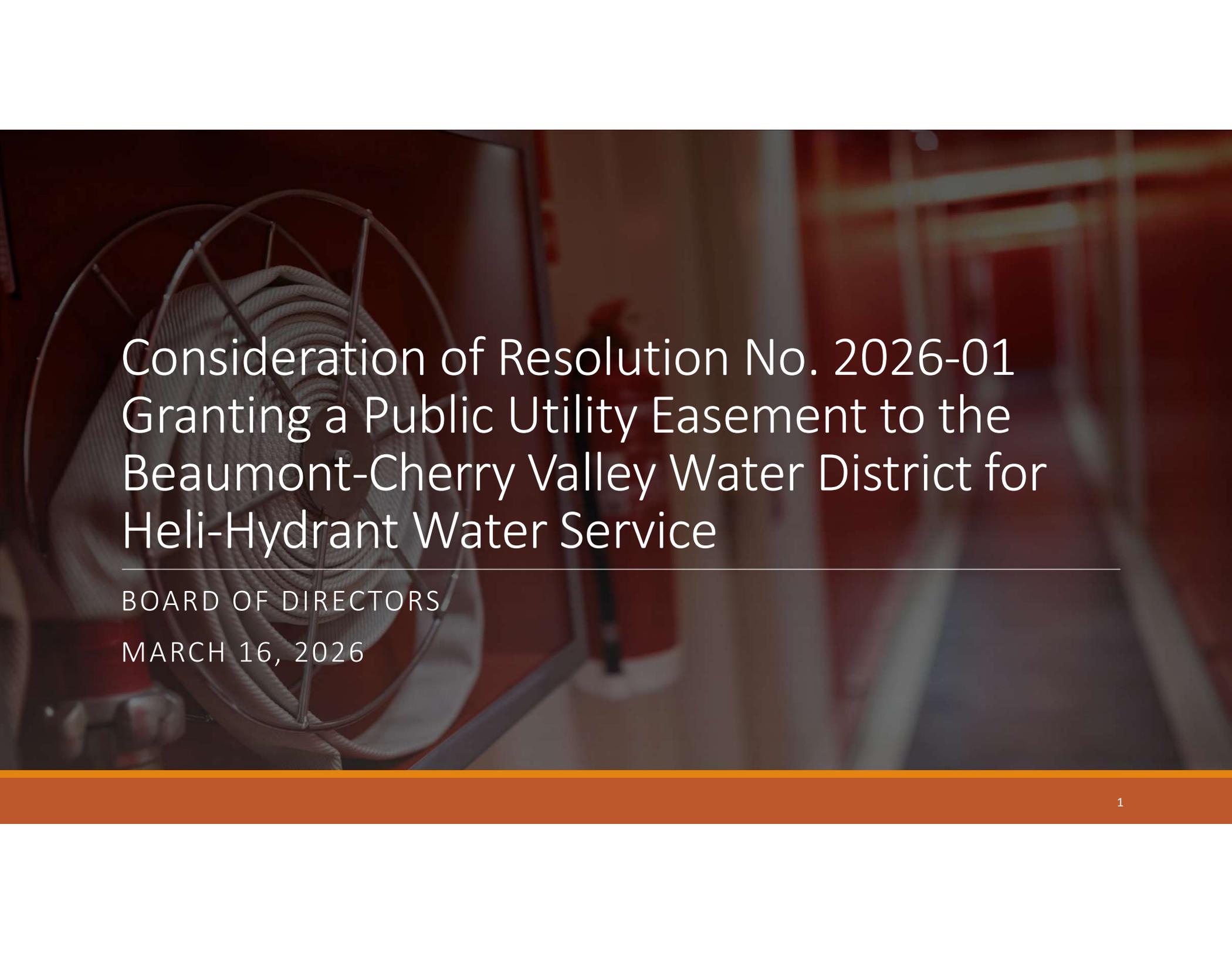
ALSO EXCEPTING THAT PORTION SHOWN AS PARCELS 5140-3 AND 5140-4A AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 46, PAGE 79 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED MAY 12, 1966 AS INSTRUMENT NO. 49834 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THAT PORTION SHOWN AS PARCEL 5020-5 AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 51, PAGES 88 THROUGH 98 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS CONVEYED TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY CORPORATION GRANT DEED RECORDED NOVEMBER 15, 1977 AS INSTRUMENT NO. 227541 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE BEAUMONT UNIFIED SCHOOL DISTRICT BY DEED RECORDED MAY 12, 1994 AS INSTRUMENT NO. 197011 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF BEAUMONT, A MUNICIPAL CORPORATION AND PUBLIC AGENCY BY DEED RECORDED APRIL 24, 2009 AS INSTRUMENT NO. 0202955 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

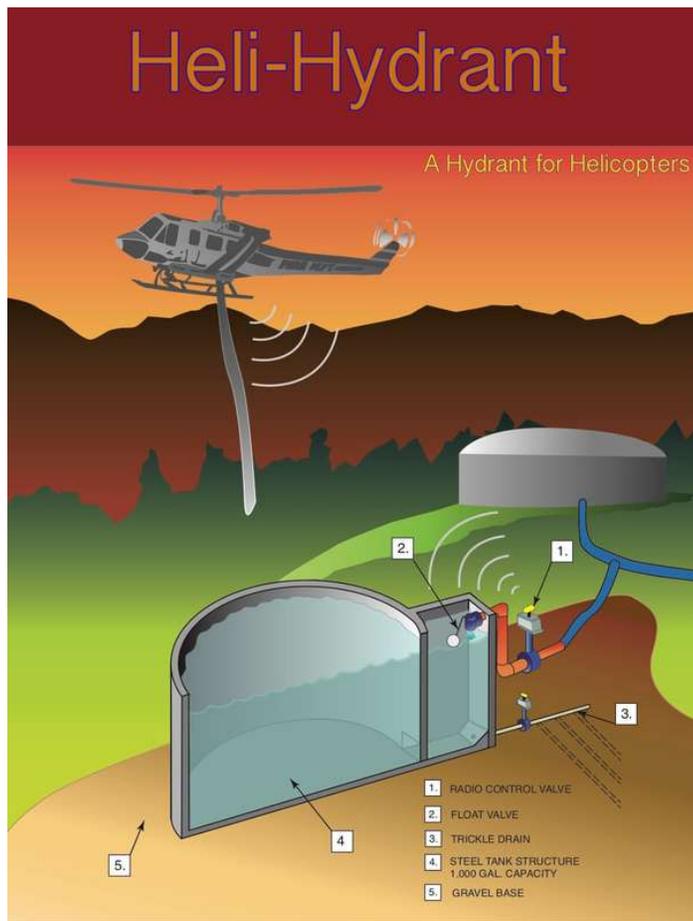
APNs: 404-010-016 & 404-010-017



Consideration of Resolution No. 2026-01 Granting a Public Utility Easement to the Beaumont-Cherry Valley Water District for Heli-Hydrant Water Service

BOARD OF DIRECTORS

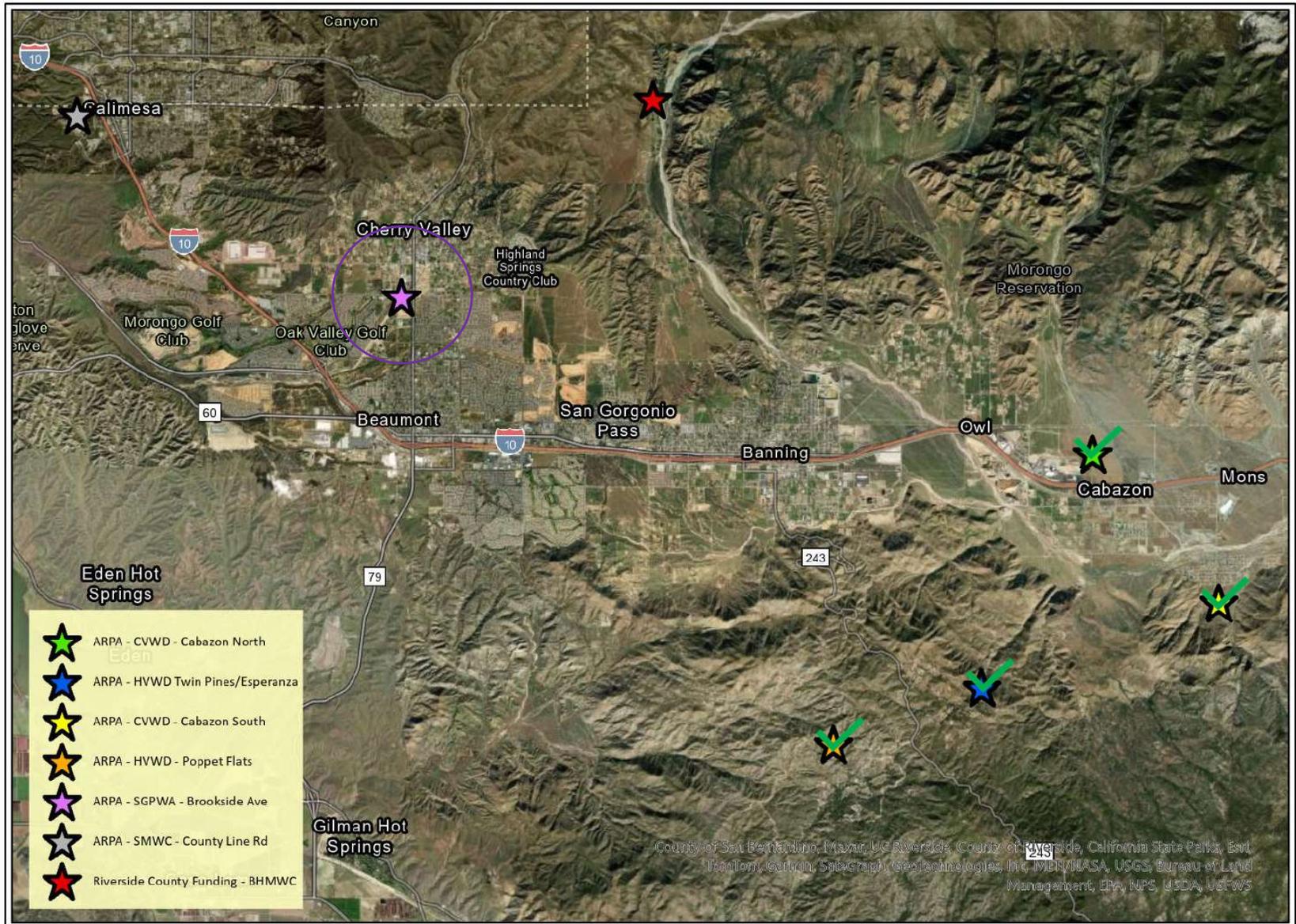
MARCH 16, 2026

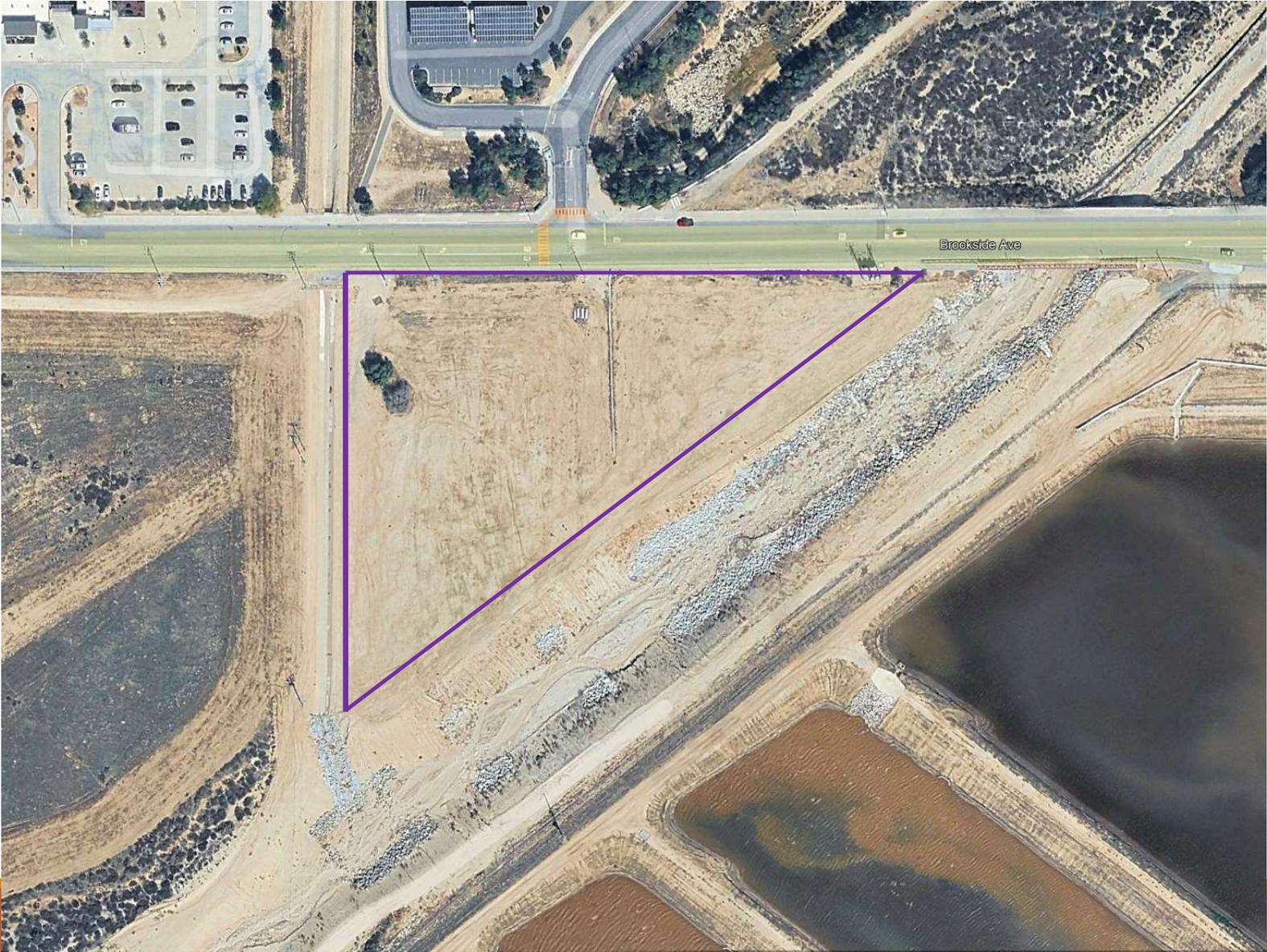


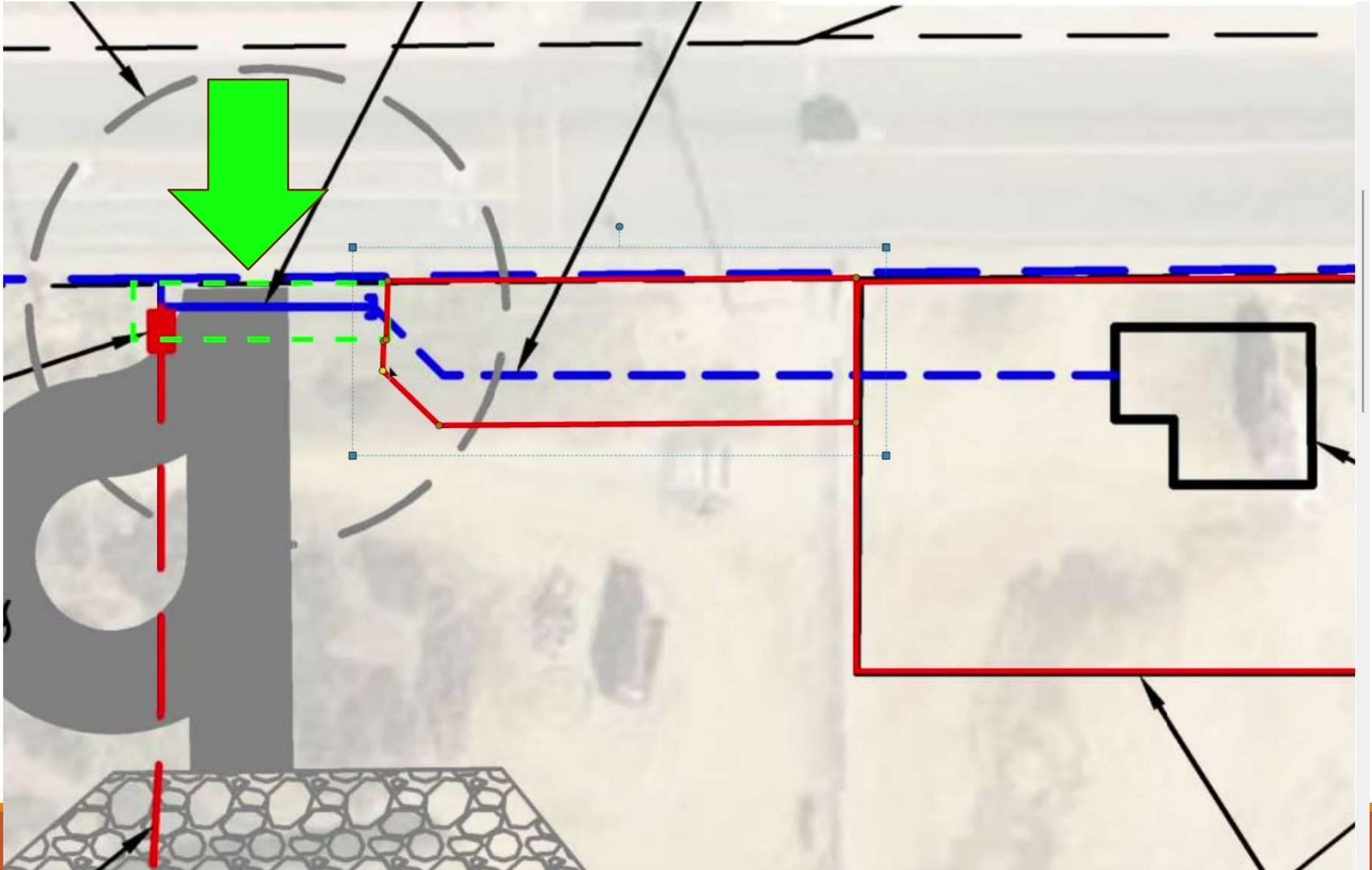
In order to combat wildfires, Heli-Hydrants will be constructed in strategic locations in the San Gorgonio Pass

- Six locations spanning from Calimesa to Cabazon
- Utilizing existing water infrastructure
- Provides wildfire protection north and south of the I-10
- County Board of Supervisor Yxstian Gutierrez secured \$1.8M in ARPA funds for the construction of six Heli-Hydrant systems
- Four of the six ARPA funded sites are completed
- The final two sites are anticipated on completing in Q2 2026









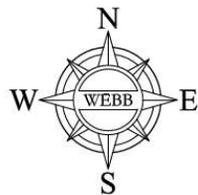
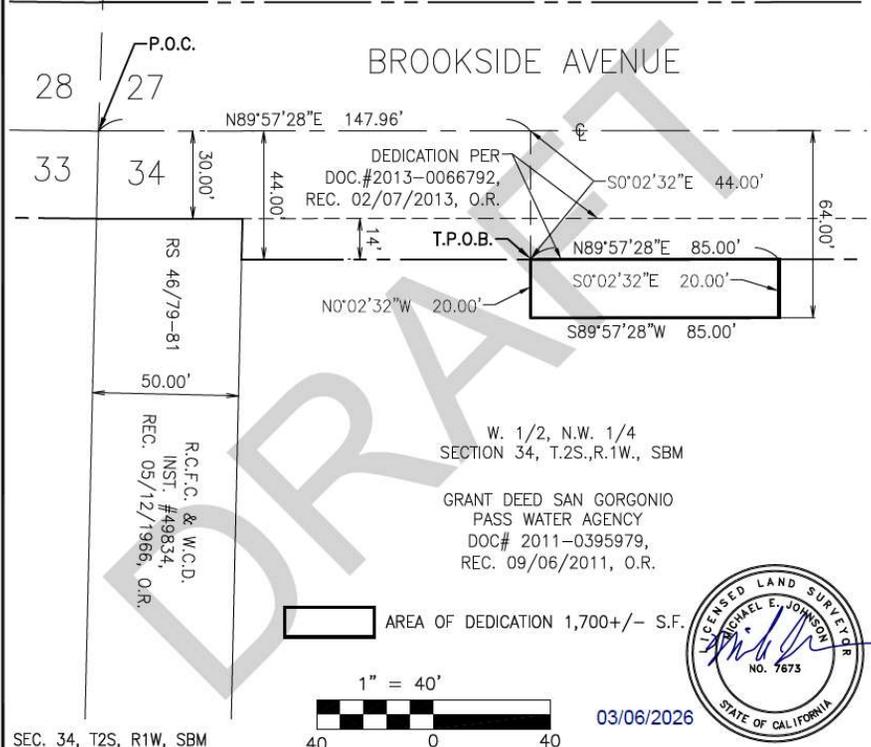


EXHIBIT "B"
WATERLINE EASEMENT



ALBERT A. WEBB ASSOCIATES		BEAUMONT CHERRY VALLEY WATER DISTRICT	
\\chapan01.webb.lan\W04\2023\23-3063\510 Task Order 10 - Brookside East Heli Hydrant & Heli Pad\Drawings CAD\Mapping\Legals and Plats\20250422 BCVWD Essement.dwg 3/6/2026 2:04 PM MikeJ			
THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DECSRIPTION.		SHEET 1 OF 1	W.O. 25-0422
SCALE: 1"=40'	DRWN BY MEJ CHKD BY JKA	DATE 3/05/2026 DATE 3/06/2026	SUBJECT: BCVWD EASEMENT

Recommendation

Adopt Resolution No. 2026-01 approving a Grant of Easement for public utility purposes to the Beaumont-Cherry Valley Water District and authorizing the General Manager to execute the easement upon completion of the final legal descriptions and plat exhibits.