

*Cabazon Water District*

14618 Broadway Street • P.O. Box 297  
Cabazon, CA 92230

## BOARD MEETING PACKET

May 20, 2025

FAC Meeting at 5:00 pm  
Regular Meeting at 6:00 pm



**Cabazon Water District**  
14618 Broadway Street • P.O. Box 297  
Cabazon, California 92230

**FINANCE & AUDIT COMMITTEE MEETING**

**AGENDA**

**Meeting Location:**

14618 Broadway St.  
Cabazon, CA 92230

**Teleconference:**

Dial-in #: 978-990-5321  
Access Code: 117188

**Meeting Date:**

Tuesday, May 20, 2025 – 5:00 PM

**CALL TO ORDER,**

**PLEDGE OF ALLEGIANCE,**

**ROLL CALL**

**FINANCE & AUDIT COMMITTEE**

1. Discussion: Review of Proposed FY 25/26 Budget
2. Discussion Finance & Audit Committee Report
  - Balance Sheet
  - Profit and Loss Budget Comparison
  - Capital Detail
3. Discussion: Miscellaneous District Financial Matters
4. Finance & Audit Committee District Payables Review and Approval/Signing

**PUBLIC COMMENT**

Any person may address the Board of Directors at this time on any matter within the subject matter jurisdiction of the Cabazon Water District; however, any matter that requires action will be referred to staff for investigation and reported at a subsequent Board of Directors meeting. The Board of Directors is prohibited by law from discussing or taking immediate action on items during this public comment period. To comment on specific agenda items, please advise the Board secretary prior to the meeting. **Each public comment will be limited to three (3) minutes. Individuals may not give their time away to another spokesperson. After two (2) minutes, the speaker will be notified that he/she has one (1) minute remaining. AB 1234 ORAL REPORTS (Gov. Code Sec. 53232.3(d))**

**ADJOURNMENT**

**ADA Compliance Issues**

In compliance with the Americans with Disabilities Act & Government Code Section 54954.2, if special assistance is needed to participate in a Board meeting, please contact the Clerk of the Board at (951) 849-4442. Notification of at least 48 hours prior to meeting time will assist staff in assuring that reasonable arrangements can be made to provide accessibility at the meeting.



**Cabazon Water District**  
14618 Broadway Street • P.O. Box 297  
Cabazon, California 92230

**REGULAR BOARD MEETING**

**AGENDA**

**Meeting Location:**

14618 Broadway St.  
Cabazon, CA 92230

**Teleconference:**

Dial-in #: 978-990-5321  
Access Code: 117188  
Email: [info@cabazonwater.org](mailto:info@cabazonwater.org)

**Meeting Date:**

Tuesday, May 20, 2025 – 6:00 PM

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**REMEMBRANCE OF OUR SERVICE MEN AND WOMEN**

**ROLL CALL**

**CONSENT CALENDAR**

All matters in this category are considered to be consistent with the Board/District goals, District Policies and Regulations adopted and/or approved by the Board of Directors, and will be enacted in one motion. There will be no separate discussion of these items. If discussion is required, items may be removed from the consent calendar and will be considered separately.

1. **Approval of:**
  - a. Finance and Audit Committee Meeting Minutes and Warrants of April 15, 2025
  - b. Regular Board Meeting Minutes and Warrants of April 15, 2025
2. **Warrants – None**
3. **Awards of Contracts – None**

**NEW BUSINESS**

1. **Discussion/Action:** Well #2 Treatment Facility – Exemption from CEQA and Permit
2. **Discussion/Action:** \$75,000 Offer for Cabazon Water District Listing on Elm St.
3. **Discussion/Action:** Quote from Visual Edge for IT Services

**OLD BUSINESS**

1. Discussion/Updates: Discussion/Updates with SGPWA Director(s) regarding various matters
2. Discussion/Action: Community Involvement

**UPDATES**

1. Update: CWD Operations Report  
(by GM Pollack)

**PUBLIC COMMENTS**

Any person may address the Board of Directors at this time on any matter within the subject matter jurisdiction of the Cabazon Water District that is not listed on the agenda; however, any matter that requires action will be referred to staff for investigation and reported at a subsequent Board of Directors meeting. The Board of Directors is prohibited by law from discussing or taking immediate action on items during this public comment period. To comment on specific agenda items, please advise the Board secretary prior to the meeting. Each public comment will be limited to three (3) minutes. Individuals may not give their time away to another spokesperson. After two (2) minutes, the speaker will be notified that he/she has one (1) minute remaining. AB 1234 ORAL REPORTS (Gov. Code Sec. 53232.3(d))

**GENERAL MANAGER/BOARD COMMENTS**

1. Future Agenda Items  
The Board Chair or the majority of the Board may direct staff to investigate and report back to an individual(s) and the Board on matters suggested or direct the General Manager/Board Secretary to place the matter on a future Board meeting.
  - Suggested agenda items from the Public.
  - Suggested agenda items from Management.
  - Suggested agenda items from Board Members.
2. Management Comments  
Staff members may speak on items of information not requiring comment or discussion to the Board and public. Topics which may be included on a future meeting agenda may be presented but cannot be discussed. (3 minutes)
3. Board Member Comments  
Board members may speak on items of information not requiring comment or discussion to the Board and public. (3 minutes)

**MISCELLANEOUS**

1. Future Board Items/Next Board Meeting Date(s)
  - a. 06/02/2025 (Monday) at 1:30 PM: San Gorgonio Pass Water Agency Meeting
  - b. 06/16/2025 (Monday) at 6:00 PM: San Gorgonio Pass Water Agency Meeting
  - c. 05/28/2025 (Wednesday) at 5:00 PM: San Gorgonio Pass Regional Water Alliance Committee Meeting
  - d. 06/12/2025 (Thursday) at 6:00 PM: West Desert MAC Meeting at the Community Center
  - e. 06/17/2025 (Tuesday) at 5:00 PM: Finance & Audit Committee Meeting
  - f. 06/17/2025 (Tuesday) at 6:00 PM: Regular Board Meeting
  - g. TBD: Personnel Committee Meeting

**ADJOURNMENT**

*ADA Compliance Issues*

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**Cabazon Water District**  
**Proposed Budget**  
**FY 25/26**

**Schedule A**

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
	<b>FY 24/25 Amended Budget</b>	<b>FY 24/25 Projected Year-End</b>	<b>FY 25/26 Proposed Budget</b>	<b>\$ Difference (C - B)</b>	<b>% Difference (D / B)</b>
<b>1 REVENUE</b>					
<b>2 OPERATING REVENUE</b>					
3 Base Rate - Water Bills	\$ 601,100	\$ 609,000	\$ 615,100	\$ 6,100	1%
4 Commodity Sales	900,600	900,200	909,200	9,000	1%
5 Fire Sales - Water Bills	3,500	3,450	3,500	50	1%
6 Fees and Charges	62,500	70,900	73,000	2,100	3%
7 Basic Facility Fees	45,400	117,900	90,760	(27,140)	-23%
8 Standby Fees	122,600	121,800	124,200	2,400	2%
<b>9 TOTAL OPERATING REVENUE</b>	<b>1,735,700</b>	<b>1,823,250</b>	<b>1,815,760</b>	<b>(7,490)</b>	<b>0%</b>
<b>10 NON-OPERATING REVENUE</b>					
11 Property Taxes	111,600	126,300	128,800	2,500	2%
12 Cell Tower Lease Income	34,100	39,000	39,800	800	2%
13 Miscellaneous Income	-	2,300	-	(2,300)	-100%
14 Main St Yard Sale	-	168,100	-	(168,100)	-100%
15 Interest Income - Investment Accounts	62,600	92,800	67,600	(25,200)	-28%
16 Interest Income - Water Bills	7,300	8,300	8,300	-	0%
<b>17 TOTAL NON-OPERATING REVENUE</b>	<b>215,600</b>	<b>436,800</b>	<b>244,500</b>	<b>(192,300)</b>	<b>-44%</b>
<b>18 TOTAL REVENUE</b>	<b>1,951,300</b>	<b>2,260,050</b>	<b>2,060,260</b>	<b>(199,790)</b>	<b>-9%</b>
<b>19 EXPENSES</b>					
<b>20 SALARIES AND BENEFITS</b>					
21 Directors	20,000	12,000	20,000	8,000	67%
22 Management and Customer Service	270,200	266,300	263,300	(3,000)	-1%
23 Field Workers	244,000	236,800	250,300	13,500	6%
24 Employee Benefits	218,500	214,300	209,000	(5,300)	-2%
25 Payroll Taxes	42,100	43,200	44,900	1,700	4%
<b>26 TOTAL SALARIES AND BENEFITS</b>	<b>794,800</b>	<b>772,600</b>	<b>787,500</b>	<b>14,900</b>	<b>2%</b>
<b>27 OPERATING EXPENSES</b>					
28 Facilities, Wells, Transmission and Distribution					
29 Lab Fees	12,000	8,800	13,000	4,200	48%
30 Meter Testing and Repair	1,000	100	1,000	900	900%
31 Utilities - Wells	195,900	216,000	225,000	9,000	4%
32 Line Repair and Maintenance Materials	50,000	39,800	45,000	5,200	13%
33 Well Maintenance	45,000	18,500	34,000	15,500	84%
34 Security	17,800	14,400	18,700	4,300	30%
35 Engineering Services	40,000	10,800	15,000	4,200	39%
36 Facilities, Wells, Transmission and Distribution - Other	25,000	15,200	25,000	9,800	64%
37 Total Facilities, Wells, Transmission and Distribution	386,700	323,600	376,700	53,100	16%
38 Office Expenses					
39 Utilities - Office	37,900	33,500	36,500	3,000	9%
40 Water Billing System	4,100	3,700	13,400	9,700	262%
41 Supplies and Equipment	9,300	9,000	9,400	400	4%
42 Copier and Supplies	4,700	4,700	4,900	200	4%
43 Dues and Subscriptions	3,100	800	2,000	1,200	150%



**Cabazon Water District**  
**Proposed Budget**  
**FY 25/26**

**Schedule A**

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
	<b>FY 24/25 Amended Budget</b>	<b>FY 24/25 Projected Year-End</b>	<b>FY 25/26 Proposed Budget</b>	<b>\$ Difference (C - B)</b>	<b>% Difference (D / B)</b>
44 Postage	10,000	11,300	11,800	500	4%
45 Printing and Publications	500	500	500	\$ -	0%
46 Computer Services	34,900	47,800	31,000	(16,800)	-35%
47 Air Conditioning Servicing	6,100	5,300	5,500	200	4%
48 Office Expenses - Other	800	900	900	-	0%
49 <b>Total Office Expenses</b>	<b>111,400</b>	<b>117,500</b>	<b>115,900</b>	<b>(1,600)</b>	<b>-1%</b>
50 <b>Support Services</b>					
51 Financial Audit	15,600	15,400	15,600	200	1%
52 Accounting	51,000	50,400	55,400	5,000	10%
53 Legal Services	20,000	2,400	15,000	12,600	525%
54 Payroll Services	6,300	7,200	7,500	300	4%
55 Website Support	1,100	1,000	1,100	100	10%
56 Medical Testing	1,400	1,100	1,400	300	27%
57 Insurance	48,300	49,400	54,300	4,900	10%
58 <b>Total Support Services</b>	<b>143,700</b>	<b>126,900</b>	<b>150,300</b>	<b>23,400</b>	<b>18%</b>
59 Training and Travel	5,000	2,100	4,000	1,900	90%
60 Other Fees/SWRCB	10,900	10,900	11,300	400	4%
61 <b>Service Tools and Equipment</b>					
62 Shop Supplies and Small Tools	11,000	10,600	9,000	(1,600)	-15%
63 Vehicle Fuel	13,500	13,000	12,500	(500)	-4%
64 Employee Uniforms	2,000	700	2,000	1,300	186%
65 Safety	2,000	2,000	2,000	-	0%
66 Tractor Expenses/Maintenance	4,000	2,300	4,000	1,700	74%
67 Equipment Rental	3,000	-	4,000	4,000	0%
68 Service Trucks - Repair and Maintenance	11,000	6,600	12,000	5,400	82%
69 Water Operations On-Call Phones	4,500	4,000	4,500	500	13%
70 <b>Total Service Tools and Equipment</b>	<b>51,000</b>	<b>39,200</b>	<b>50,000</b>	<b>10,800</b>	<b>28%</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>708,700</b>	<b>620,200</b>	<b>708,200</b>	<b>88,000</b>	<b>14%</b>
71 <b>NON-OPERATING EXPENSES</b>					
72 Loan Interest and Processing Fees	14,500	13,700	11,400	(2,300)	-17%
73 Bad Debt Expense	1,400	1,400	1,400	-	0%
74 Miscellaneous Expenses	1,500	2,000	1,500	(500)	-25%
75 <b>TOTAL NON-OPERATING EXPENSES</b>	<b>17,400</b>	<b>17,100</b>	<b>14,300</b>	<b>(2,800)</b>	<b>-16%</b>
76 <b>TOTAL EXPENSES</b>	<b>1,520,900</b>	<b>1,409,900</b>	<b>1,510,000</b>	<b>100,100</b>	<b>7%</b>
77 <b>INCOME BEFORE CAPITAL and DEBT SERVICE</b>	<b>430,400</b>	<b>850,150</b>	<b>550,260</b>	<b>(299,890)</b>	<b>-35%</b>
78 District Funded Capital Projects (From Schedule B)	(620,900)	(380,400)	(398,800)	(18,400)	5%
79 Debt Service - Principal	(74,600)	(74,500)	(77,700)	(3,200)	4%
80 <b>NET INCOME / (LOSS)</b>	<b>\$ (265,100)</b>	<b>\$ 395,250</b>	<b>\$ 73,760</b>	<b>\$ (321,490)</b>	
81 <b>PROJECTED BEGINNING CASH - 7/1/25</b>			<b>\$ 2,567,900</b>		
82 <b>PROJECTED ENDING CASH - 6/30/26</b>			<b>\$ 2,641,660</b>		



**Cabazon Water District  
Proposed Capital Budget  
FY 25/26**

**Schedule B**

	A	B	C	D	E	F	G	H
	FY 24/25 Amended Budget	FY 24/25 Projected Year-End	FY 25/26 Proposed Budget	FY 26/27 Projection	FY 27/28 Projection	FY 28/29 Projection	FY 29/30 Projection	FY 30/31 Projection
<b>1 CAPITAL PROJECTS</b>								
<b>2 DISTRICT FUNDED</b>								
3 Meter Replacements	\$ (10,000)	\$ (2,000)	\$ (3,000)	\$ (3,000)	\$ (3,000)	\$ (3,000)	\$ (3,000)	\$ (3,000)
4 Main Replacements Fire Hydrant & Air Vac	(45,000)	-	(45,000)	(45,000)	(45,000)	(45,000)	(45,000)	(45,000)
5 Bonita Vault	(20,200)	(44,300)	-	-	-	-	-	-
6 New Truck	(10,000)	-	-	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
7 Utility Billing	(30,000)	(12,600)	(17,400)	-	-	-	-	-
8 Rate Study	(40,000)	(6,700)	(33,300)	-	-	-	-	-
9 Well #4 Electrical Panel	(136,000)	(119,100)	(16,900)	-	-	-	-	-
10 Well #2 New Facility Building	(130,000)	(30,800)	(99,200)	-	-	-	-	-
11 Well #5 Emergency Repair	(180,000)	(158,300)	-	-	-	-	-	-
12 Tank Maintenance	(3,700)	(4,200)	-	-	-	-	-	-
13 Replace Computer Workstations			(17,000)	-	-	-	-	-
14 Tank 2 & 4 Cleaning			(7,000)	-	-	-	-	-
15 Bonita Pipeline Project 3400' 12" C900			(160,000)	-	-	-	-	-
16 Purchase Backhoe			-	(160,000)	-	-	-	-
17 Well 2 Rehab (3 Year Plan)			-	-	(150,000)	-	-	-
<b>18 TOTAL DISTRICT FUNDED PROJECTS</b>	<b>(604,900)</b>	<b>(378,000)</b>	<b>(398,800)</b>	<b>(218,000)</b>	<b>(208,000)</b>	<b>(58,000)</b>	<b>(58,000)</b>	<b>(58,000)</b>
<b>19 GRANT/DEBT FUNDED</b>								
20 Department of Water Resources (DWR)								
21 Esperanza Waterline Improvement	(325,288)	(297,000)	-	-	-	-	-	-
22 Grant Funding - DWR	309,288	294,600	-	-	-	-	-	-
23 State Water Resource Control Board (SWRCB)								
24 Groundwater Well Improvements	(470,963)	(9,500)	(461,500)	-	-	-	-	-
25 Grant Funding - SWRCB	470,963	9,500	461,500	-	-	-	-	-
26 American Rescue Plan Act (ARPA)								
27 Heli-Hydrants		(120,000)	-	-	-	-	-	-
28 Grant Funding - SGWPA		120,000	-	-	-	-	-	-
29								
<b>30 NET GRANT/DEBT FUNDED PROJECTS</b>	<b>(16,000)</b>	<b>(2,400)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>31 TOTAL NET COST OF CAPITAL PROJECTS</b>	<b>\$ (620,900)</b>	<b>\$ (380,400)</b>	<b>\$ (398,800)</b>	<b>\$ (218,000)</b>	<b>\$ (208,000)</b>	<b>\$ (58,000)</b>	<b>\$ (58,000)</b>	<b>\$ (58,000)</b>



## Cabazon Water District FY 25/26 Proposed Budget

**Schedule A:** Column (A) is the Amended Budget for FY 25. Column (B) is the Projected Year-End Results for FY 25. Column (C) represents the Proposed Budget for FY 26. Columns (D) through (H) represent the changes for the FY 26 Proposed Budget compared to the Projected FY 25 results.

### REVENUE

**Line 3 Base Rate:** Fixed water charges including residential, commercial and construction connections. Revenue is budgeted for a 1% rate increase over projected year end. A new rate schedule will be effective January 1, 2026.

**Line 4 Commodity Sales:** Volumetric water sales including residential, commercial and construction water sales. Revenue is budgeted for a 1% rate increase above projected year end. A new rate schedule will be effective January 1, 2026.

**Line 5 Fire Sales:** A flat, fixed monthly charge is assessed for all private fire service connections. Revenue is budgeted for a 1% rate increase above projected year end. A new rate schedule will be effective January 1, 2026.

**Line 6 Fees and Charges:** Various fees includes penalty fees, fire flow tests, new account fees, incident fees, and returned check fees. Revenues are budgeted for a 3% rate increase above projected year end.

**Line 7 Basic Facility Fees:** Fees are charged to connect to the District water system. Receipt of these fees are unpredictable and are budgeted conservatively. The District projects four 5/8" meter installations and four 3/4" meter installations.

**Lines 8 Standby Fees:** Annual standby fees are assessed via the Riverside County tax roll. Revenue is budgeted for a 2% increase above projected year end.

**Lines 11 Property Taxes:** Annual property taxes are assessed by Riverside County. Revenue is budgeted for a 2% increase above projected year end.

**Line 12 Cell Tower Lease Income:** Monthly cell tower lease revenues are budgeted for a 2% contractual increase.

**Line 13 Miscellaneous Income:** Miscellaneous fees include refunds, reimbursements, recycling revenues, and miscellaneous income not accounted for in other line. Revenue is not budgeted due to their unpredictable nature.

**Line 14 Main St Yard Sale:** The sale was a one-time event and is not budgeted for FY 26.

**Line 15 Interest Income - Investment Accounts:** Interest revenue is primarily earned on investments in the State of California Local Agency Investment Fund (LAIF), California Cooperative Liquid Assets Securities System (CLASS), and the Bank of New York Mellon Trust Company (BNY). FY 26 is budgeted at 3% of an estimated average investment balance.

**Line 16 Interest Income - Water Bills:** Interest is charged on customer account balances. FY 26 is budgeted at FY 25 projected results.





## EXPENSES

**Lines 20 - 26 Salaries and Benefits:** Salaries and Benefits include director and employee salaries and wages, paid leave, health and other insurance, pension contributions, payroll taxes and workers' compensation. Assumptions include:

Line 21 Directors: The Board of Directors receive stipend for meeting participation. FY 26 is budgeted at the same rate and anticipated meeting attendance as the FY 25 budget.

Line 22 Management and Customer Service: Salaries and wages include the general manager, administrative officer, and customer accounts lead. The FY 26 budget includes COLA and step increases for employees and a vacation payout.

Line 23 Field Workers: The FY 26 budget includes COLA and step increases for employees.

Line 24 Employee Benefits: Employee benefits includes medical, dental, and vision insurance, pension contributions, and workers' compensation insurance. The FY 26 budget decreases from prior year due to one employee opting out of medical insurance in lieu of \$250 per month.

Line 25 Payroll Taxes: The FY 26 budget increases due to COLA and step increases for employees.

**Lines 27 - 37 Facilities, Wells, Transmission and Distribution:** Expenses include water quality testing, meter purchases, source of supply, security, facility maintenance, and engineering services. The FY 26 budget includes anticipated repair and maintenance costs for the water system, some of which are unpredictable. Assumptions include:

Line 29 Lab Fees: Fees include lab fees and water quality testing. The next sampling for Title 22 compliance will take place in FY 27.

Line 30 Meter Testing and Repair: Costs include meter repairs and meter testing. FY 26 is budgeted at the same level as FY 25.

Line 31 Utilities – Wells: Costs include electricity relating to pumping at the District well sites. FY 26 is budgeted for a 4% increase above projected year end.

Line 32 Line Repair and Maintenance Materials: Costs include materials for line repair and maintenance. FY 26 budgeted for a 13% increase above projected year end.

Line 33 Well Maintenance: Maintenance includes repairs, maintenance, and chemical expenses for the District wells. FY 26 budget includes normal costs and a contingency for unanticipated maintenance for Well #5 and Well #1. Both wells were down during FY 25.

Line 34 Security: Costs include alarm phones, security alarms, and crime prevention. FY 26 is budgeted for a 30% increase above projected year end due to rising costs and a contract for security at eight locations. This includes a new fire alarm panel and quarterly payments for fire alarm maintenance.

Line 35 Engineering Services: Costs include general engineering services required by the District. FY 26 is budgeted for a 39% decrease from previous year budget due to less services anticipated.



Line 36 Facilities, Wells, Transmission and Distribution – Other: Costs include the generator service contract, site landscaping and maintenance, chlorinators, and SCADA. FY 26 is budgeted at the same level as FY 25.

**Lines 38 - 49 Office Expenses:** Costs include all activity to operate the District office.

Assumptions include:

Line 39 Utilities – Office: Utilities include electricity, gas, telephones, trash service, and janitorial services. FY 26 is budgeted for a 9% increase over projected year end based on increased electricity and trash/recycling costs.

Line 40 Water Billing System: Costs include annual water billing system maintenance costs. The FY 26 increases due to a new billing system.

Line 41 Supplies and Equipment: Office supplies and noncapitalized equipment are purchases for the District. FY 26 is budgeted for a 4% increase above projected year end due to rising costs.

Line 42 Copier and Supplies: Costs include the copier lease, supplies, and printing. FY 26 is budgeted for a 4% increase above projected year end due to rising costs.

Line 43 Dues and Subscriptions: Costs include annual P.O. box fees, CalMutual dues, contributions to Free Conference Call for use of the conference call center, GoDaddy fees, and the QuickBooks Online subscription.

Line 46 Computer Services: FY 26 is budgeted for a new contract which includes onboarding costs and monthly fees. Monthly fees increase in year two.

**Lines 50 - 58 Support Services:** Service costs include profession consulting fees, outside services, and insurance. Assumptions include:

Line 51 Financial Audit: An external audit of the financial statements is performed annually. I audit services. FY 26 is budgeted at the same level as FY 25.

Line 52 Accounting: Accounting services for FY 26 are budgeted at 10% above FY 25 projected year end due to rate increases.

Line 53 Legal Services: Legal costs for FY 26 are budgeted to decrease for less anticipated services.

Line 54 Payroll Services: Costs include bi-weekly payroll processing. FY 26 is budgeted at 4% above FY 25 projected year end due to increased rates.

Line 57 Insurance: Property and liability insurance costs for FY 26 are budgeted at 10% above FY 25 projected year end based on the premium renewal contract received in April 2025.

**Line 59 Training and Travel:** Costs includes seminar, training, travel, and meal expenses for employees. The FY 26 budget increases to include safety training courses for field workers and operator certificate renewals.



**Lines 61 - 70 Service Tools & Equipment:** Tools and equipment includes noncapitalized tools, equipment and vehicle repair and maintenance, fuel, and on-call phones for field employees. FY 26 is budgeted at 28% above FY 25 projected year end, but lower than the FY 25 budget.

**Lines 71 - 75 Non-Operating Expenses:** Non-operating expenses include DWR interest and loan fees, interest expenses for the Well 4 loan, vehicle financing, bad debt expense, and other miscellaneous expenses. FY 26 is budgeted 16% below FY 25 projected year end due to the debt repayment schedules.

**Lines 78 District Funded Capital Projects:** Capital project details are presented in Schedule B.

**Lines 79 Debt – Principal:** Debt payments include principal payments for the DWR debt, Well 4 loan, and vehicle financing. FY 26 is budgeted based on the debt repayment schedules.



## Schedule B: FY 25/26 Proposed Capital Budget

Column (A) is the Amended Budget for FY 25. Column (B) represents projected year-end balances for FY 25. These amounts are estimates; actual results will vary. Column (C) displays the Proposed Budget for FY 26. Columns (D)-(H) show a 5-year capital plan.

**Lines 2-17 Reserve Funded Capital Projects:** Projects to be funded by District reserves.

**Line 3 Meter Replacement:** FY 26 budget includes \$3K for the Water Meter Replacement Program. Almost all meters in the system have been replaced. Meters will be replaced as needed.

**Line 4 Main Replacements FH & AV:** FY 26 budget includes \$45K for which the District plans to replace 3 fire hydrants at \$15K per hydrant every year. No activity in FY 25 due to other large projects.

**Line 5 Bonita Vault:** Project completed in FY 25. Project consisted of a new vault and materials for vault box and crane to lift the vault.

**Line 6 New Truck:** Project budgeted at \$10K every year starting FY 27 for truck replacements.

**Line 7 Utility Billing:** FY 26 budget consists of \$17.4K carryover from FY 25 in order to complete utility billing implementation.

**Line 8 Rate Study:** FY 26 budget consists of \$33.3K carryover from FY 25 in order to complete the new rate study.

**Line 9 Well #4 Electrical Panel:** FY 26 budget consists of \$16.9K carryover from FY 25 in order to complete the new electrical panel at Well #4.

**Line 10 Well #2 New Facility Building:** FY 26 budget consists of \$99.2K carryover from FY 25 in order to complete the new facility building at Well #2.

**Line 11 Well #5 Emergency Repair:** Project completed in FY 25. Project consisted of pump replacement at Well #5.

**Line 12 Tank Maintenance:** Project completed in FY 25. Project consisted of cleaning and inspection of Tank #1 and Tank #3.

**Line 13 Replace Computer Workstations:** FY 26 budget includes \$17K for which the District plans to replace computer work stations: desktop computers, UPS backup tower, labor, and installation.

**Line 14 Tank 2 & 4 Cleaning:** FY 26 budget includes \$7K to clean and weld steel portable water Tanks #2 and #4.

**Line 15 Bonita Pipeline Project 3400' 12" C900:** FY 26 budget includes \$160K to install a new pipeline to expand the District's service area. This project is still in the planning phase and may carryover to FY 27 although the District is aiming to complete in FY 26.

**Line 16 Purchase Backhoe:** No budget for FY 26. Expected to be included in FY 27 for the purchase of a backhoe for \$160K.



**Line 17 Well 2 Rehab:** No budget for FY 26. Expected to be included in FY 28 for Well #2 rehab for \$150K.

**Lines 20-30 Grant/Debt Funded Capital Projects:** Projects to be funded by grant/debt revenues.

**Line 20-22 DWR Esperanza Waterline Improvement:** Project completed in FY 25. Project consisted of the Esperanza Waterline project primarily grant funded with the project costing \$359,700.

**Lines 23-25 SWRCB:** Includes the Groundwater Well Improvements project, 100% grant funded. Cash flow relating to grant receipts no longer supported by SGPWA Gap Funding and will instead be District paid and reimbursed by SWRCB. FY 26 budget consists of carryover from FY 25.

**Lines 26-28 ARPA:** Project completed in FY 25. Project consisted of \$461.5K for the construction of two Heli hydrants project, and 100% grant funded costing \$600K.



**Cabazon Water District**  
**Balance Sheet**  
 As of April 30, 2025

		2025
1	<b>ASSETS</b>	
2	Current Assets	
3	Checking/Savings	\$ 754,231
4	Investments - LAIF & CLASS	2,164,493
5	Total Cash & Investments	2,918,725
6	Accounts Receivable	543,908
7	Bank of New York Trustee Accounts	49,674
8	Prepaid Expenses	44,458
9	Inventory	92,248
10	Total Current Assets	3,649,012
11	Fixed Assets	
12	Total Fixed Assets	16,229,368
13	Accumulated Depreciation	(7,475,455)
14	Net Fixed Assets	8,753,913
15	Other Assets	
16	Lease Receivable-Cell Towers	907,891
17	Total Other Assets	907,891
18	<b>TOTAL ASSETS</b>	<b>\$ 13,310,816</b>
19	<b>LIABILITIES, DIR &amp; FUND BALANCE</b>	
20	Liabilities	
21	Current Liabilities	
22	Accounts Payable	\$ 383,321
23	Due to Other Gov't SGPWA	292,664
24	Customer Deposits	13,636
25	Current Portion DWR Loan	45,825
26	Current RCAC (Well 4) Loan	13,268
27	Current Portion 2022 Ford	14,174
28	Accrued Expenses	44,056
29	Total Current Liabilities	806,945
30	Long Term Liabilities	
31	DWR Loan Payable	62,707
32	Ford Loan Payable	30,766
33	RCAC Loan Payable	147,411
34	Total Long Term Liabilities	240,884
35	<b>TOTAL LIABILITIES</b>	1,047,829
36	Deferred Inflow of Resources (DIR)	
37	Deferred Lease Inflows	833,081
38	Total Deferred Inflows	833,081
39	Total Fund Balance	11,429,905
40	<b>TOTAL LIABILITIES, DIR &amp; FUND BALANCE</b>	<b>\$ 13,310,816</b>



**Cabazon Water District**  
**Budget to Actual**  
 For the Period Ended April 30, 2025

	A	B	C	D=B/C
	Apr-25	Current YTD	FY 24/25 Budget	YTD 83%
1 <b>REVENUES</b>				
2 <b>OPERATING INCOME</b>				
3 Base Rate - Water Bills	\$ 52,831	\$ 507,371	\$ 601,100	84%
4 Commodity Sales	59,992	806,949	900,600	90%
5 Fire Sales - Water Bills	294	2,890	3,500	83%
6 Fees & Charges	4,400	57,623	62,500	92%
7 Basic Facilities Fee	4,078	122,009	45,400	269%
8 Stand By Fees - Tax Revenue	-	80,262	122,600	65%
9 <b>TOTAL OPERATING INCOME</b>	121,594	1,577,103	1,735,700	91%
10 <b>NON-OPERATING INCOME</b>				
11 Property Taxes	1,229	64,763	111,600	58%
12 Cell Tower Lease Income	2,835	33,350	34,100	98%
13 Miscellaneous Non-Operating Income	-	2,348	-	N/A
14 Main St Yard Sale	-	168,098	-	N/A
15 Interest Income - Investment Accounts	8,019	77,599	62,600	124%
16 Interest Income - Water Bills	611	6,838	7,300	94%
17 <b>TOTAL NON-OPERATING INCOME</b>	12,694	352,997	215,600	164%
18 <b>TOTAL REVENUES</b>	134,288	1,930,100	1,951,300	99%
19 <b>EXPENSES</b>				
20 <b>PAYROLL</b>				
21 Directors Fees	800	9,800	20,000	49%
22 Management & Customer Service	17,920	222,977	270,200	83%
23 Field Workers	17,914	200,094	244,000	82%
24 Employee Benefits Expense	17,083	180,384	219,900	82%
25 Payroll Taxes	2,332	35,499	42,100	84%
26 <b>TOTAL PAYROLL</b>	56,048	648,754	796,200	81%
27 <b>OPERATIONAL EXPENSES</b>				
28 Facilities, Wells, Transmission & Distribution (T&D)				
29 Lab Fees	631	7,702	12,000	64%
30 Meter Testing & Repair	-	111	1,000	11%
31 Utilities - Wells	17,122	179,090	195,900	91%
32 Line R&M Materials	545	19,476	50,000	39%
33 Well Maintenance	1,128	15,046	45,000	33%
34 Security	96	13,505	17,800	76%
35 Engineering Services	301	5,424	40,000	14%
36 Facilities, Wells, T&D - Other	1,403	13,225	25,000	53%
37 Total Facilities, Wells, T&D	21,226	253,579	386,700	66%
38 Office Expenses				
39 Utilities - Office	2,538	26,632	37,900	70%
40 Water Billing System	256	3,209	4,100	78%
41 Supplies & Equipment	-	6,768	9,300	73%
42 Copier & Supplies	256	3,810	4,700	81%
43 Dues & Subscriptions	15	644	3,100	21%
44 Postage	100	8,583	10,000	86%
45 Printing & Publications	-	347	500	69%
46 Computer Services	16,997	52,816	34,900	151%
47 Air Conditioning Servicing	-	3,955	6,100	65%
48 Office Expenses - Other	-	647	800	81%
49 Total Office Expenses	\$ 20,163	\$ 107,411	\$ 111,400	96%

\*No assurance provided on these financial statements. These financial statements do not include a statement of cash flows. Substantially all disclosures required by accounting principles generally accepted in the United States not included.



**Cabazon Water District**  
**Budget to Actual**  
 For the Period Ended April 30, 2025

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D=B/C</b>
	<b>Apr-25</b>	<b>Current YTD</b>	<b>FY 24/25 Budget</b>	<b>YTD 83%</b>
50 Support Services				
51 Financial Audit	\$ -	\$ 8,827	\$ 15,600	57%
52 Accounting	4,197	42,200	51,000	83%
53 Legal Services	-	1,778	20,000	9%
54 Payroll/Bank Service Charge	480	5,917	6,300	94%
55 Website Support	75	822	1,100	75%
56 Insurance	43	49,287	48,300	102%
57 Total Support Services	4,794	108,831	142,300	76%
58 Training/Travel	181	1,714	5,000	34%
59 Other Fees/State Water Resource Control Board	167	10,722	10,900	98%
60 Service Tools & Equipment				
61 Shop Supplies and Small Tools	-	7,971	11,000	72%
62 Vehicle Fuel	983	10,701	13,500	79%
63 Employee Uniforms	-	510	2,000	26%
64 Safety	-	1,467	2,000	73%
65 Tractor Expenses/ Maintenance	-	1,707	4,000	43%
66 Equipment Rental	-	-	3,000	0%
67 Service Trucks - Repair & Maintenance	621	5,554	11,000	50%
68 Water Operations On-Call Phones	293	3,287	4,500	73%
69 Total Service Tools & Equipment	2,246	31,197	51,000	61%
70 <b>NON-OPERATING EXPENSES</b>				
71 Loan Interest & Processing Fee	2,176	12,489	14,500	86%
72 Bad Debt Expense	-	-	1,400	0%
73 Miscellaneous	-	1,530	1,500	102%
74 <b>TOTAL NON-OPERATING EXPENSES</b>	2,176	14,019	17,400	81%
75 <b>TOTAL EXPENSES</b>	106,653	1,176,227	1,520,900	77%
76 <b>INCOME BEFORE CAPITAL &amp; DEBT SERVICE</b>	27,636	753,873	430,400	175%
77 Capital Projects - Reserve Funded	(12,231)	(271,072)	(620,900)	44%
78 Debt Service - Principal	(25,521)	(69,691)	(74,600)	93%
79 <b>NET INCOME / (LOSS)</b>	<b>\$ (10,116)</b>	<b>\$ 413,110</b>	<b>\$ (265,100)</b>	





**Cabazon Water District**  
**Capital Detail**  
 For the Period Ended April 30, 2025

	A	B	C	D=B/C
	Apr-25	Current YTD	FY 24/25 Budget	YTD 83%
1 <b>CAPITAL PROJECTS</b>				
2 <b>RESERVE FUNDED</b>				
3 Meter Replacement	\$ -	\$ (1,964)	\$ (10,000)	20%
4 Main Replacements Fire Hydrant & Air Vac	-	-	(45,000)	0%
5 Bonita Vault	-	(44,263)	(20,200)	219%
6 New Truck	-	-	(10,000)	0%
7 Utility Billing	-	(12,600)	(30,000)	42%
8 Rate Study	(3,231)	(9,940)	(40,000)	25%
9 Well #4 Electrical Panel	-	-	(136,000)	0%
10 Well #2 New Facility Building	(9,000)	(39,786)	(130,000)	31%
11 Well #5 Emergency Repair	-	(158,281)	(180,000)	88%
12 Tank Maintenance	-	(4,238)	(3,700)	115%
13 <b>TOTAL RESERVE FUNDED PROJECTS</b>	<b>(12,231)</b>	<b>(271,072)</b>	<b>(604,900)</b>	<b>45%</b>
14 <b>GRANT/DEBT FUNDED</b>				
15 Department of Water Resources (DWR)				
16 Esperanza Waterline Improvements	-	(297,015)	(325,288)	91%
17 Grant Funding - DWR	-	294,629	309,288	95%
18 State Water Resource Control Board (SWRCB)				
19 Groundwater Well Improvements	-	(9,459)	(470,963)	2%
20 Grant Funding - SWRCB	-	8,943	470,963	2%
21 American Rescue Plan Act (ARPA)				
22 Heli-Hydrants	(360,000)	(480,000)	-	N/A
23 Grant Funding - SGWPA	360,000	480,000	-	N/A
24 <b>NET GRANT/DEBT FUNDED PROJECTS</b>	<b>-</b>	<b>(2,902)</b>	<b>(16,000)</b>	
25 <b>TOTAL NET COST OF CAPITAL PROJECTS</b>	<b>\$ (12,231)</b>	<b>\$ (273,974)</b>	<b>\$ (620,900)</b>	

**Grant/Debt Funded Activity Summary**

Groundwater Well Improvement Project	Expenses	Funding Received	Total Receivable
Total Budget	\$ 499,000	\$ 499,000	\$ -
Groundwater Well Improvements - FY 22	(42,466)	42,466	-
Groundwater Well Improvements - FY 23	(19,744)	19,744	-
Groundwater Well Improvements - FY 24	(12,935)	12,935	-
Groundwater Well Improvements - FY 25	(9,459)	8,943	516
Total	\$ (84,604)	\$ 84,088	\$ 516
Esperanza Waterline Project	Expenses	Funding Received	Total Receivable
Total Budget			
Esperanza Waterline Improvements - FY 24	\$ (51,044)	\$ 51,036	\$ 8
Esperanza Waterline Improvements - FY 25	(297,015)	-	297,015
Total	\$ (348,059)	\$ 51,036	\$ 297,023
Heli-Hydrants Project	Expenses	Funding Received	Total Receivable
Total Budget			
Heli-Hydrants - FY 25	\$ (480,000)	\$ 480,000	\$ -
Total	\$ (480,000)	\$ 480,000	\$ -



**Cabazon Water District**  
14618 Broadway Street • P.O. Box 297  
Cabazon, California 92230

**FINANCE & AUDIT COMMITTEE MEETING**

**MINUTES**

**Meeting Location:**  
Cabazon Water District Office  
14618 Broadway Street  
Cabazon, California 92230

**Teleconference:**  
Dial-in #: 978-990-5321  
Access Code: 117188

**Meeting Date:**  
Tuesday, April 15, 2025 – 5:00 PM

**CALL TO ORDER**  
**PLEDGE OF ALLEGIANCE**  
**ROLL CALL**

**Director Melissa Carlin – Present**  
**Board Chair Terry Tincher – Present**  
**Michael Pollack, General Manager – Present**  
**Evelyn Aguilar, Board Secretary – Present**

**\*Note: This meeting was recorded by the District**

**FINANCE & AUDIT COMMITTEE**

1. Discussion: Finance & Audit Committee Report
- Balance Sheet
  - Profit and Loss Budget Comparison
  - Capital Detail

**Main Reports:**

- Balance Sheet – depicts what the District owns and what the District owes.
- Profit & Loss Budget Performance – shows how the District is performing against the budget, and the condition of the District fiscal year to date.
- Capital Detail – shows activity pertaining to Capital Projects.

- In the Board packet, there were financial reports for February and March, since there was no February report included in the March meeting due to the QuickBooks issue. The information below is from the March reports.

Balance Sheet:

The District's combined Cash with Chase Bank, Local Agency Investment Fund (LAIF), and California Cooperative Liquid Assets Securities System (CLASS) balance was \$2,521,570 at month end. The District's total liabilities were approximately \$693,466 at month end.

Profit and Loss: - Year to date (YTD) is 75% of the year.

- 7. Basic Facilities Fee: These are fees charged for new service connections, meter installations, and upgrades. These revenues are budgeted conservatively due to their unpredictable nature. YTD is over budget due to multiple service installations.
- 8. Standby Fees – Tax Revenue: This accounts for standby fees accessed to all parcels in the District. The minimum fee is \$5/acre; rates vary per location and nature of the parcel. The majority of these receipts occur in January and May. YTD is trending under budget at 65%.
- 11. Property Taxes: This account includes Ad Valorem tax revenues apportioned by Riverside County. Property Tax receipts are received in January and May when property tax payments are due to the County of Riverside Tax Collector's Office. YTD is trending under budget at 57%.
- 15. Interest Income-Investment Accounts: This account includes interest earnings in the District's LAIF and other investment accounts. YTD is over budget due to higher than anticipated interest returns.
- 31. Utilities – Wells: This account includes the cost of electricity relating to District wells and pumping activity. YTD is trending over budget at 83% due to higher costs than anticipated.
- 33. Well Maintenance: This account includes repairs, maintenance, and chemical expenses relating to the District wells. Expenses vary throughout the year. YTD is trending under budget at 31% due to lower cost than anticipated.
- 46. Computer Services: This account includes monthly IT support. YTD is over budget due to the partial payment for a server replacement not anticipated in budget.
- 56. Insurance: This account includes the annual costs of liability insurance for the District. YTD is over budget due to higher renewals than anticipated.
- 67. Service Trucks Repair & Maintenance (R&M): This account includes repair & maintenance costs for District vehicles. YTD is trending under budget at 45% due to less maintenance than anticipated.
- 73. Miscellaneous: This account includes other non-operating expenses. YTD is over budget due to purchases for the community fair and the office celebration event.

As of March 31st, net income is \$424,812.

Capital Detail:

Lines 3-11 Reserve Funded Capital Projects: Projects to be funded by District reserves.

- 5. Bonita Vault: This account is for new vault and materials. YTD is over budget due to material purchases of \$44.2K in July being higher than anticipated.
- 7. Utility Billing: This account is budgeted for \$30K for FY 25 and expected to spread over three years. YTD includes up-front cost for UB4 billing system upgrade.
- 12. Tank Maintenance: This account is for \$3.7K for tank inspections. The District plans to inspect 1 tank per year for the next 4 years with a 1-year gap between cycles. YTD is over budget due to costs for cleaning and inspection of tank #1 and tank #3 being higher than anticipated.

Lines 15-19 Grant/Debt Funded Capital Projects: Projects to be funded by grant/debt revenues.

16. Esperanza Waterline Improvements: Includes the Esperanza Waterline project which is expected to be primarily grant funded with the project costing \$359,700 and the grant funding being \$343,700.
19. Groundwater Well Improvements: Includes the Groundwater Well Improvements project, expected to be 100% grant funded. Cash flow relating to grant receipts to be supported by SGPWA Gap Funding.
22. Heli-Hydrants: Includes the Heli-Hydrant project for the construction of two heli-hydrants costing \$600,000 (\$300,000 each heli-hydrant), expected to be 100% grant funded. YTD activity includes 20% heli-hydrant installations for tank #1 and tank #3.

2. Discussion: Miscellaneous District Financial Matters

- Well #4 Electrical panel: The Cla-Vals needed for this project have gone up in price since the beginning of the FY, so this project will end slightly over budget. The Well #5 Emergency Repair ended under budget.
- Edison provided a quote for the electricity to the Well #2 Facility Building for \$17,000. The GM is going to read more into the details of the proposal.

3. Finance & Audit Committee District Payables Review and Approval/Signing

**PUBLIC COMMENT**

Any person may address the Board of Directors at this time on any matter within the subject matter jurisdiction of the Cabazon Water District; however, any matter that requires action will be referred to staff for investigation and reported at a subsequent Board of Directors meeting. The Board of Directors is prohibited by law from discussing or taking immediate action on items during this public comment period. To comment on specific agenda items, please advise the Board secretary prior to the meeting. **Each public comment will be limited to three (3) minutes. Individuals may not give their time away to another spokesperson. After two (2) minutes, the speaker will be notified that he/she has one (1) minute remaining. AB 1234 ORAL REPORTS (Gov. Code Sec. 53232.3(d))**

**ADJOURNMENT**

**Meeting adjourned at 5:15 PM on Tuesday, April 15, 2025 and the FAC proceeded to check signing.**

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Terry Tincher, Board Chair  
Board of Directors  
Cabazon Water District

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Evelyn Aguilar, Secretary  
Board of Directors  
Cabazon Water District

**ADA Compliance Issues**

In compliance with the Americans with Disabilities Act & Government Code Section 54954.2, if special assistance is needed to participate in a Board meeting, please contact the Clerk of the Board at (951) 849-4442. Notification of at least 48 hours prior to meeting time will assist staff in assuring that reasonable arrangements can be made to provide accessibility at the meeting.



**Cabazon Water District**  
14618 Broadway Street • P.O. Box 297  
Cabazon, California 92230

**REGULAR BOARD MEETING  
MINUTES**

**Meeting Location:**

14618 Broadway St.  
Cabazon, CA 92230

**Teleconference:**

Dial-in #: 978-990-5321  
Access Code: 117188  
Email: [info@cabazonwater.org](mailto:info@cabazonwater.org)

**Meeting Date:**

Tuesday, April 15, 2025 – 6:00 PM

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**REMEMBRANCE OF OUR SERVICE MEN AND WOMEN**

**ROLL CALL**

Director Guillermo Perez - Present

Director Melissa Carlin - Present

Director Alan Davis - Absent

Board Vice Chair Taffy Brock - Present

Board Chair Terry Tincher - Present

Michael Pollack, General Manager - Present

Evelyn Aguilar, Board Secretary - Present

**Note: This meeting was recorded by the District**

**CONSENT CALENDAR**

All matters in this category are considered to be consistent with the Board/District goals, District Policies and Regulations adopted and/or approved by the Board of Directors, and will be enacted in one motion. There will be no separate discussion of these items. If discussion is required, items may be removed from the consent calendar and will be considered separately.

**1. Approval of:**

- a. Finance and Audit Committee Meeting Minutes and Warrants of March 18, 2025
- b. Regular Board Meeting Minutes and Warrants of March 18, 2025

**Motion to approve following consent calendar items (a.) Finance and Audit Committee Meeting Minutes and Warrants of March 18, 2025 and (b.) Regular Board Meeting Minutes and Warrants of March 18, 2025 made by Director Carlin and 2<sup>nd</sup> by Board Vice Chair Brock.**

**Director Perez - Aye  
Director Carlin - Aye  
Director Davis - Absent  
Board Vice Chair Brock - Aye  
Board Chair Tincher - Aye**

- 2. **Warrants – None**
- 3. **Awards of Contracts – None**

**NEW BUSINESS**

- 1. **Discussion: Transfer \$162,116.00 from Chase-General to CA CLASS to increase interest revenue – Processed on 04/01/2025**

**OLD BUSINESS**

- 1. **Discussion/Action: Purchase used Truck/Sell 2022 Ford F-250**

- GM Pollack explained that the 2022 Ford F-250 was brought to a dealership, but the truck was estimated at \$38,000 (instead of the previously approved \$40,000).

**Motion to accept \$38,000 for the 2022 Ford F-250 made by Director Perez and 2<sup>nd</sup> by Director Carlin.**

**Director Perez - Aye  
Director Carlin - Aye  
Director Davis - Absent  
Board Vice Chair Brock - Aye  
Board Chair Tincher - Aye**

- 2. **Discussion/Updates: Discussion/Updates with SGPWA Director(s) regarding various matters**

- SGPWA Director Sarah Wargo was present. She said that there were updates with the heli-hydrants, but she would let the GM share them in his report. She also explained that the Gap Funding from SGPWA was originally developed for CWD, but now several other small agencies in need are benefitting from the program. Lastly, she said that she took an informative State Water Project tour, which went through Devils Canyon, Mentone, Devore, Yucaipa, Calimesa, and more.

- 3. **Discussion/Action: Community Involvement**

- The community center provided flyers for 2 Easter events that took place the week before Easter.

**UPDATES**

- 1. **Update: CWD Operations Report**

**(by GM Pollack)**

- The heli-hydrant at Tank #1 is complete. The one at Tank #3 should follow soon. The dedication ceremony is scheduled for 05/22 at 10 AM in the Drum Room at Morongo Casino.
- Associated Press interviewed GM Pollack about the heli-hydrants on 04/09. He gave recognition to Supervisor Gutierrez and SGPWA for their part in the project.
- Well Tec will be reconditioning the motor and installing a soft-start at Well #5 at their cost.
- Fire hydrant maintenance is being completed. 50/170 hydrants have been completed already.
- QuickBooks Desktop stopped working in early March. QuickBooks Online (cloud-based) is being used instead. Since the program is being paid through Eide Bailly, CWD is getting a 30% discount on the monthly cost.
- Kristi Evens is the new Eide Bailly account manager, since Cindy Byerrum is retiring at the end of April. Her and other staff came to the office for a meet & greet and to train Evelyn on how to use QuickBooks Online.
- Tank inspection quotes have been received. The lowest bidder for 2 tanks is \$6,700. In December, 2024, the cost was about \$4,800 for 2 tanks.
- The building for Well #2 is awaiting the permit from Riverside County. This project will require an Edison service, which is estimated at \$17,000.
- Someone tried to steal a fire hydrant over the weekend. Some hydrant guards have been ordered.

**PUBLIC COMMENTS**

Any person may address the Board of Directors at this time on any matter within the subject matter jurisdiction of the Cabazon Water District that is not listed on the agenda; however, any matter that requires action will be referred to staff for investigation and reported at a subsequent Board of Directors meeting. The Board of Directors is prohibited by law from discussing or taking immediate action on items during this public comment period. To comment on specific agenda items, please advise the Board secretary prior to the meeting. Each public comment will be limited to three (3) minutes. Individuals may not give their time away to another spokesperson. After two (2) minutes, the speaker will be notified that he/she has one (1) minute remaining. AB 1234 ORAL REPORTS (Gov. Code Sec. 53232.3(d))

- James Brock mentioned that Title 24 Compliance may need to be looked into for the Well #2 site.

**GENERAL MANAGER/BOARD COMMENTS**

**1. Future Agenda Items**

**The Board Chair or the majority of the Board may direct staff to investigate and report back to an individual(s) and the Board on matters suggested or direct the General Manager/Board Secretary to place the matter on a future Board meeting.**

- **Suggested agenda items from the Public.**
- **Suggested agenda items from Management.**
- **Suggested agenda items from Board Members.**

**2. Management Comments**

**Staff members may speak on items of information not requiring comment or discussion to the Board and public. Topics which may be included on a future meeting agenda may be presented but cannot be discussed. (3 minutes)**

**3. Board Member Comments**

**Board members may speak on items of information not requiring comment or discussion to the Board and public. (3 minutes)**

- Director Carlin brought up an email about free RCAC classes. The Board Secretary explained that there are many free classes from RCAC that may be interesting to the Board (for their own benefit).

**MISCELLANEOUS**

**1. Future Board Items/Next Board Meeting Date(s)**

- a. 04/21/2025 (Monday) at 6:00 PM: San Gorgonio Pass Water Agency Meeting
- b. 05/05/2025 (Monday) at 1:30 PM: San Gorgonio Pass Water Agency Meeting
- c. 05/19/2025 (Monday) at 6:00 PM: San Gorgonio Pass Water Agency Meeting
- d. 05/20/2025 (Tuesday) at 5:00 PM: Finance & Audit Committee Meeting
- e. 05/20/2025 (Tuesday) at 6:00 PM: Regular Board Meeting
- f. 05/28/2025 (Wednesday) at 5:00 PM: San Gorgonio Pass Regional Water Alliance Committee Meeting
- g. 06/12/2025 (Thursday) at 6:00 PM: West Desert MAC Meeting at the Community Center
- h. TBD: Personnel Committee Meeting

**ADJOURNMENT**

Motion to adjourn at 6:26 PM made by Director Carlin and 2<sup>nd</sup> by Director Perez.

Director Perez - Aye  
Director Carlin - Aye  
Director Davis - Absent  
Board Vice Chair Brock - Aye  
Board Chair Tincher - Aye

Meeting adjourned at 6:26 PM on Tuesday, April 15, 2025

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Terry Tincher, Board Chair  
Board of Directors  
Cabazon Water District

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Evelyn Aguilar, Secretary  
Board of Directors  
Cabazon Water District

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*In compliance with the Americans with Disabilities Act & Government Code Section 54954.2, if special assistance is needed to participate in a Board meeting, please contact the Clerk of the Board at (951) 849-4442. Notification of at least 48 hours prior to meeting time will assist staff in assuring that reasonable arrangements can be made to provide access.*



## New Business

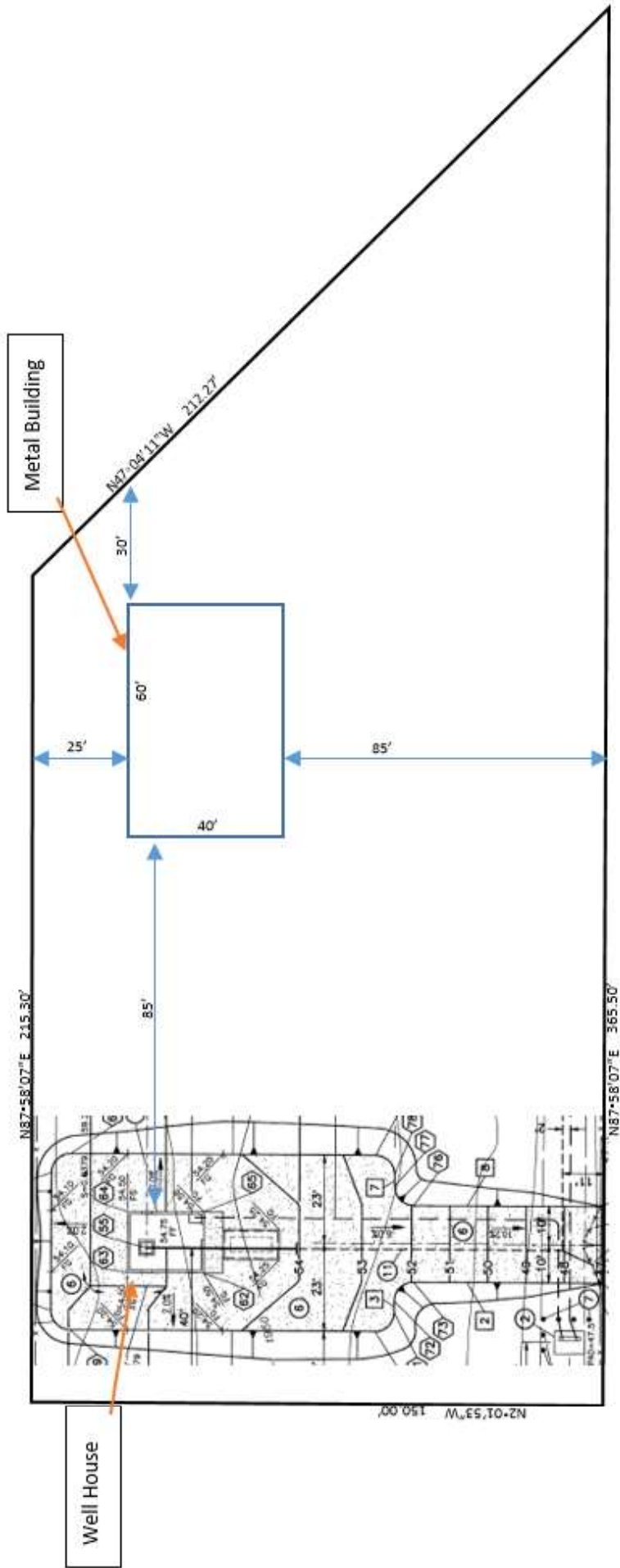
### 1. Discussion/Action Item:

[TAB 1]

Well #2 Treatment Facility – Exemption from CEQA and  
Permit

#### Attachments:

1. Well #2 Site Plan
2. Well #2 Site Location
3. Letter Regarding Exemption
4. Well #2 Site Structure Plans
5. DRAFT Notice of Exemption



Cabazon Water District Well #2 Site Plan  
 13984 Apache Tr Cabazon, CA 92230





Cabazon Water District Well 2 Site



Subject: Urgent Request for Exemption under California Government Code Section 53091 & 53096 for Critical Water Treatment Facility

The Cabazon Water District's request for Exemption Under California Code Section 53091 & 53096 for the proposed sodium hypochlorite treatment facility within the Robertson's Ready Mix Plant at 13984 Apache Trail, Cabazon CA, a vital project that directly impacts public health, environmental safety, and the reliability of our water infrastructure. Given the critical nature of this facility, we respectfully request an exemption under California Government Code Section 53091 & 53096 to expedite its approval and construction.

Water treatment is not simply a regulatory requirement—it is a cornerstone of public health and environmental sustainability. This facility will play a pivotal role in ensuring the delivery of safe, clean, and compliant water to our community, reinforcing the resilience of our municipal infrastructure.

Under Section 53091 & 53096, local agencies have the authority to override city and county zoning ordinances under specific conditions. Our project fully satisfies the economic, environmental, and technical conditions, and has been determined the Cabazon Water District Board of Directors, that the facility is the most viable option for meeting treatment demands efficiently and sustainably. Delays or alternative locations would compromise operational effectiveness and increase unnecessary costs, ultimately affecting public resources.

In compliance with legal requirements, the Cabazon Water District has provided proper notification to nearby property owners and scheduled a public hearing to discuss the proposal. As a public service entity, we remain committed to listening to concerns and collaborating with the community to address any concerns about the project.

The exemption applies strictly to water treatment infrastructure. The law explicitly supports exemptions for water production, storage, treatment, and transmission, further validating our request. Given increasing regulatory requirements and growing demand for clean water, time is of the essence. Approval of this exemption will enable us to proceed without unnecessary delays, ensuring that essential infrastructure is operational when our community needs it most.

The Cabazon Water District urges Riverside County to recognize the long term benefits and statutory support for this exemption. The positive impact of this facility, and the investment in public health will extend beyond compliance, environmental protection, and sustainable municipal planning. Together we can ensure the continued safety and reliability of our water resources.

Best Regards,

Michael Pollack  
General Manager



# CABAZON WATER DISTRICT

13984 APACHE TRAIL, CABAZON, CA 92230

(RIVERSIDE COUNTY, CA)

40' X 60' X 14' LEG HT. (15'-4" EAVE HT.)

## SCOPE OF PLANS:

- TO PROVIDE STRUCTURAL DESIGN FOR THE PRE-FAB METAL BUILDING PER THE SPECIFIED DESIGN LOADS, AND APPLICABLE BUILDING CODES. ANY DISCREPANCIES IN DESIGN LOADS SHALL BE BROUGHT TO THE ATTN. OF THE ENGINEER OF RECORD.
- DOES NOT PROVIDE** ANY ARCHITECTURAL, SITE, ZONING, HVAC, ELEC, MECH DESIGN OR REQUIREMENTS. THESE ITEMS MUST BE ADDRESSED BY THEIR RESPECTIVE PROFESSIONALS IN CHARGE.

## GENERAL STRUCTURAL DESIGN NOTES

- THIS STRUCTURE IS DESIGNED FOR NON-HABITABLE USE. NO PERSONS ARE ALLOWED TO LIVE IN THIS BUILDING OR USE IT AS A LIVING SPACE. ONLY INCIDENTAL OCCUPANCY IS PERMITTED.
- ALL WELDS ARE TO BE SHOP WELDS. **FIELD WELDING IS NOT PERMITTED NOR REQUIRED.** WELDING ELECTRODES PER AWS CODE, E70XX UNLESS NOTED OTHERWISE ON PLANS.
- LIGHT GAUGE TUBING SHALL BE EITHER (OR EQUAL): ASTM A513-1035 (FY = 50 KSI, FU = 66 KSI) OR ASTM A500 GRADE C (FY = 50 KSI, FU = 65 KSI). ALL CHANNELS SHALL BE A653 (HSLA) GRADE 50 STEEL (FY = 50 KSI, FU = 65 KSI) OR EQUAL. HOT ROLLED STEEL SHAPES (FY = 36 KSI, BASE ANGLES) EXPOSED TO THE ELEMENTS. SHALL HAVE ONE COAT OF RUST PROOF PRIMER FOLLOWED BY TWO COATS OF PAINT.
- ALL STRUCTURAL FIELD CONNECTIONS SHALL BE 1/4" - 14 x 1" SDS PER ESR-2196 U.N.O. REF. TO DESIGN NOTES ON SHEET 2 FOR SHEATHING FASTENER TYPE.
- ADEQUATE BRACING DURING ALL STAGES OF CONSTRUCTION IS REQUIRED. STRUCTURE AND FOUNDATION ARE DESIGNED FOR COMPLETED CONDITION ONLY. ADDITIONAL SUPPORT TO MAINTAIN STABILITY IS REQUIRED IN CASE OF ROOF ACCESS FOR MAINTENANCE.
- GYPSUM BOARD OR DRYWALL FINISH OR ANY BRITTLE BASE MATERIAL IS NOT CONSIDERED OR ACCOUNTED FOR ON THE DESIGN CRITERIA OF THIS STRUCTURE, U.N.O.

## STRUCTURAL DESIGN CRITERIA

PREVAILING CODE: CBC 2022  
 OCCUPANCY / USE GROUP: S (STORAGE)  
 CONSTRUCTION TYPE: V B (ANY MAT'L - IBC 602.5)  
 RISK CATEGORY: II  
 BUILDING FOOTAGE: 2400 SQ.FT

- DEAD LOAD (D)  
COLLATERAL LOAD 2.0 PSF
- ROOF LIVE LOAD (Lr) Lr = 12 PSF
- SNOW LOAD (S)  
GROUND SNOW LOAD Pg = 0 PSF  
IMPORTANCE FACTOR Is = 1.00  
THERMAL FACTOR Ct = 1.2  
EXPOSURE FACTOR Ce = 1.0  
ROOF SLOPE FACTOR Cs = 1.0  
FLAT ROOF SNOW LOAD Pf = 0 PSF  
SLOPED ROOF SNOW LOAD Ps = 0 PSF  
DESIGN SNOW LOAD S = 0 PSF
- WIND LOAD (W)  
DESIGN WIND SPEED V = 100 MPH  
EXPOSURE C
- SEISMIC LOAD (E)  
Ss / S1 2.085/0.878  
SDs / SD1 1.668/0.995  
DESIGN CATEGORY E  
SITE CLASS D (DEFAULT)  
IMPORTANCE FACTOR Ie = 1.00

### L.F.R.S IN X DIR (TRANSVERSE)

TYPICAL FRAME O.M.F.  
 RESPONSE MOD. FACTOR R = 3.50  
 F & B END FRAMES O.M.F.  
 RESPONSE MOD. FACTOR R = 3.50  
 SEISMIC COEFFICIENT CSX = 0.334  
 SEISMIC BASE SHEAR VSX = 4220 LBF

### L.F.R.S IN Z DIR (LONGITUDINAL)

L & R SIDEWALLS O.C.B.F.  
 RESPONSE MOD. FACTOR R = 3.25  
 SEISMIC COEFFICIENT CSZ = 0.359  
 SEISMIC BASE SHEAR VSZ = 4544 LBF

## STRUCTURAL DRAWING INDEX

- COVER SHEET
- ELEVATIONS
- 3A / 3B / 3C ..... FOUNDATION PLAN, NOTES & DETAILS
- COLUMN LAYOUT PLAN
- 5A / 5B ..... FRAME SECTION & DETAILS
- 6A / 6B ..... SIDE WALL FRAMING & DETAILS
- END WALL FRAMING & DETAILS

REVISIONS LIST		
MARK	COMMENTS	DATE
-	ISSUED FOR PERMIT	DEC 10 2024

STATEMENT OF SPECIAL INSPECTIONS	REQ'D	PERIODIC		CONTINUOUS	
		P	C	P	C
STEEL FABRICATION & GENERAL FRAMING					
1. SHOP WELDING OF CONN. SLEEVES	Y	X	-		
2. STRUCTURAL STEEL MATERIALS	Y	X	-		
CONCRETE CONSTRUCTION					
1. VERIFY MIX (DURABILITY TESTING)	Y	X	-		
2. ONSITE STRENGTH TESTING	N	-	X		
ANCHORAGE					
1. POST-INSTALLED CONCRETE ANCHOR BOLTS (PER ICC-ESR REQUIREMENTS - REF SHEET 3A)	Y	X	-		

THE OWNER SHALL HIRE LICENSED SPECIAL INSPECTOR AT THEIR OWN COST. THE OWNER MAY BRING TO THE ATTENTION OF THE ENGINEER, ANY ISSUES OF CONCERN NOTED BY THE INSPECTOR.

2-24-304.0  
 THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE SOLE PROPERTY OF COMPLEX STEEL BUILDINGS. ANY REPRODUCTION IN PART OR WHOLE WITHOUT THE WRITTEN PERMISSION OF COMPLEX STEEL BUILDINGS IS PROHIBITED.  
 FOR QUESTIONS, MODIFICATIONS, REVISIONS OR CORRECTIONS NEEDED TO PLANS, PLEASE CONTACT THE METAL BUILDINGS MANUFACTURER LISTED ON PLANS. ENGINEER OF RECORD REQUIRES AUTHORIZATION FROM THE METAL BUILDINGS MANUFACTURER TO MAKE ANY CHANGES TO PLANS.

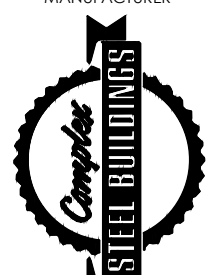
COVER SHEET

SHEET TITLE:

PROJECT TITLE: CABAZON WATER DISTRICT

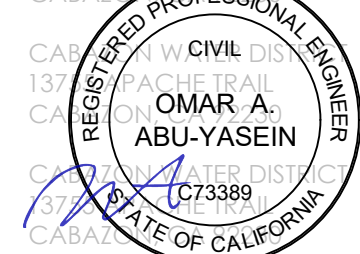
LOCATION: 13984 Apache Trail CABAZON, CA 92230

METAL BUILDING MANUFACTURER



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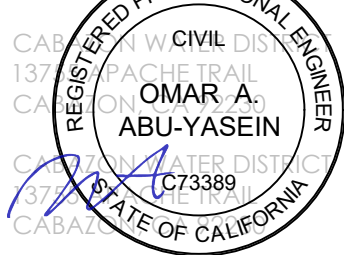
CABAZON WATER DISTRICT  
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 CABAZON, CA 92230

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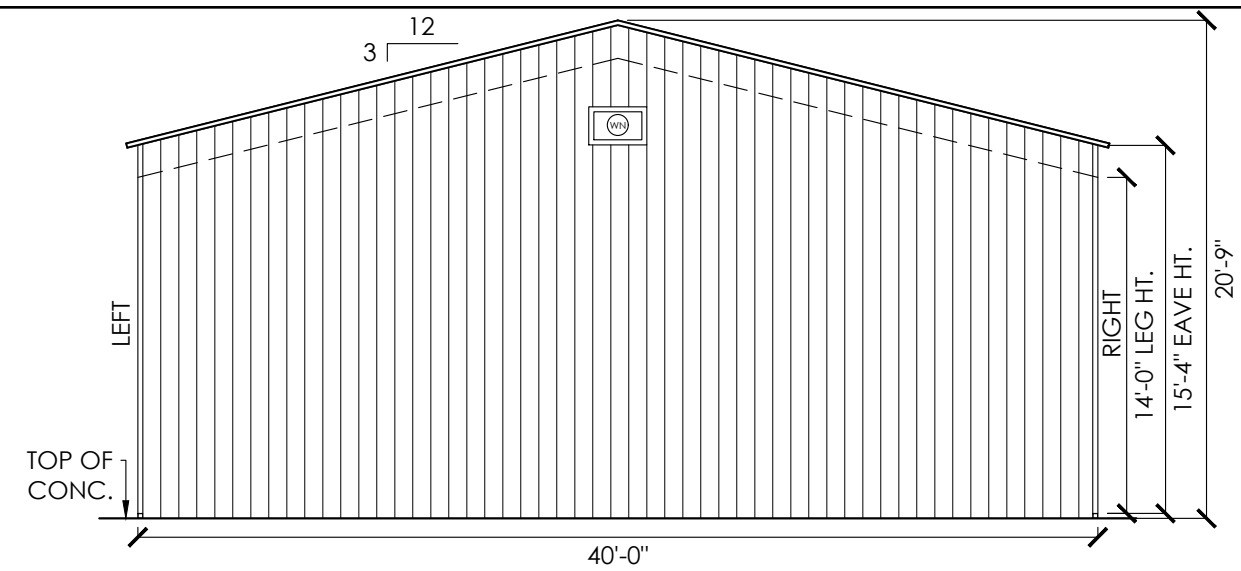
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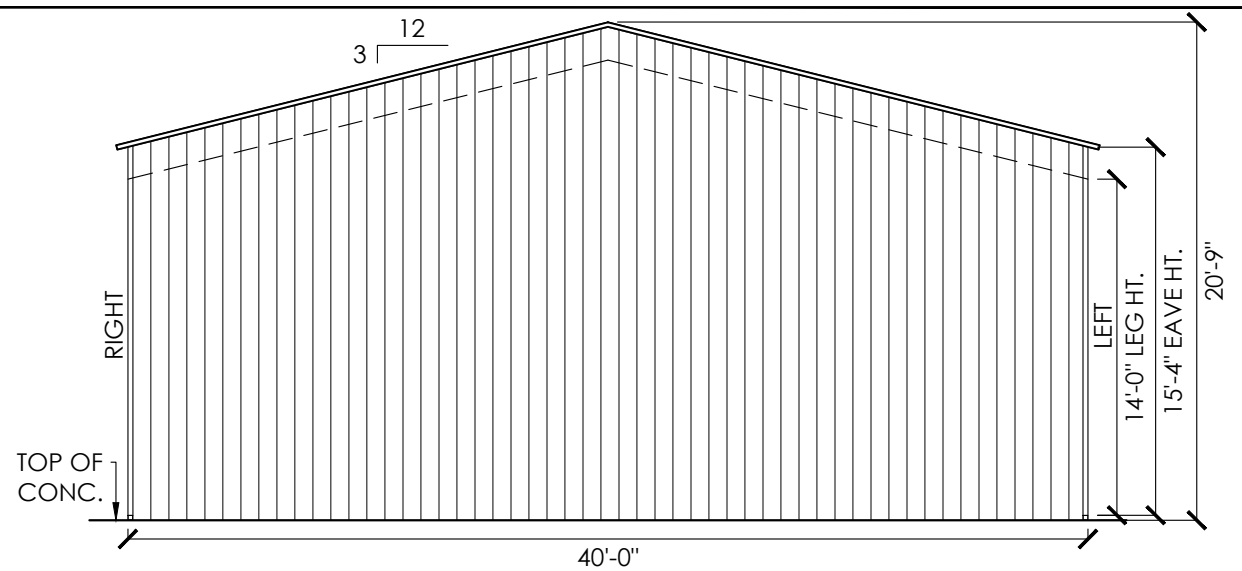
CABAZON WATER DISTRICT  
13755 APACHE TRAIL  
CABAZON, CA 92230

EXPIRES: 12/31/2026  
**Page 27 of 66**



**FRONT END WALL ELEVATION**

SCALE: 1/8" : 1'



**BACK END WALL ELEVATION**

SCALE: 1/8" : 1'

**DESIGN NOTES**

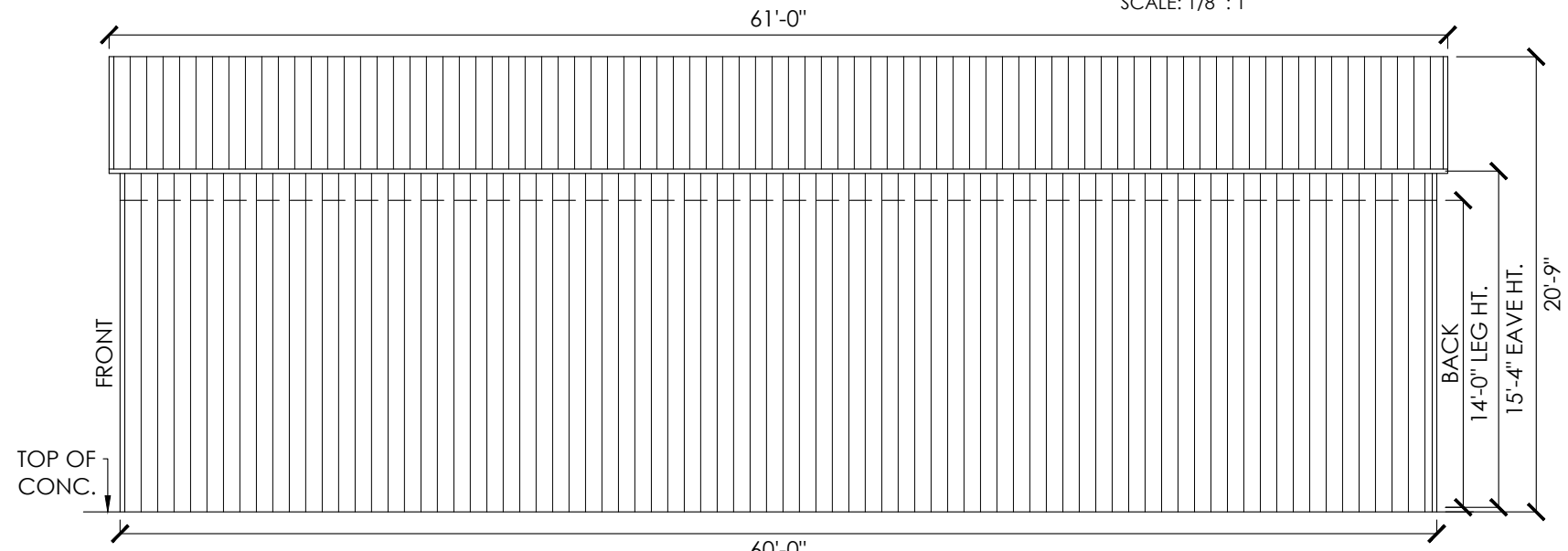
1. THE INTENTION OF ELEVATIONS PROVIDED ON THIS SHEET IS TO INDICATE STRUCTURAL COMPONENTS, DIMENSIONS, AND BUILDING ORIENTATION ONLY.
2. ARCHITECTURAL DESIGN REQUIREMENTS ARE NOT COVERED IN THIS PLAN SET. THESE DESIGN REQUIREMENTS SHALL BE ADDRESSED IN A SEPARATE ARCHITECTURAL SET BY RESPONSIBLE LICENSED PROFESSIONALS IN CHARGE, AS NEEDED.
3. ALL EXT **ROOF** SHEATHING SHALL BE:  
CLASS A RATED 29GA. **3/4" STRATA RIB** - PER UES ER 0550 OR EQ.  
(REF. SHT 5A FOR PROFILE AND FASTENER SCHD.)
4. ALL EXT **WALL** SHEATHING SHALL BE:  
CLASS A RATED 29GA. **3/4" STRATA RIB** - PER UES ER 0550 OR EQ.  
(REF. SHT 5A FOR PROFILE AND FASTENER SCHD.)
5. **SHEATHING CONNECTIONS SHALL BE #12-14 x 3/4" SDS** (PER UES-ER 0550 REQ.) W/ BONDED NEOPRENE WASHER PER ESR 2196.

**LEGEND**

- (WN) WINDOWS (REF WINDOW MFG)
- (WD) WALK-IN DOORS (REF DOOR MFG)
- (OD) OVER HEAD / ROLL-UP DOOR (REF DOOR MFG)

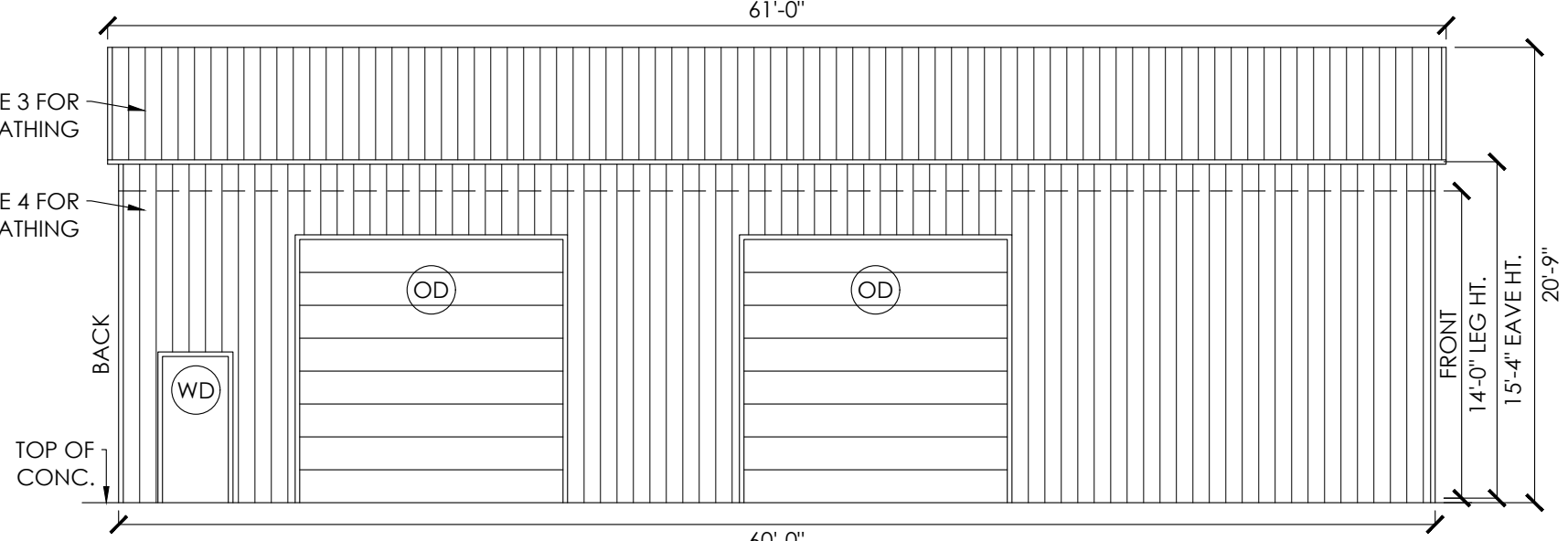
**NOTE 1:** ANY DOOR OR WINDOW DESIGN & CONNECTION / ATTACHMENT INFORMATION, IS NOT COVERED IN THIS PLAN SET AND SHALL BE ADDRESSED BY OTHERS.

**NOTE 2:** LOC OF WALK-IN DOORS OR WINDOWS CAN BE DETERMINED ON SITE AS LONG AS THEY FALL BETWEEN BAYS (BETWEEN FULL FRAMES).



**RIGHT SIDE WALL ELEVATION**

SCALE: 1/8" : 1'



**LEFT SIDE WALL ELEVATION**

SCALE: 1/8" : 1'

CONCRETE ANCHORAGE	
1A	(1) 1/2"Ø X 7" LG. POWER-STUD+ SD1 EXPANSION ANCHOR (PER ESR 2818)
2A	(2) 1/2"Ø X 7" LG. POWER-STUD+ SD1 EXPANSION ANCHOR (PER ESR 2818)
4A	(4) 1/2"Ø X 7" LG. POWER-STUD+ SD1 EXPANSION ANCHOR (PER ESR 2818)
5A	(5) 1/2"Ø X 7" LG. POWER-STUD+ SD1 EXPANSION ANCHOR (PER ESR 2818)
6A	(6) 1/2"Ø X 7" LG. POWER-STUD+ SD1 EXPANSION ANCHOR (PER ESR 2818)

**ANCHORAGE NOTES:**

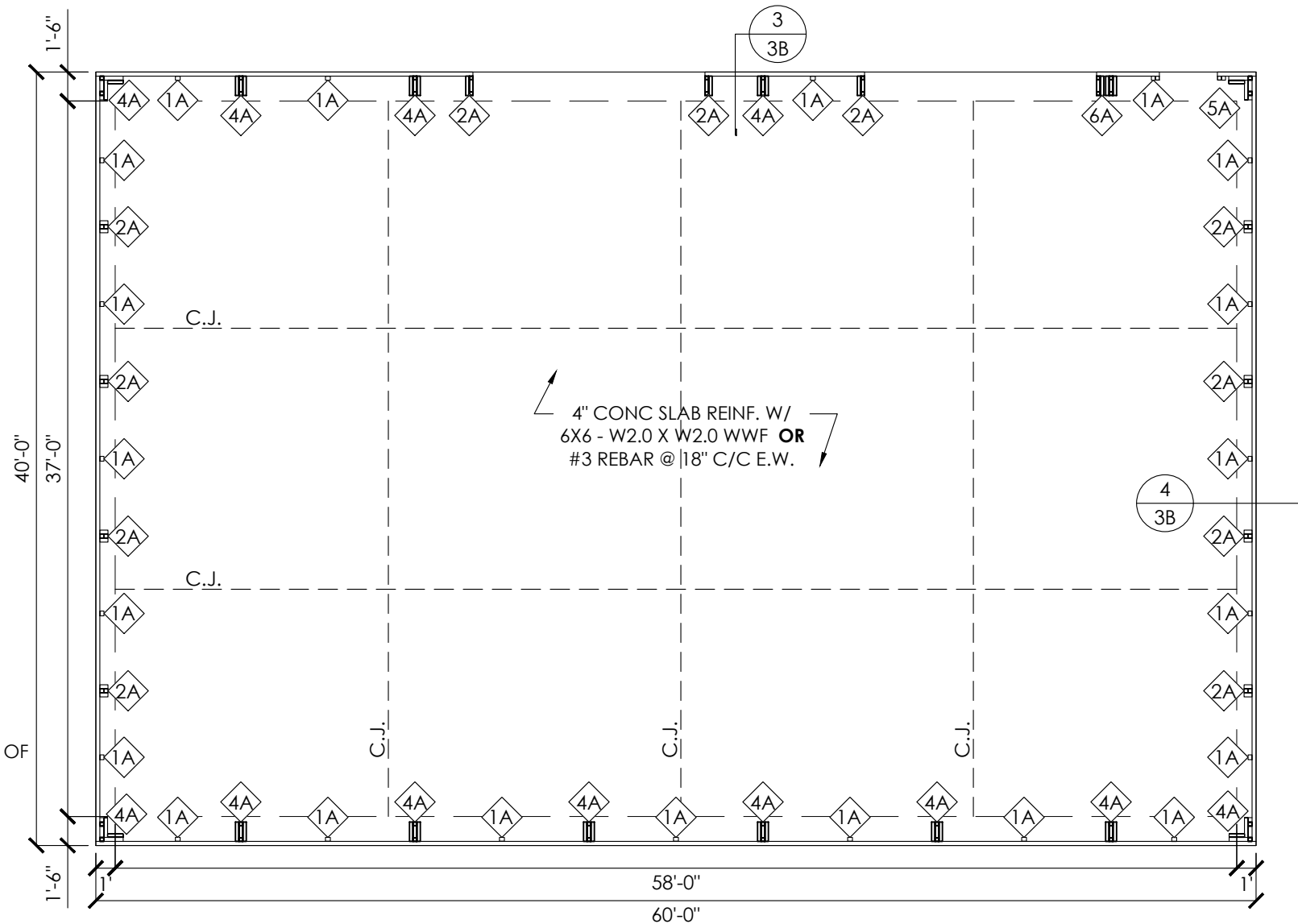
1. ANCHOR INSTALLATION REQUIREMENTS (REF ANCHORAGE DETAIL):

- E.D. - ANCHOR EDGE DISTANCE: MIN. 4" OR U.N.O.
- H. - ANCHOR HOLE DEPTH: MIN. 4.00"
- D. - CONCRETE EMBEDMENT DEPTH: MIN. 3.754"
- SPACING BETWEEN (2) ANCHORS: MIN. 5.00" OR U.N.O.

2. ANCHORS TO BE SPACED NO MORE THAN 6" FROM POSTS OR U.N.O.  
 3. ANCHORS TO BE INSTALLED PER MANUFACTURER'S REQ. PER SPECIFIED ESR.

**REINFORCEMENT NOTES:**

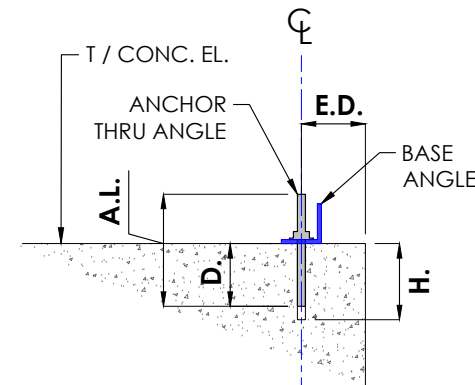
1. REINFORCING STEEL: DEFORMED BARS CONFORMING TO ASTM A615, GRADE 40, WITH A MINIMUM YIELD OF 40 KSI FOR ALL BARS UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. WELDED WIRE FABRIC: ASTM A185 USING BRIGHT STEEL WIRE MEETING THE REQUIREMENTS OF ASTM A82. GAUGES AND DIMENSIONS AS NOTED ON THE DRAWINGS. PROVIDE IN FLAT SHEETS OR ROLLS.



**FOUNDATION PLAN**  
 SCALE: 1/8" : 1'

**FOUNDATION NOTES:**

1. CONTROL JOINTS SHALL BE PLACED SO AS TO LIMIT MAX. SLAB SPANS TO 20' IN EACH DIRECTION.
2. DEPTH OF FOOTINGS SHALL EXTEND INTO UNDISTURBED SOIL OR COMPACTED ENGINEERING FILL.
3. MIN. FOOTING DEPTH NEEDED TO RESIST BUILDING LOADS IS INDICATED ON FOUNDATION DETAILS. HOWEVER, A GREATER FOOTER DEPTH MAYBE REQUIRED TO MEET THE LOCAL FROST LINE DEPTH PER CODE.
4. ASSUMED SOIL BEARING CAPACITY IS TO BE A MIN. OF 1500 PSF.
5. CONC STRENGTH TO BE A MIN OF 3000 PSI @ 28 DAYS FOR MODERATE WEATHERING POTENTIAL.



**ANCHORAGE DETAIL**  
 SCALE: NTS

**FOUNDATION PLAN, NOTES & DETAILS**

LOCATION: 13984 Apache Trail CABAZON, CA 92230

PROJECT TITLE: CABAZON WATER DISTRICT



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 CABAZON, CA 92230



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 13755 APACHE TRAIL  
 CABAZON, CA 92230

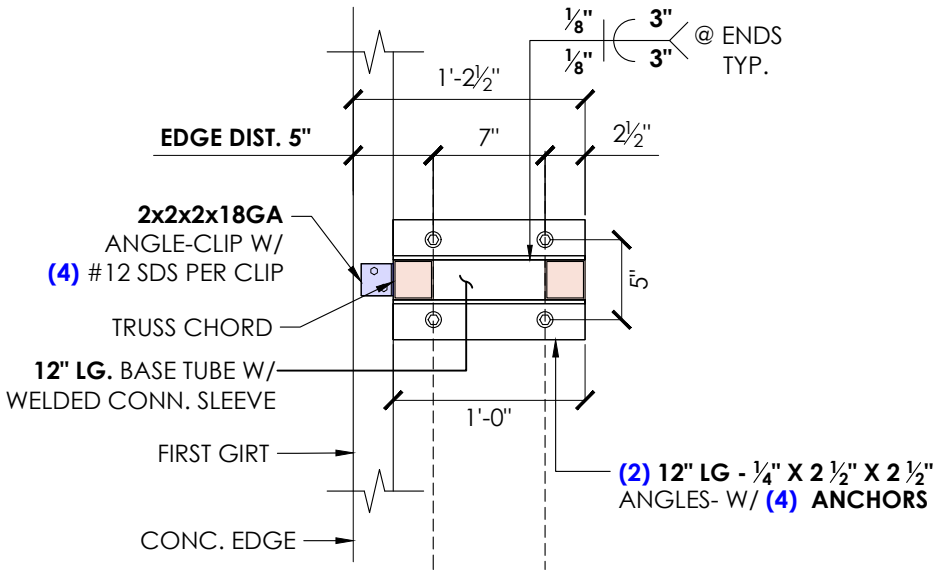
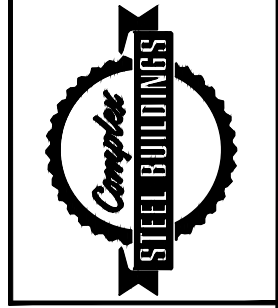
EXPIRES: 12/31/2026

**FOUNDATION DETAILS**

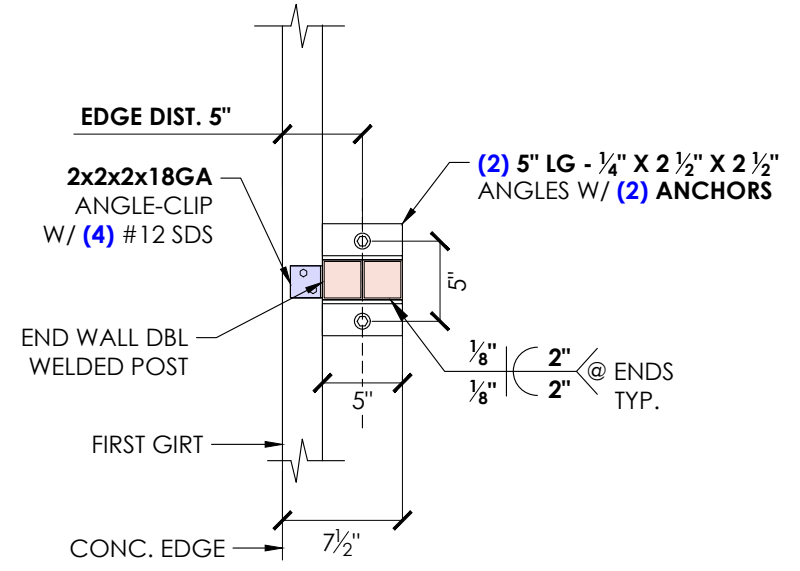
LOCATION: **13984 Apache Trail  
CABAZON, CA 92230**

PROJECT TITLE: **CABAZON WATER DISTRICT**

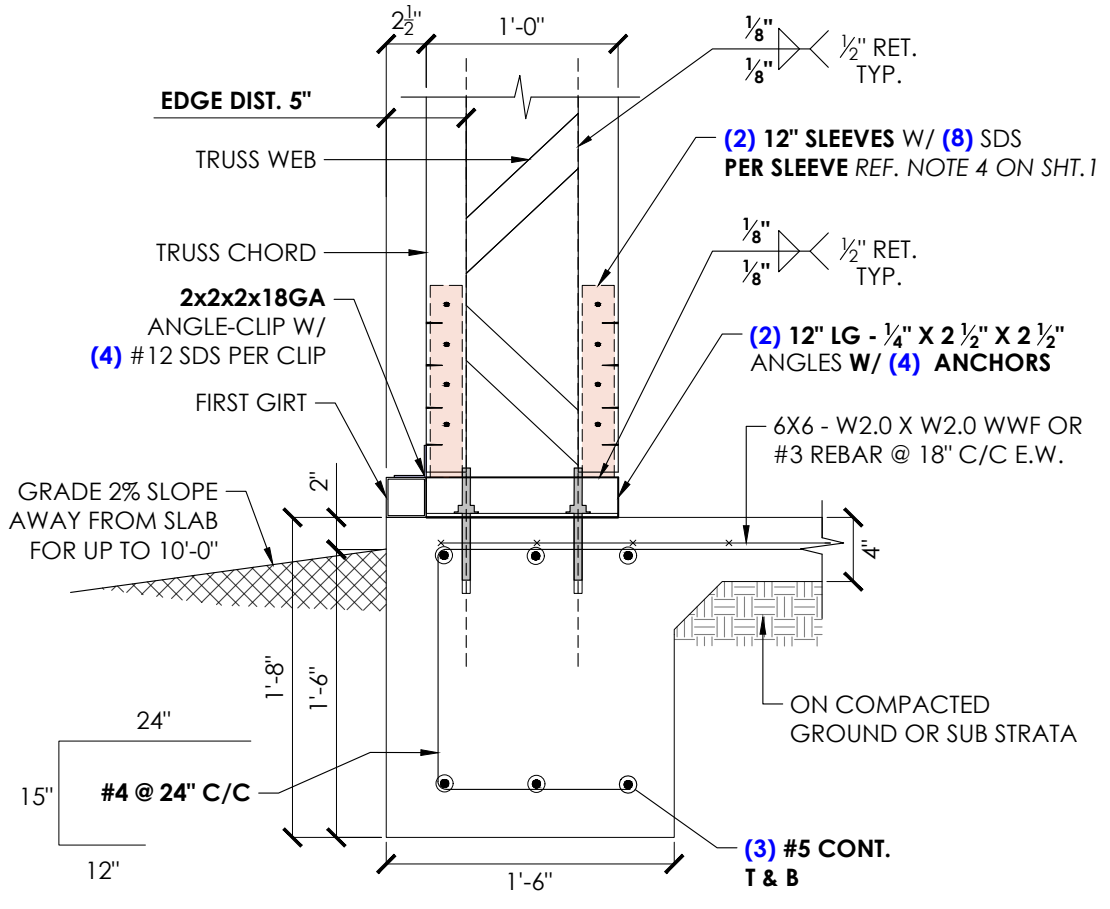
METAL BUILDING MANUFACTURER



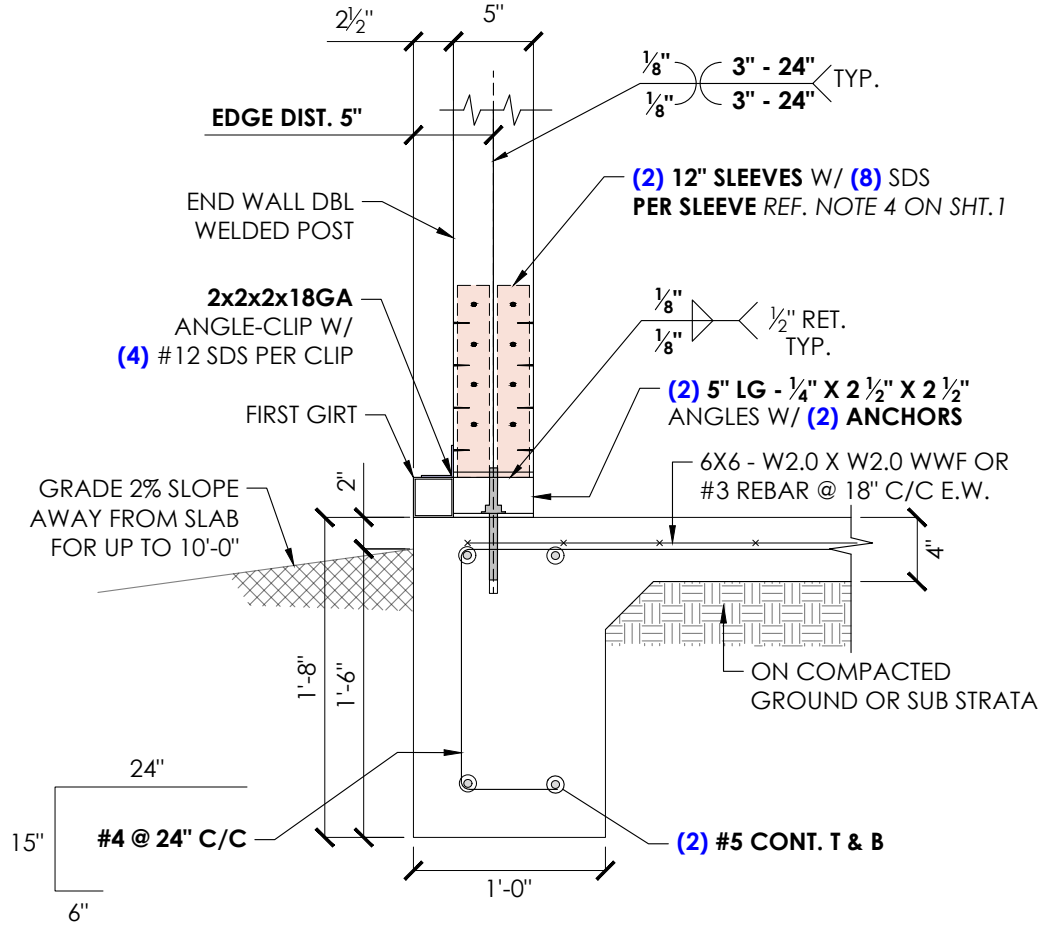
**1** SIDE WALL BASE DETAIL  
SCALE: 1" : 1'



**2** END WALL BASE DETAIL  
SCALE: 1" : 1'



**3** FOUNDATION @ SIDE WALL  
SCALE: 1" : 1'



**4** FOUNDATION @ END WALL  
SCALE: 1" : 1'

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CABAZON, CA 92230

CIVIL DISTRICT  
REGISTERED PROFESSIONAL ENGINEER  
**OMAR A. ABU-YASEIN**  
C73389  
STATE OF CALIFORNIA

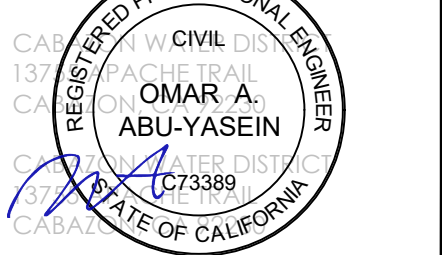
CABAZON WATER DISTRICT  
13755 APACHE TRAIL  
CABAZON, CA 92230





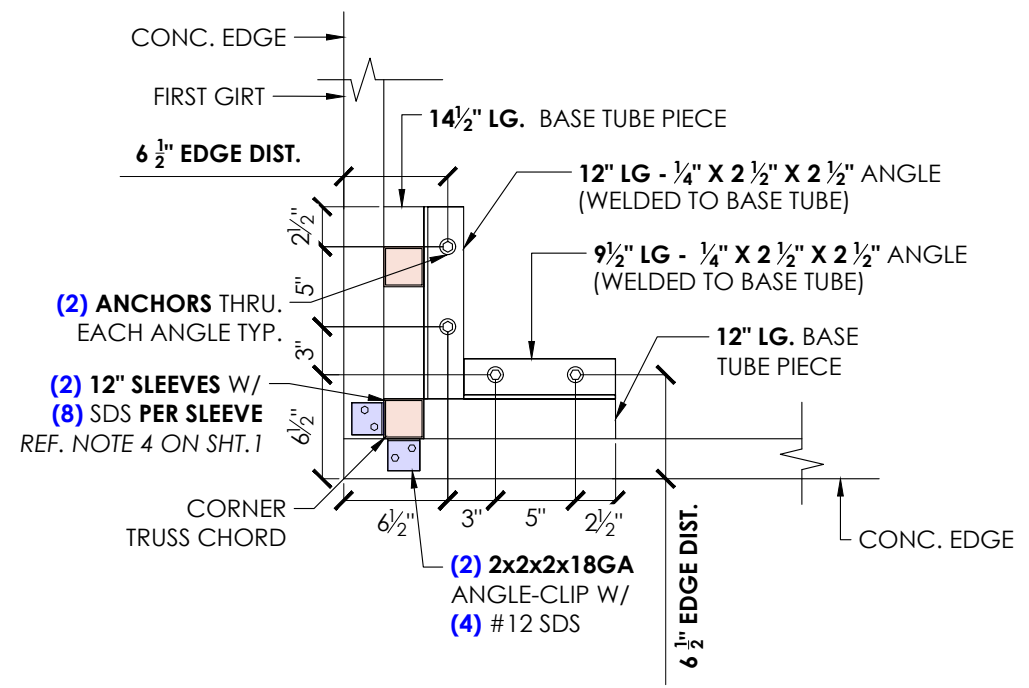
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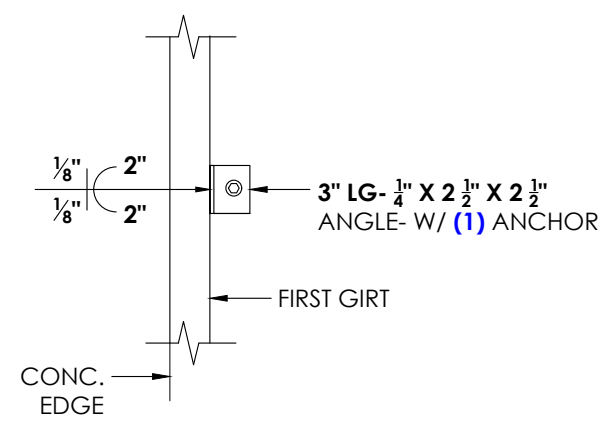


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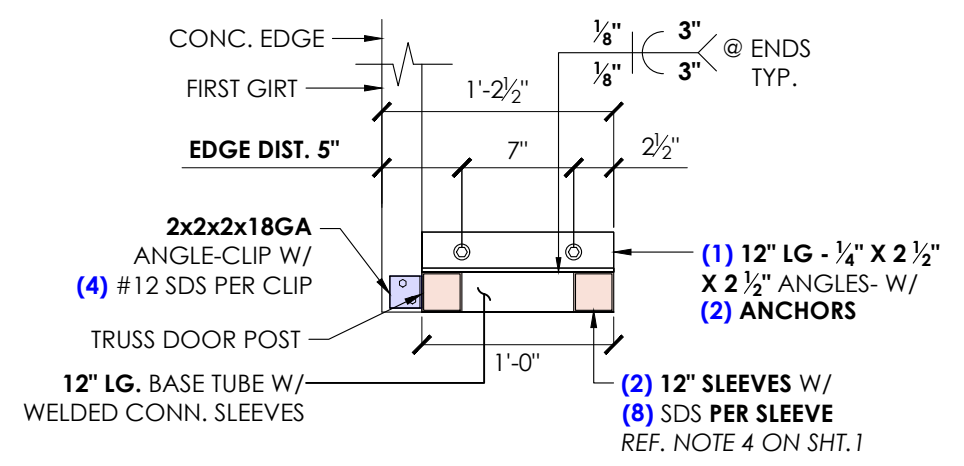
EXPIRES: 12/31/2026  
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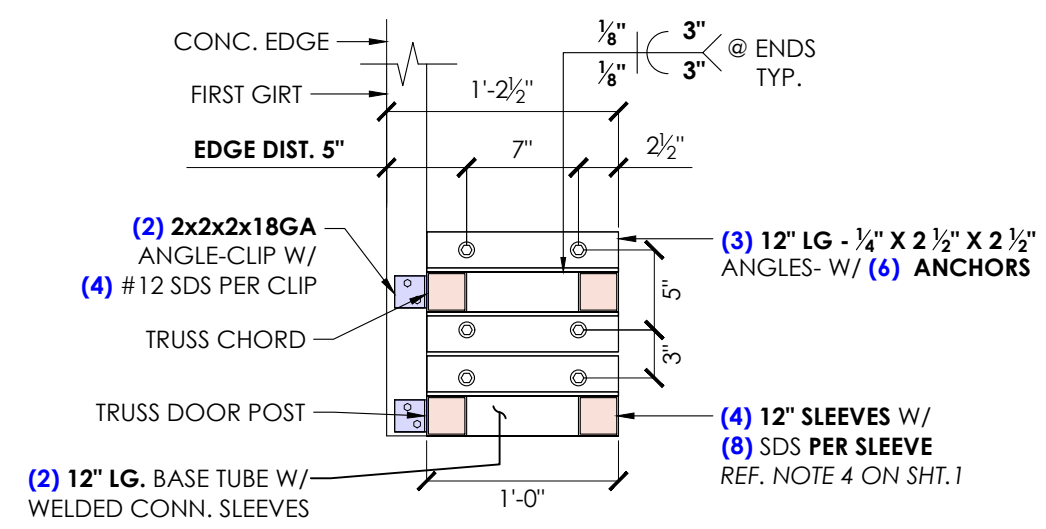
1 ANCHORAGE @ CORNER DETAIL  
SCALE: 1" : 1'



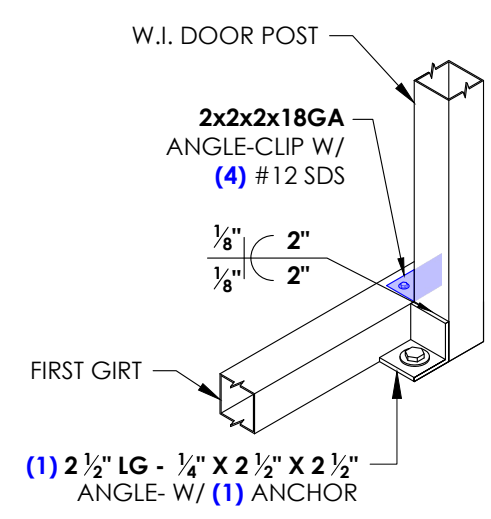
2 ANCHORAGE @ GIRT DETAIL  
SCALE: 1" : 1'



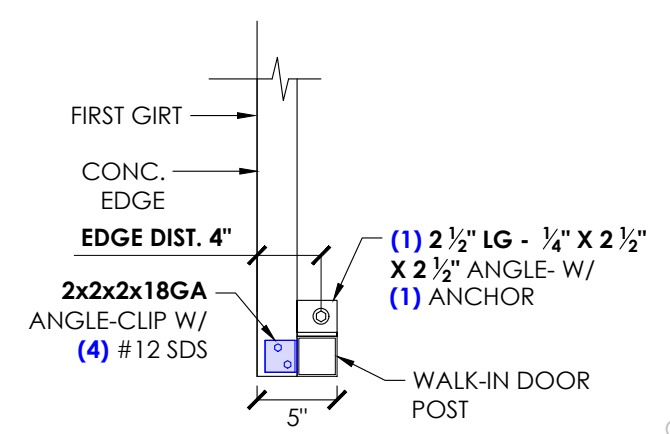
3 ANCHORAGE @ DOOR DETAIL  
SCALE: 1" : 1'



4 ANCHORAGE @ DOOR DETAIL  
SCALE: 1" : 1'



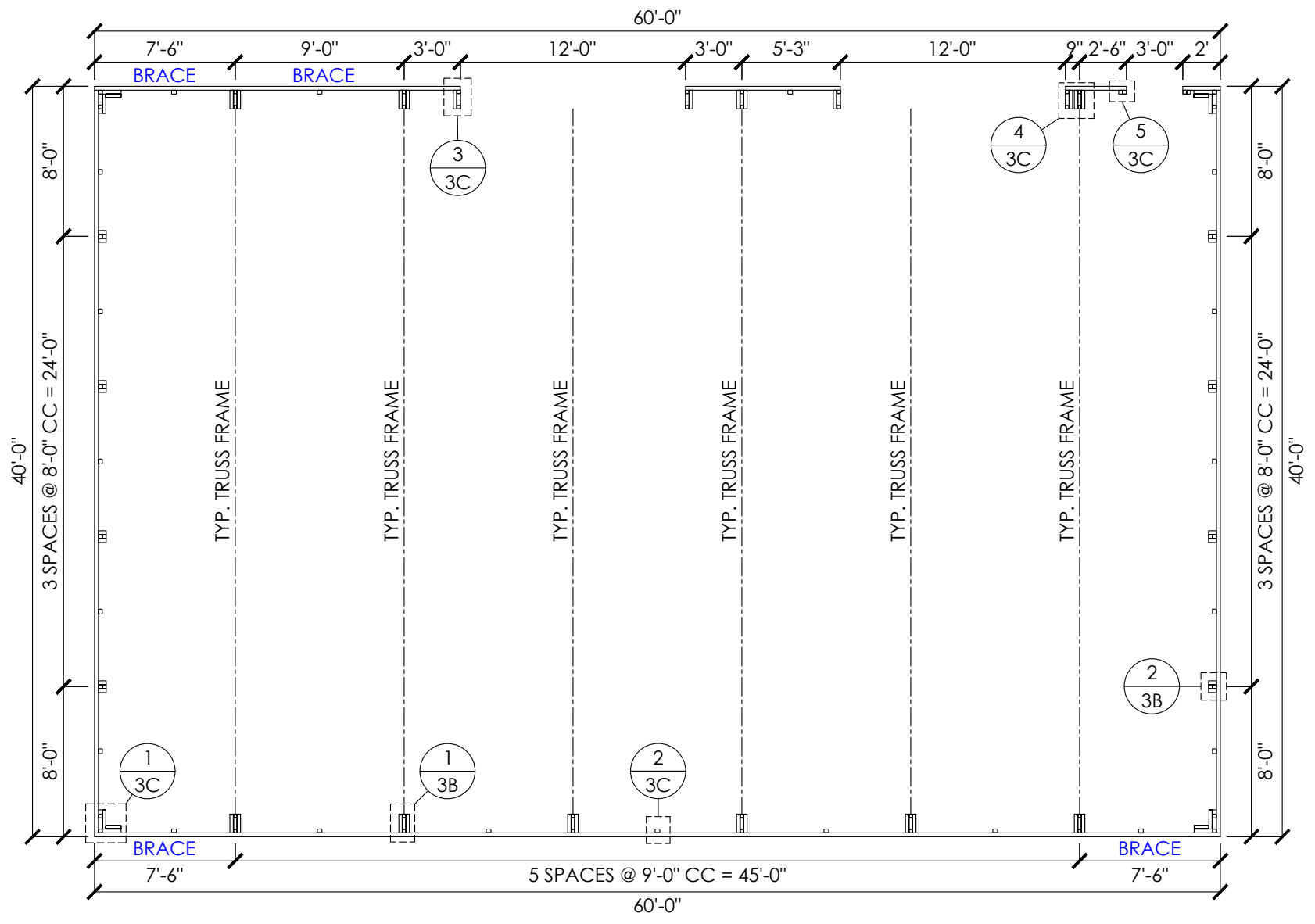
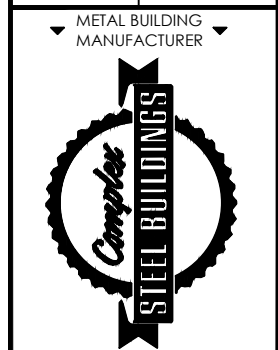
5 ANCHORAGE @ W.I. DOOR  
SCALE: 1" : 1'



**SHEET TITLE:** COLUMN LAYOUT PLAN

**PROJECT TITLE:** CABAZON WATER DISTRICT

**LOCATION:** 13984 Apache Trail  
CABAZON, CA 92230

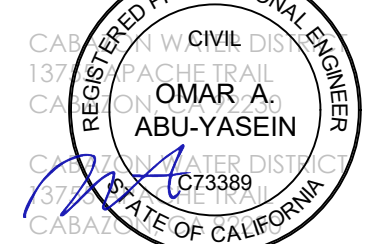


**COLUMN LAYOUT PLAN**  
SCALE: 1/8" : 1'

NOTE:  
SEE SHEET 3A / 3B / 3C FOR ANCHOR TYPE  
SEE SHEET 5A / 5B FOR FRAME SECTION AND DETAILS

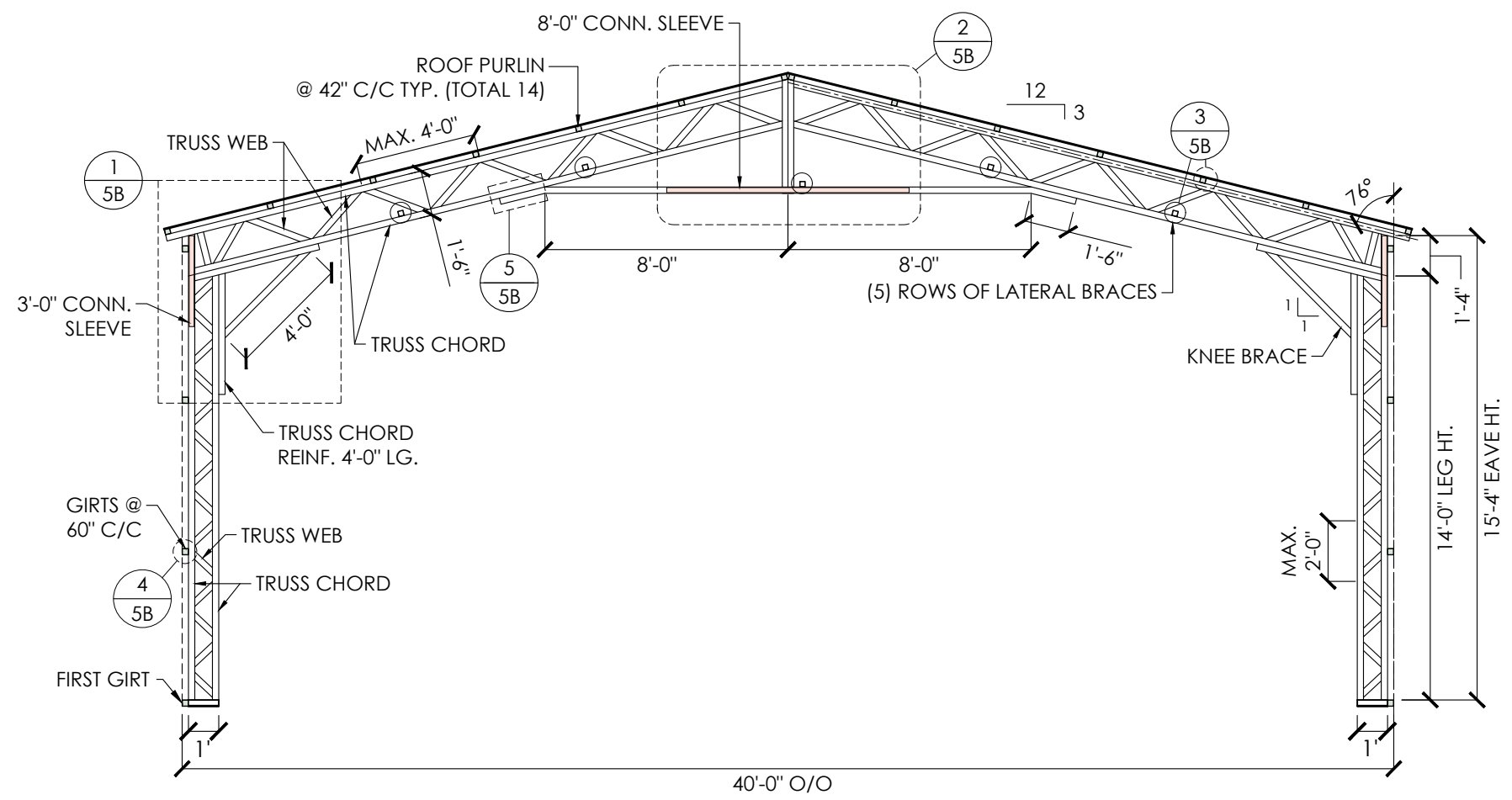
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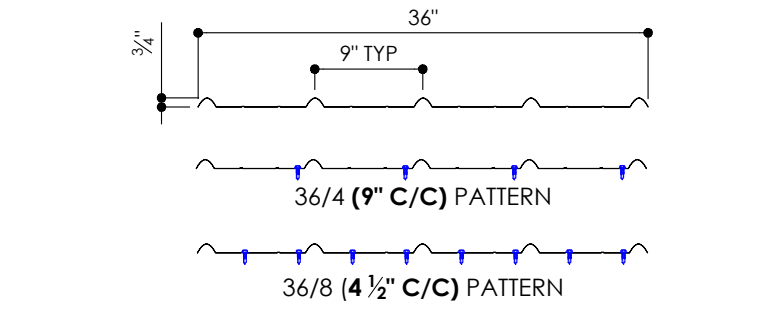


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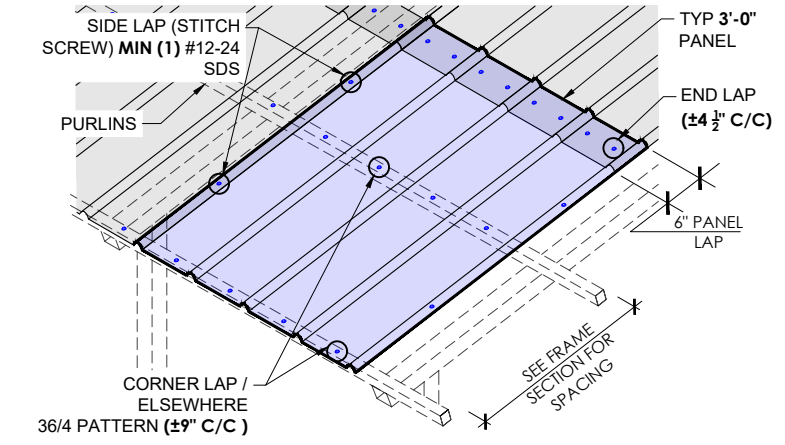
EXPIRES: 12/31/2026  
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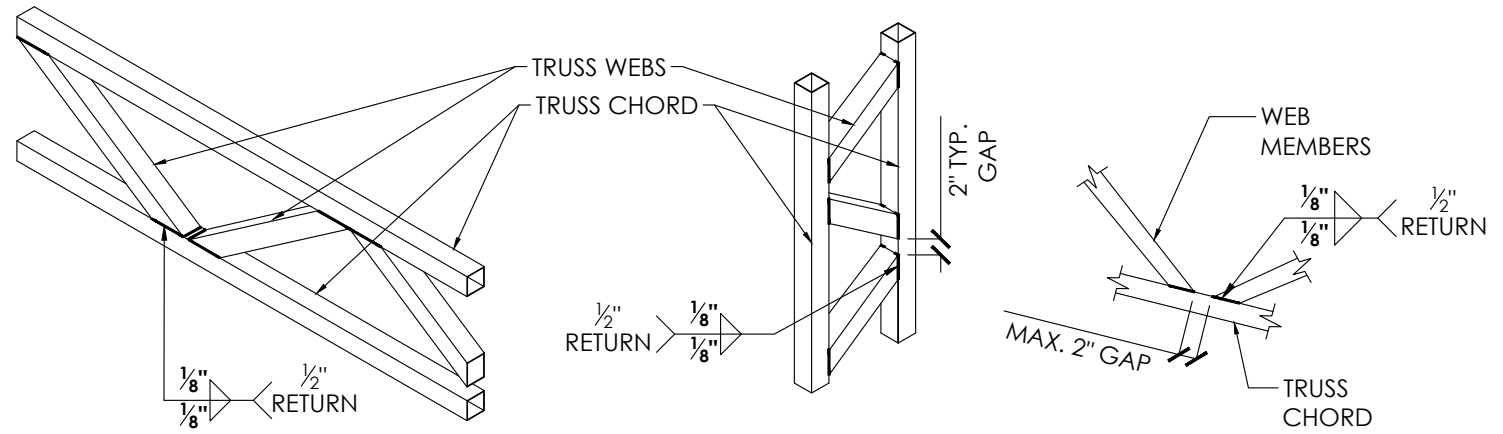
TYPICAL FRAME  
SCALE: 3/16" : 1'



29GA. - 3/4" RIB - CORRUGATED SHEET  
SCALE: 3/4" : 1'



SHEATHING FASTENER PATTERN  
SCALE: 3/16" : 1'



TYP. WELD DETAIL  
SCALE: 1/2" : 1'

TYP. FRAME DETAIL  
SCALE: 1/2" : 1'

MEMBER PROPERTIES	
TRUSS CHORD	2 1/2" SQ. X 14GA TUBE
TRUSS WEB	2 1/2" SQ. X 14GA TUBE
TRUSS CHORD REINF.	2 1/2" SQ. X 14GA TUBE
LATERAL BRACE	2 1/4" SQ. X 14GA TUBE
PEAK BRACE	2 1/2" SQ. X 14GA TUBE
KNEE BRACE	2 1/2" SQ. X 14GA TUBE
CONNECTOR SLEEVE	2 1/4" SQ. X 12GA TUBE
GIRTS	2 1/2" SQ. X 14GA TUBE
PURLINS	2 1/2" SQ. X 14GA TUBE

SHEATHING FASTENER SCHEDULE				
LOCATION	CORNER PANEL	SIDE LAPS	EDGE LAPS	ELSEWHERE
SPACING	9" CC	MIN. 1	4 1/2" CC	9" CC

REF. DESIGN NOTE ON SHEET 2 FOR SHEATHING FASTENER TYPE.

SHEET TITLE: FRAME SECTION & DETAILS

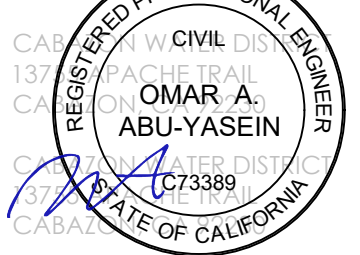
PROJECT TITLE: CABAZON WATER DISTRICT

METAL BUILDING MANUFACTURER



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CABAZON, CA 92230

EXPIRES: 12/31/2026





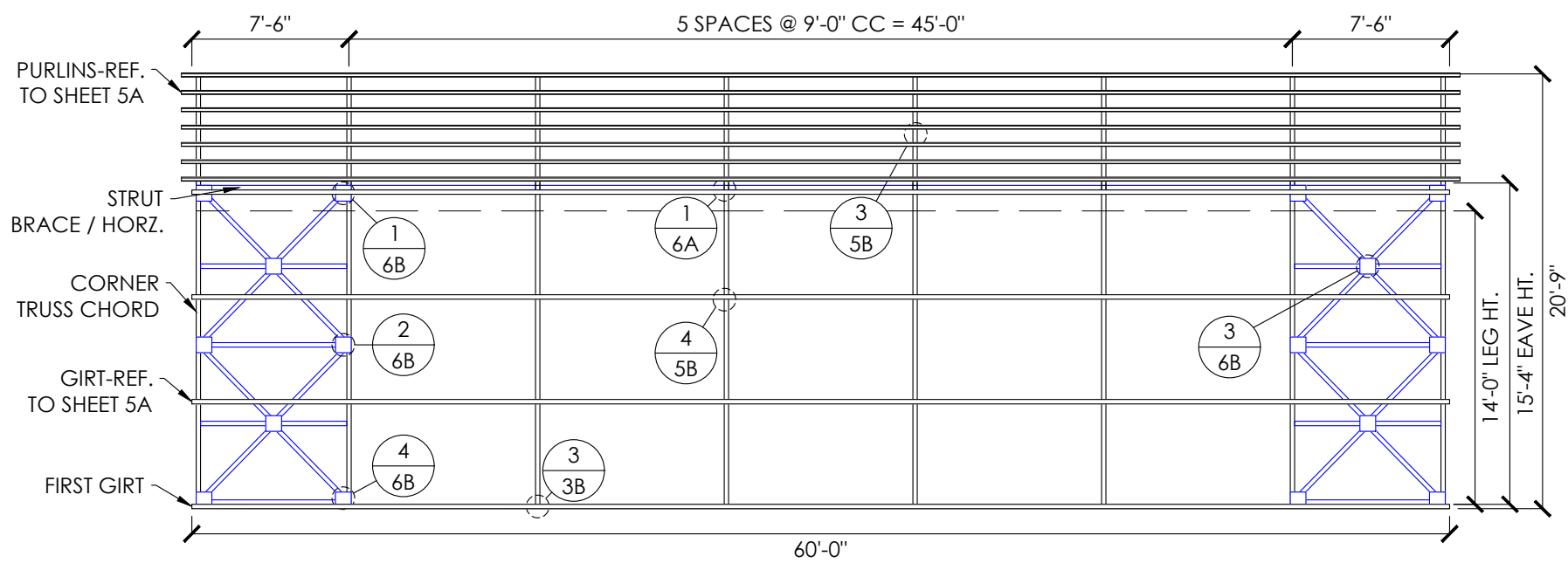
**WARNING:** Unauthorized copy or use of the seal below is considered forgery subject to legal action to the fullest extent of the law and/or fines.

CABAZON WATER DISTRICT  
13755 APACHE TRAIL  
CABAZON, CA 92230

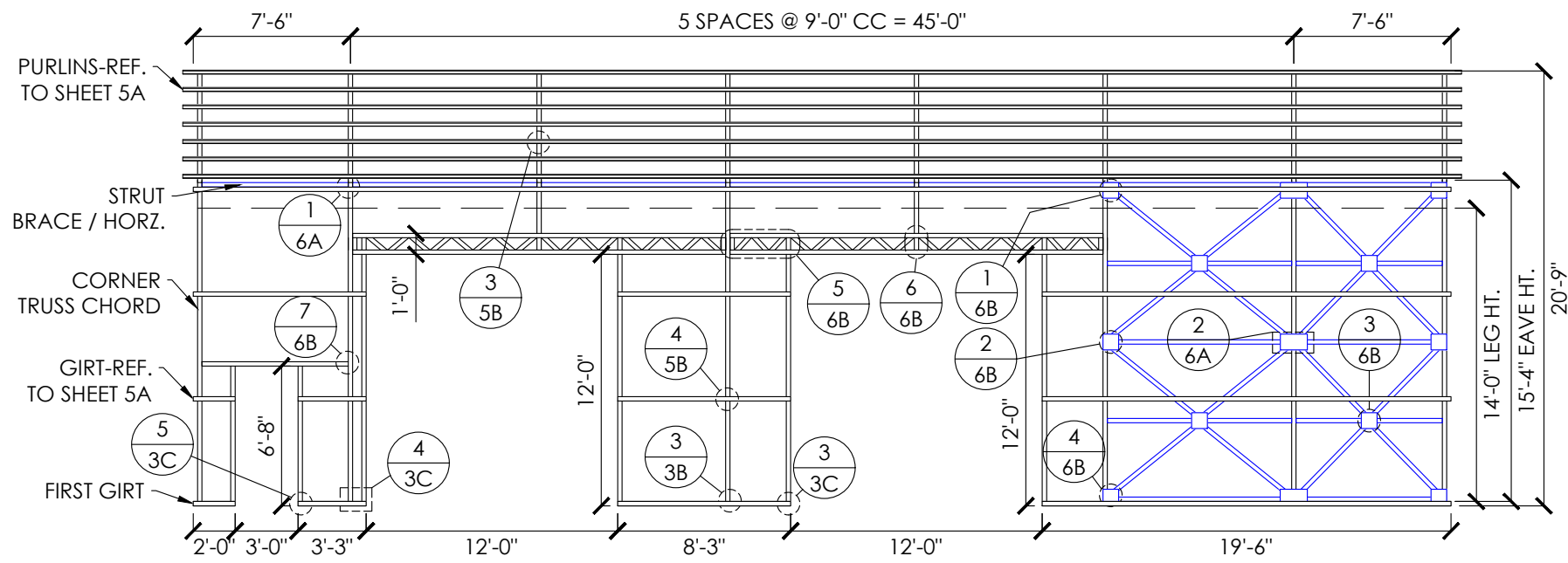
CIVIL DISTRICT REGISTERED PROFESSIONAL ENGINEER  
**OMAR A. ABU-YASEIN**  
C73389  
STATE OF CALIFORNIA

CABAZON WATER DISTRICT  
13755 APACHE TRAIL  
CABAZON, CA 92230

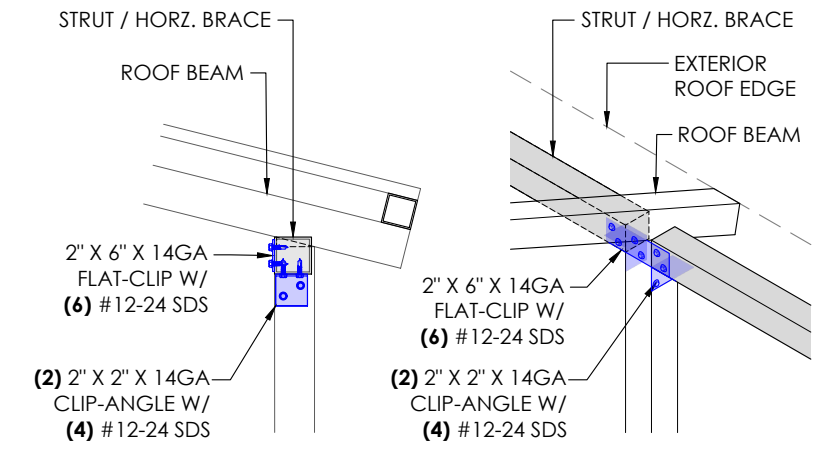
EXPIRES: 12/31/2026



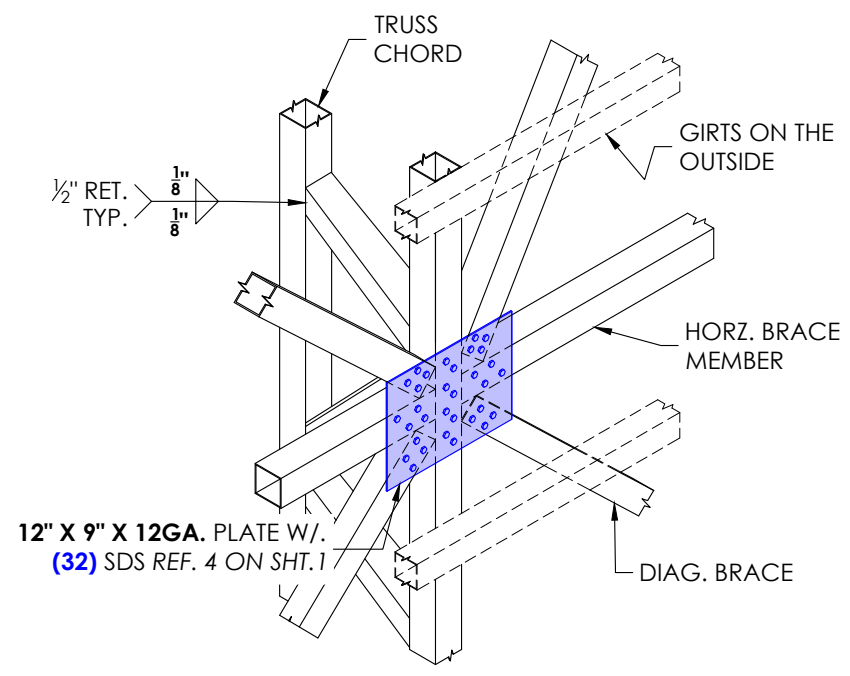
**RIGHT SIDE WALL FRAMING**  
SCALE: 1/8" : 1'



**LEFT SIDE WALL FRAMING**  
SCALE: 1/8" : 1'



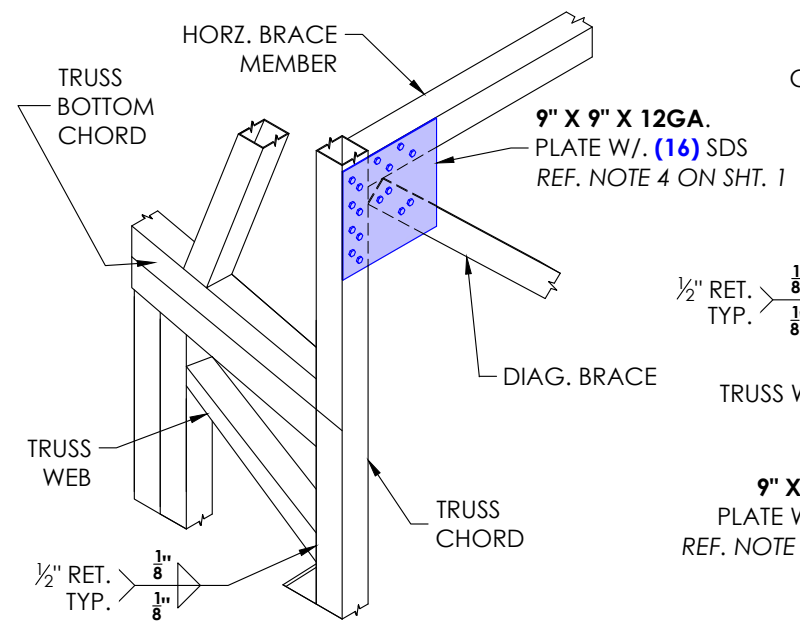
**1 STRUT BRACE DETAIL**  
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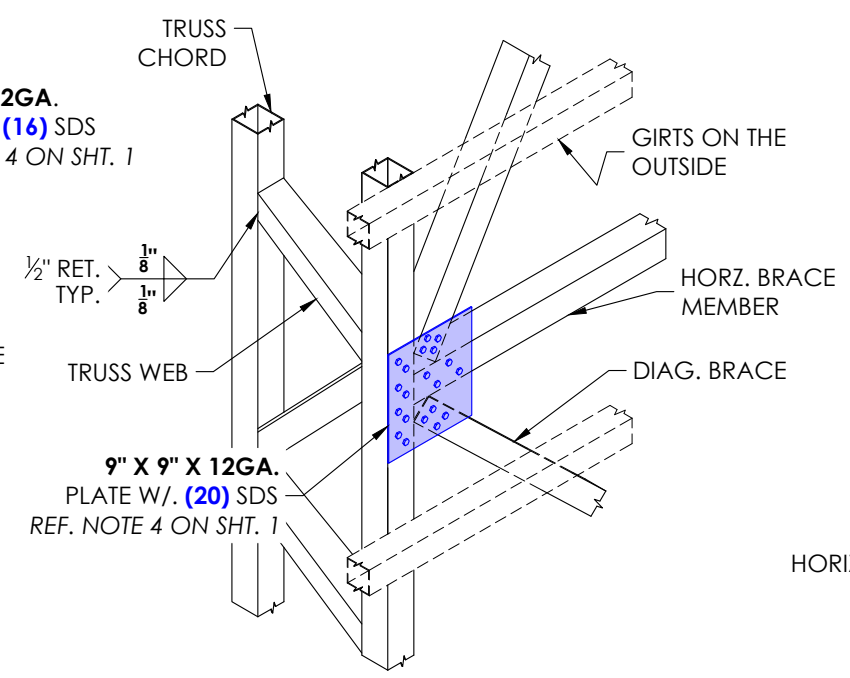
**2 BRACE DETAIL**  
SCALE: 3/4" : 1'

MEMBER PROPERTIES		
TRUSS CHORD		2 1/2" SQ. X 14GA TUBE
TRUSS WEB		2 1/2" SQ. X 14GA TUBE
CONNECTOR SLEEVE		2 1/4" SQ. X 12GA TUBE
PURLINS		2 1/2" SQ. X 14GA TUBE
GIRTS		2 1/2" SQ. X 14GA TUBE
W.I. DOOR POST		2 1/2" SQ. X 14GA TUBE
TRUSS DOOR POST	TRUSS CHORD	2 1/2" SQ. X 14GA TUBE
	TRUSS WEB	2 1/2" SQ. X 14GA TUBE
12" X 12" DEEP BOX HEADER	TRUSS CHORD	2 1/2" SQ. X 14GA TUBE
	TRUSS WEB	2 1/2" SQ. X 14GA TUBE
HORIZ. BRACE		2 1/4" SQ x 14GA TUBE
DIAGONAL BRACES		2" SQ. X 12GA TUBE

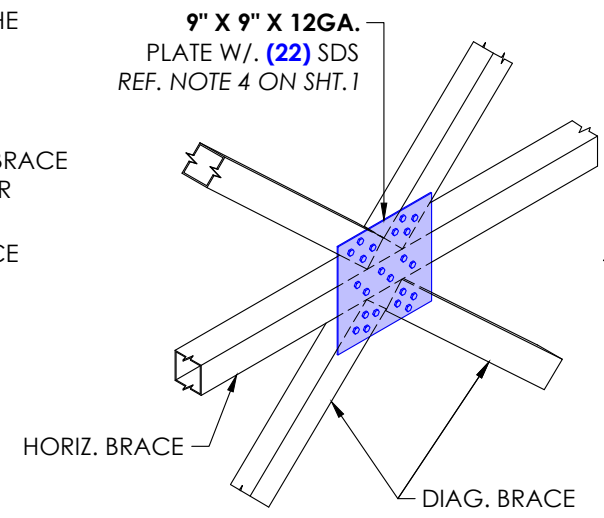




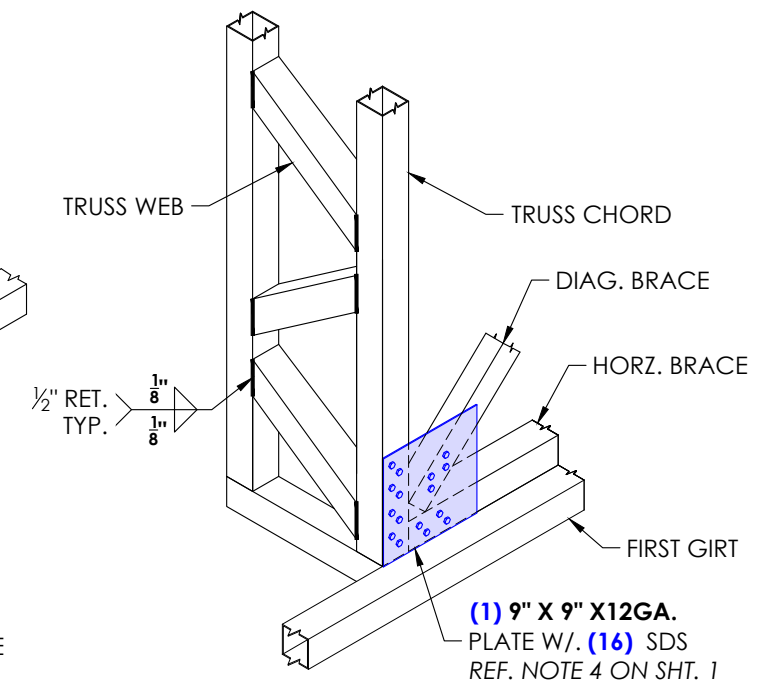
**1** BRACE DETAIL  
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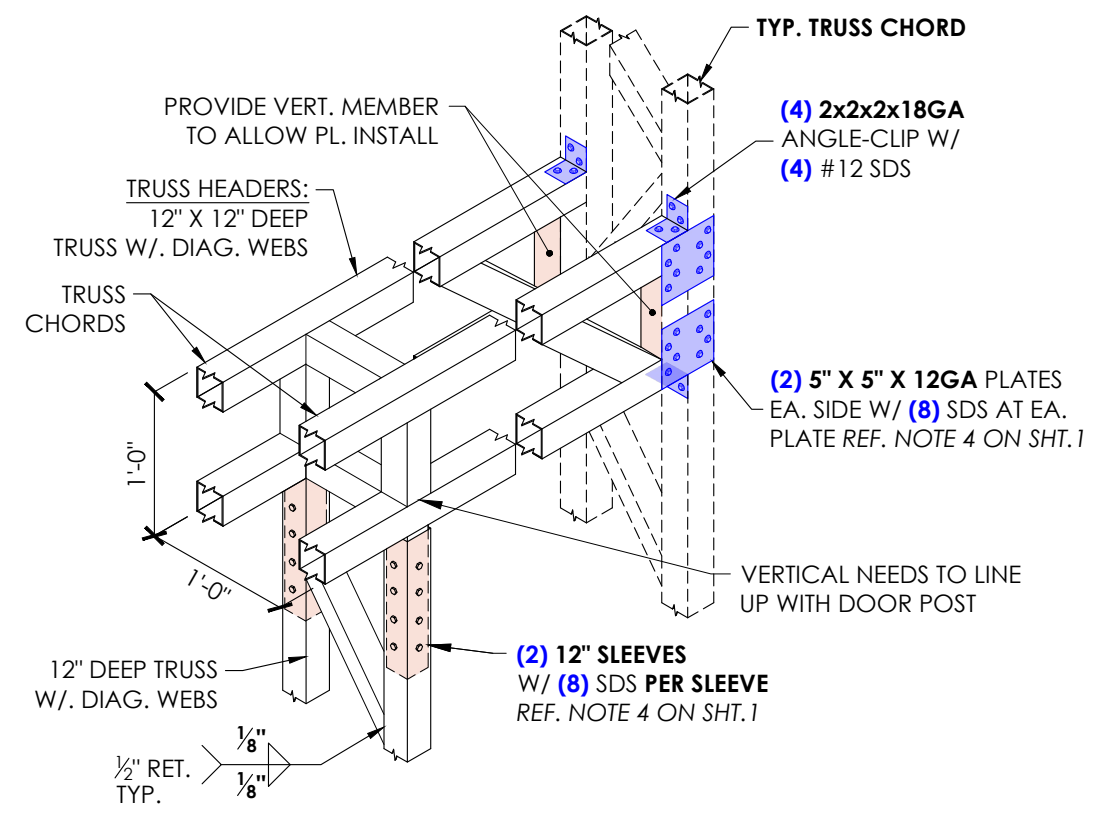
**2** BRACE DETAIL  
SCALE: 3/4" : 1"



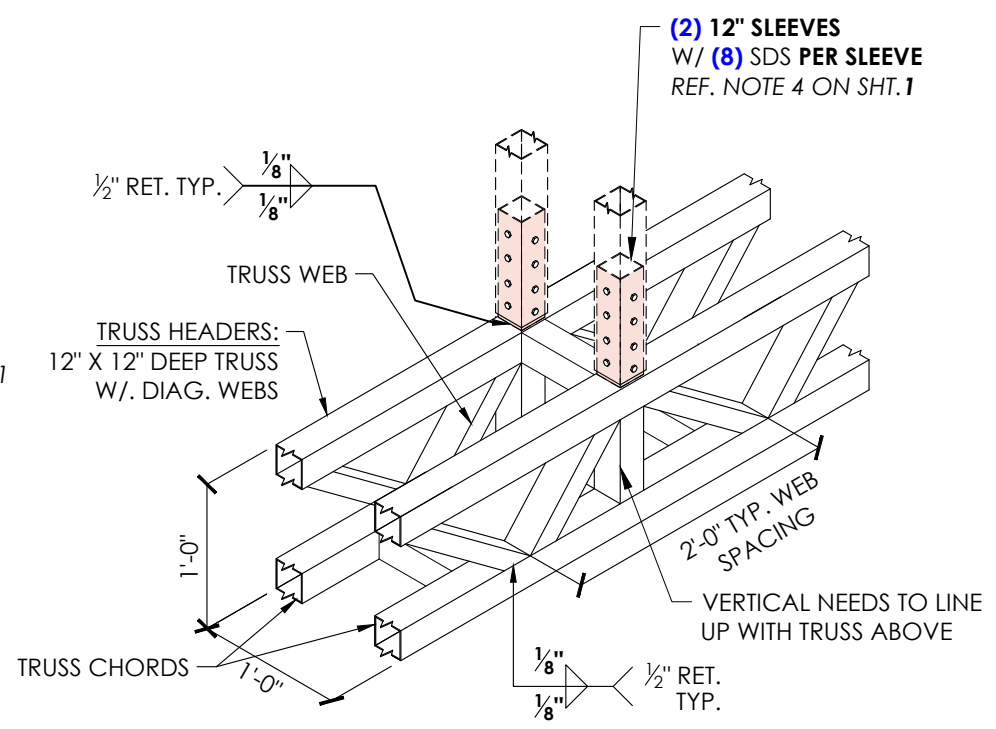
**3** BRACE DETAIL  
SCALE: 3/4" : 1"



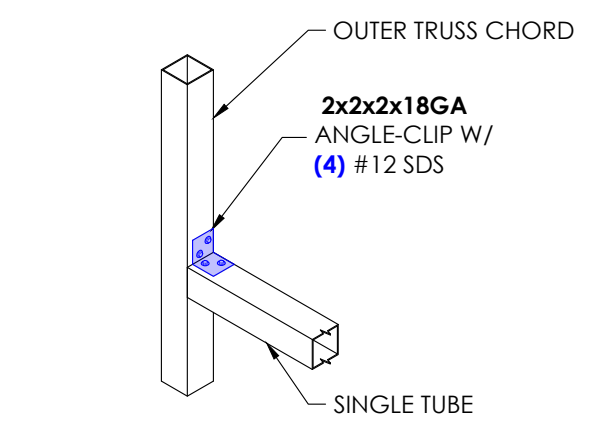
**4** BRACE DETAIL  
SCALE: 3/4" : 1"



**5** DOOR HEADER DETAIL  
SCALE: 3/4" : 1"



**6** ABOVE HEADER DETAIL  
SCALE: 3/4" : 1"



**7** W.I. DOOR DETAIL  
SCALE: 3/4" : 1"

SHEET TITLE: **SIDE WALL FRAMING DETAILS**

PROJECT TITLE: **CABAZON WATER DISTRICT**

LOCATION: **13984 Apache Trail CABAZON, CA 92230**



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CABAZON, CA 92230

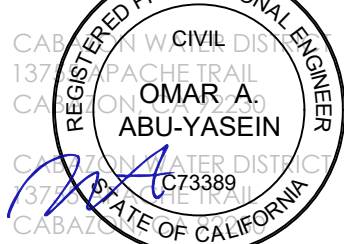
CIVIL DISTRICT  
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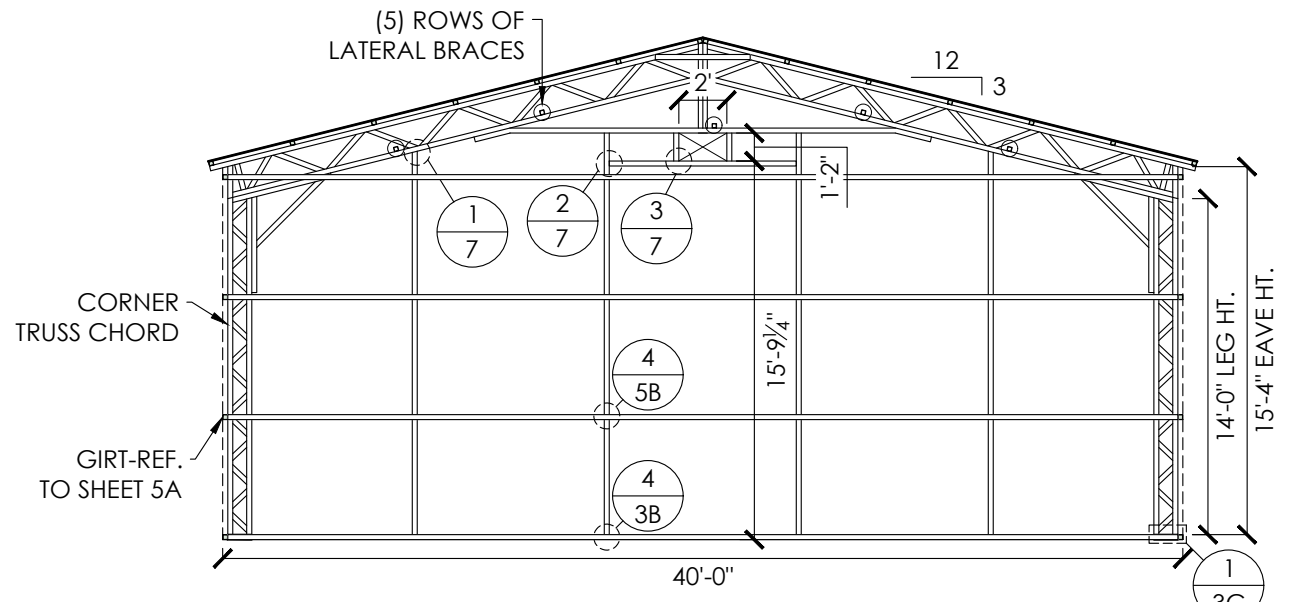
CABAZON WATER DISTRICT  
13755 APACHE TRAIL  
CABAZON, CA 92230



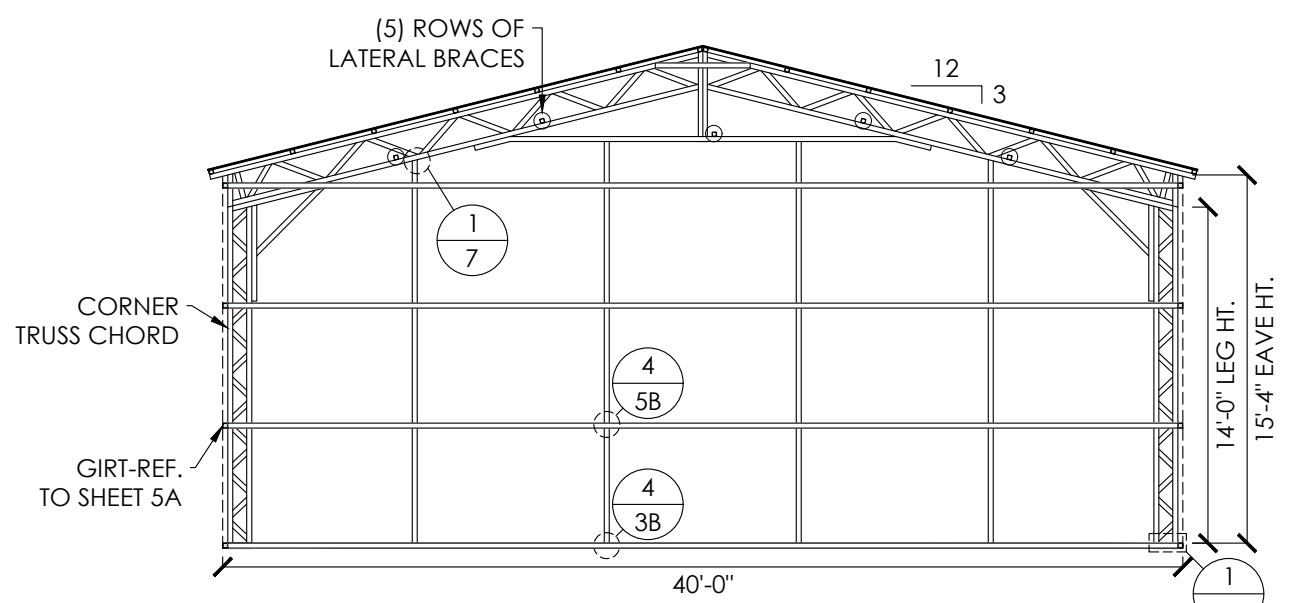
CABAZON WATER DISTRICT  
13755 APACHE TRAIL  
CABAZON, CA 92230

EXPIRES: 12/31/2026

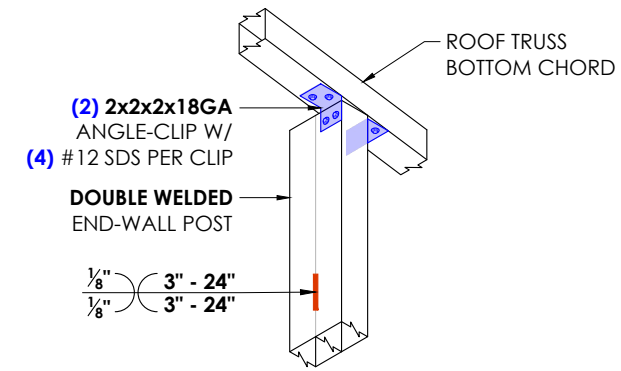
MEMBER PROPERTIES	
TRUSS CHORD	2 1/2" SQ. X 14GA TUBE
TRUSS WEB	2 1/2" SQ. X 14GA TUBE
PURLINS	2 1/2" SQ. X 14GA TUBE
GIRTS	2 1/2" SQ. X 14GA TUBE
LATERAL BRACE	2 1/4" SQ. X 14GA TUBE
PEAK BRACE	2 1/2" SQ. X 14GA TUBE
KNEE BRACE	2 1/2" SQ. X 14GA TUBE
WINDOW POST	2 1/2" SQ. X 14GA TUBE
END WALL POSTS	(2) 2 1/2" SQ. X 14GA TUBE - STITCH WELDED



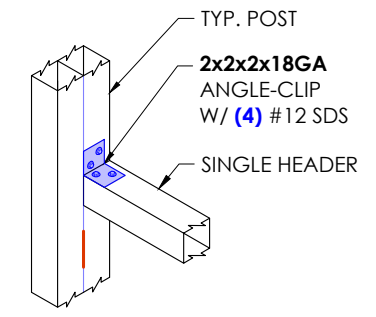
**FRONT END WALL FRAMING**  
SCALE: 1/8" : 1'



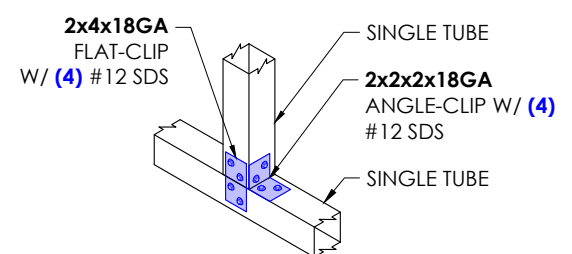
**REAR END WALL FRAMING**  
SCALE: 1/8" : 1'



**1 ROOF MEMBER DETAIL**  
SCALE: 3/4" : 1'



**2 WINDOW DETAIL**  
SCALE: 3/4" : 1'



**3 WINDOW DETAIL**  
SCALE: 3/4" : 1'

**NOTICE OF EXEMPTION**

TO: County Clerk Riverside County 2720 Gateway Drive Riverside, CA 92507	FROM: Cabazon Water District P.O. Box 297 14618 Broadway Street Cabazon, CA 92230
---	--

1. Project Title:	Cabazon Water District Treatment Facility
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	Within service area of Cabazon Water District
3. (a) Project Location – City:	Community of Cabazon
(b) Project Location – County:	Riverside County
4. Description of nature, purpose, and beneficiaries of Project:	<p>The project involves the installation of a water treatment facility. The primary beneficiaries are the residents and businesses within the Cabazon Water District.</p> <p>By installing a new treatment facility can have several environmental benefits: reliability of our water infrastructure, improved water quality, energy efficiency, and decreased risk of contamination.</p> <p>The project will contribute to a more sustainable and environmentally friendly water distribution system, and operational efficiency.</p>
5. Name of Public Agency approving project:	Cabazon Water District
6. Name of Person or Agency carrying out project:	Cabazon Water District
7. Exempt status: (check one)	
(a) <input checked="" type="checkbox"/> Ministerial project.	State CEQA Guidelines Section 15268 and California Public Resources Code Section 21080(b)(1)
(b) <input type="checkbox"/> Not a project.	
(c) <input type="checkbox"/> Emergency Project.	
(d) <input type="checkbox"/> Categorical Exemption. State type and class number:	
(e) <input type="checkbox"/> Declared Emergency.	
(f) <input type="checkbox"/> Statutory Exemption. State Code section number:	
(g) <input type="checkbox"/> Other. Explanation:	
8. Reason why project was exempt:	The exemption is based on the grounds of public health and safety, emphasizing the critical need to uphold water quality standards for Cabazon Water District, residential communities, and businesses, thereby ensuring that essential infrastructure remains operational and sustainable, safeguarding a commitment to providing clean, safe and reliable water.



## New Business

### 2. Discussion/Action Item: [TAB 2]

\$75,000 Offer for Cabazon Water District Listing on Elm  
St.

#### Attachments:

1. Agreement with Berkshire Hathaway regarding site listing
2. APN Map of listed Elm St. Property
3. Elm St. Property Location



**DISCLOSURE AND MODIFICATION TO LISTING AGREEMENT**  
 (Intended for use with a RLA revised 12/23 or earlier)  
 (C.A.R. Form DM-LA, Revised 7/24)

Berkshire Hathaway HomeServices California Realty ("Broker")  
 and Cabazon Water District ( Michael Pollack General Manager) ("Seller"),  
 entered into a listing agreement, dated \_\_\_\_\_, for the real property, or manufactured home described as:  
0 Elm St, Cabazon, CA 92230  
 commencing \_\_\_\_\_ (date) and expiring \_\_\_\_\_ (date).

**1. DISCLOSURE:**

**A. OFFERING COMPENSATION TO BROKERS REPRESENTING BUYERS THROUGH THE MULTIPLE LISTING SERVICE:** You, Seller, authorized me as your broker to use the MLS to offer compensation to brokers who represent buyers who purchase your property. The amount paid to the broker representing the buyer will come from the total compensation that you, Seller, agreed to pay my brokerage. The National Association of REALTORS® has entered into a nationwide settlement agreement to resolve a class-action lawsuit ("NAR Settlement"). One of the terms of the NAR Settlement is that the Multiple Listing Service ("MLS") will no longer be used for listing brokers to make offers of compensation to brokers representing buyers. The MLS may still be used to expose your property to the maximum number of prospective buyers. The NAR Settlement is expected to take effect sometime in August 2024, but some local MLSs may implement the prohibition sooner. Until the MLS in which your property is marketed for sale makes a change, the offer of compensation will remain in the MLS. Once the MLS changes its rules to prohibit offers of compensation, it will no longer be available on the MLS. You, Seller, may be asked to deal with compensation in other ways. See C.A.R. Form BCA for more information.

**B. NEED TO MODIFY THE LISTING AGREEMENT:** Seller and Broker agree it is mutually beneficial to modify the listing agreement to allow your property to be exposed to as many buyers as possible once the MLS changes to reflect the NAR Settlement.

**2. MODIFICATION OF LISTING AGREEMENT:** Broker agrees to notify Seller once the MLS will no longer be able to be used to offer compensation to buyer's brokers. Broker also agrees to discuss the various ways a buyer's broker may be compensated. Broker agrees to use reasonable efforts, consistent with the NAR Settlement, to continue to market Seller's property. Seller agrees that the Listing Agreement term authorizing Broker to cooperate with and compensate brokers participating through the MLS will no longer be in effect as of the date the MLS prohibits such offers of compensation. When that change occurs, Seller and Broker agree that the total compensation shall  shall not) be reduced by the amount authorized to be offered in the MLS.

**3.** All other terms of the Listing Agreement remain in full force and effect, except as modified herein.

**I acknowledge that I have read, understand, have received a copy of, and agree to this Disclosure and Modification to Listing Agreement.**

Seller  Michael Pollack Cabazon Water District ( Michael Pollack General Manager) Date: 08/13/2024  
 Seller \_\_\_\_\_ Date: \_\_\_\_\_

Real Estate Broker (Firm) Berkshire Hathaway HomeServices California Realty DRE Lic. # 01996796  
 By Liliana Zerpa Liliana Zerpa DRE Lic. # 02167518 Date: 08/13/2024

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**DM-LA REVISED 7/24 (PAGE 1 OF 1)**

**DISCLOSURE AND MODIFICATION TO LISTING AGREEMENT (DM-LA PAGE 1 OF 1)**

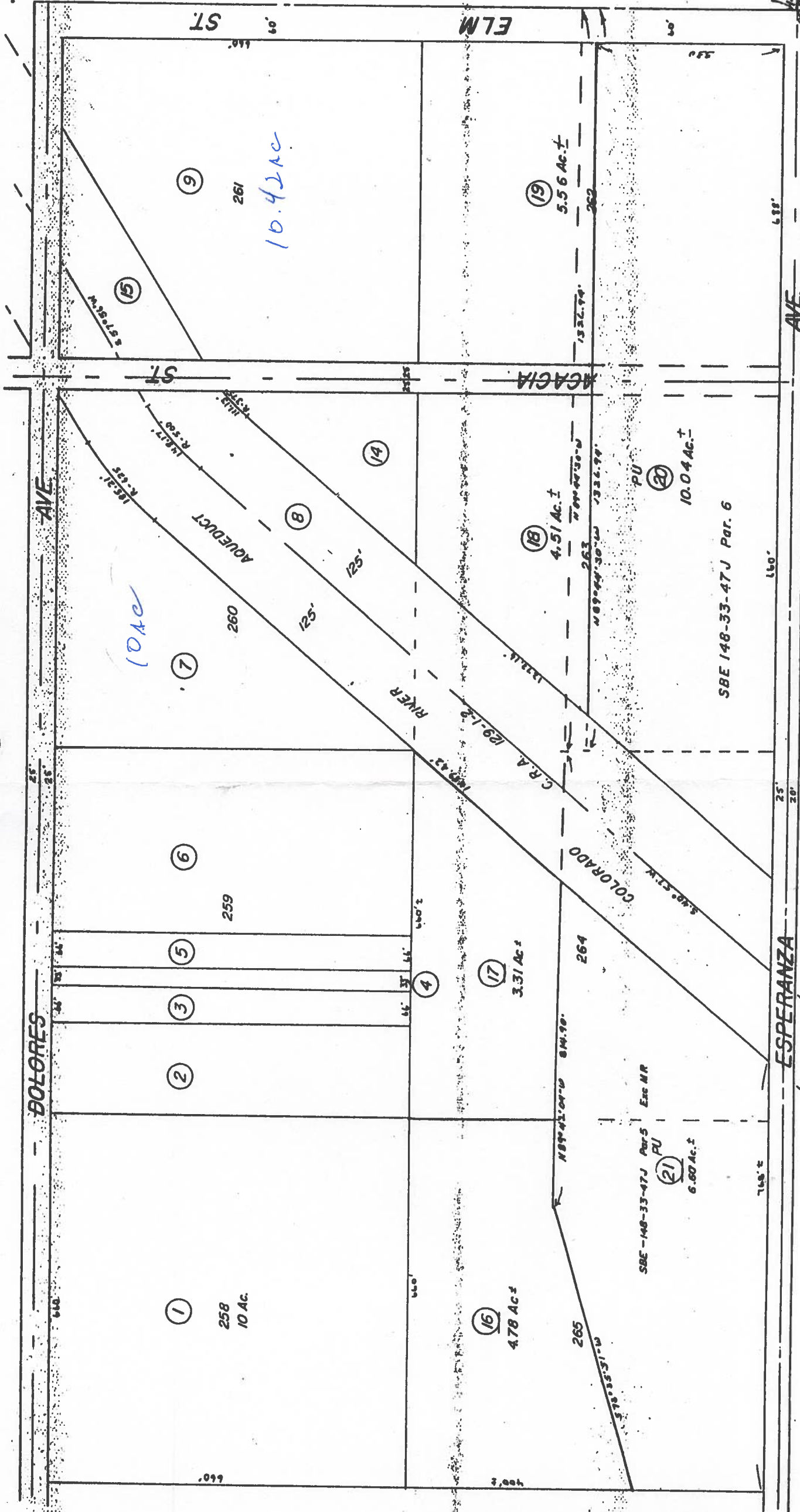
TCA 5543

S 1/2 SE 1/4 SEC 15, T 3 S, R 10 E

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.

43560

15



660

10.42 ac

10 ac

688

600

BK. 523

BK. 528

DATE	OLD No.	NEW No.
4-13-72	10	10, 101
4-13-74	11	11, 102
3/76	12	12, 103
4/79	13	13, 104
	14	14, 105
	15	15, 106
	16	16, 107
	17	17, 108
	18	18, 109
	19	19, 110
	20	20, 111
	21	21, 112

CABAZON RANCHO SUB. No. 2 MB 8/63

Date: M.W.D. MAP 129 PG. 1  
S.E. 16047 2/72  
5953 1/76  
RS 69/68-71

APRIL 1969

ACREAGE FIGURED TO CENTER OF STREETS.







## New Business

### 3. Discussion/Action Item: [TAB 3]

#### Quote from Visual Edge for IT Services

#### Attachments:

1. Foundation MITS Quote
2. Vantage Point & SASE Quote\*
3. VC3 (current IT) Invoice

\*Note: SASE replaces the current firewall. Vantage Point is optional for increased cyber security. Vantage Point can be added at a later time, if requested.



SECURE TECHNOLOGY SOLUTIONS

Main:

Email: [rcarlos@visualedgeit.com](mailto:rcarlos@visualedgeit.com)

Web: [www.visualedgeit.com](http://www.visualedgeit.com)

We have prepared a quote for you

## Foundation MITS

Quote # 034510  
Version 1

Prepared for:

**Cabazon Water District**

Prepared by:

**Visual Edge IT**

## Budgetary Statement

Information and pricing provided are for budgetary purposes only. They are intended to serve as preliminary estimates or rough approximations to provide an idea of the potential support costs and/or scope of a proposed project.

These figures are not final or binding, and they are subject to change as more detailed information becomes available or as the project progresses.

1. **Basis of Preliminary Support Services:** Prospect/Client understands that the initial support services' estimates are founded on limited information available at the time, such as the Client's initial requirements, existing documentation (if any), or a visual inspection of the project site.

This means that the budgetary estimate is based on the available data at that time and may not cover all aspects of the project.

2. **Potential Price Adjustments:** After completing a Comprehensive Network Assessment or MITS (Managed IT Services) Implementation and Onboarding, the quantities and pricing may change depending on the actual findings.

This indicates that the final cost might differ from the initial budgetary estimate due to the discovery of new information during the comprehensive assessment.

Additionally, since the budgetary estimate is based on limited information, it may not encompass all the details and complexities of the necessary support requirements or project. As a result, changes to the project scope, specifications, or unforeseen issues during the execution phase can arise.

These changes may require additional work or resources, leading to extra costs beyond the initial estimate.

3. **Backup and Disaster Recovery Solution:** This proposal will include an alternative Backup Service Solution to ensure data safety and continuity if the current solution or infrastructure is not considered reliable according to Industry Best Practices or if VEIT is unable to "take over" management and support.

4. **Formal Agreements:** For a final, binding agreement, a formal contract with MSA and a statement of work will be provided. The contract will outline the specific deliverables, terms, and conditions governing the Onboarding and/or proposed Project.

## Onboarding Statement of Work

### **Phase 1: Business Objectives**

Onboarding **Cabazon Water District** into the Visual Edge IT infrastructure.

### **Phase 2: Project Brief and Solution Requirements**

**Cabazon Water District** is being onboarded into Visual Edge IT environment for monitoring and issue remediation.

Onboarding engineers will be documenting the client environment, adding devices into the monitoring platforms, and deploying Antivirus software.

### **Phase 3: Implementation**

#### **1. Visual Edge IT Will:**

- Coordinate meetings and Onboarding cadence.
- Assist client with installing Remote Monitoring and Management Software.
- Install Managed Detection and Response software.
- Deploy Network Monitoring tools and configure alerting.
- Document client infrastructure and network.
- Verify and Document current Backup Solution.

#### **1. Cabazon Water District Will:**

- Provide requested information in a timely manner via questionnaires, emails, and meetings.
- Work with Visual Edge to install monitoring agents on all servers and workstations.
- Provide windows for downtime, coordination with users, any passwords that we do not already have, and access to vendors as needed.
- Provide access to all systems as needed.
- Work with Visual Edge to ensure PC and Server counts accurately reflect the current client environment.
- Work with VEIT onboarding engineers throughout the project to document the environment and ensure all covered devices are under Visual Edge management.
- Verify machine counts in RMM and AV with client environment.
- Client will review project with Visual Edge IT against this Scope of Work and sign off once completed.
- Acknowledge any deviation from VEIT or Industry Standards via a signed Liability Waiver or Acceptance of Risk document.

### **Phase 4: Constraints and Assumptions**

#### **1. Assumptions**

- Client has support for all LOB apps being documented.
- Client has current administrative credentials for network equipment.
- Client has a supported Backup Solution. Liability waivers will be used if devices are not backed up using a VisualEdge IT supported Backup Solution.
- All devices are running new current Operating Systems or Firmware. Liability waivers will be used if devices are running unsupported Operating Systems or Firmware versions.
- Client POC has proper bandwidth and availability to assist Visual Edge in a timely manner.
- Client must provide all necessary administrative levels of access for the onboarding engineer.
- This SOW was designed based on information provided at the time of creation. Any changes that take place between SOW creation and the quote being signed could require a project change order. This may cause a delay in



the project as additional licensing, labor, and/or quotes may be necessary.

- Any deviation from the steps outlined in this SOW will require a project change order. This may cause a delay in the project as additional licensing, labor, and/or quotes may be necessary.
- Failure to provide requested information in a timely manner as requested by the BTA, PM or onboarding engineer may cause delays in completion of the Onboarding, thus delaying go-live with the Service Desk.

1. **Administrative Credentials**

- Admin rights and credentials must be provided to VEIT.

1. **Required and Unplanned Down Time**

- There will be little to no required down time with this project.
- VEIT will do everything to prevent unplanned downtime.

1. **Current Product Versions**

- No updates or other projects will take place during the onboarding process.

1. **Third Parties Coordination**

- Client will be responsible for coordinating any 3rd-party/Previous Service Provider coordination interaction required during the duration of the Onboarding.

**Phase 5: Expected Outcome**

At the conclusion of the onboarding, Cabazon Water District will have full access to the Service Desk for support and remediation.

**Phase 6: Deliverables**

Service Desk Support

Antivirus Protection

Real-time Patch Management for Desktops and Servers

24/7 Infrastructure Monitoring

## Statement of Work

### Business Objectives

Deploy enterprise-level backup solution for the servers. Backups will occur once a day (unless otherwise noted). Backup retention will be 7 days, 4 weeks, and 6 months. Backups will also be monitored, and failures will be investigated.

### Implementation

#### Visual Edge IT Responsibilities:

- Configure offsite backup plans for the devices listed below.
- Provide documentation of successful backup completion.

#### Client Responsibilities:

- Provide admin access to all systems as needed.
- Inform VEIT of any required custom backup rules.

### Deliverables

- Enterprise-level backup solution.

### Backup Details

- Server: TBD
- Includes: Entire server
- Schedule: Daily
- Retention: Backups will be kept for 7 days, 4 weeks, & 6 months

### Constraints and Assumptions

#### Assumptions

- This SOW was designed based on information in place at the time of creation. Any changes that take place between SOW creation and the quote being signed could require a project change order. This may cause a delay in the project as additional licensing, labor, and/or quotes may be necessary.
- Any deviation from the steps outlined in this SOW will require a project change order. This may cause a delay in the project as additional licensing, labor, and/or quotes may be necessary.

#### Administrative Credentials

- Admin rights must be provided to VEIT.

#### Required and Unplanned Down Time

- There will be no required downtime with this project.

#### Current Product Versions

- Updated software versions will be installed during the project as necessary.

#### Third Parties Coordination

- Cabazon Water District will be responsible for coordinating and paying for any 3<sup>rd</sup>-party interaction required.

**Expected Outcome**

At the conclusion of the project, Cabazon Water District will have a business-grade backup solution in place to backup their server.

**Visual Edge IT Foundation Management Services**

Description	Recurring	Qty	Ext. Recurring
<p><b>Visual Edge Foundation - Desktop Management</b></p> <p>Support Coverage Summary (<i>Remote Only</i>):</p> <ul style="list-style-type: none"> <li>• 24x7x365 Monitoring and alerting of covered devices by Network Operations Center (NOC)</li> <li>• Advanced Endpoint Protection, Detection, Response &amp; Remediation Protection <ul style="list-style-type: none"> <li>○ Managed Detection &amp; Response - monitored 24/7 by Security Operations Center (SOC)</li> <li>○ AI and Heuristic Learning for advanced virus detection and identifying unusual network behavior</li> </ul> </li> <li>• Preventative maintenance - Patching and Updates</li> <li>• Unlimited Remote Command Center Support, Mon - Fri, 8:00am to 5:00pm.</li> <li>• <u>After hours or Onsite labor is billable</u></li> <li>• Note: Email, MS/O365, copiers, printers and telephony are not supported</li> </ul>	\$70.00	6	\$420.00
<p><b>Visual Edge Foundation - Server Management</b></p> <p>Support Coverage Summary (<i>Remote Only</i>):</p> <ul style="list-style-type: none"> <li>• 24x7x365 Monitoring and alerting of covered devices by Network Operations Center (NOC)</li> <li>• Advanced Endpoint Protection, Detection, Response &amp; Remediation Protection <ul style="list-style-type: none"> <li>○ Managed Detection &amp; Response - monitored 24/7 by Security Operations Center (SOC)</li> <li>○ AI and Heuristic Learning for advanced virus detection and identifying unusual network behavior</li> </ul> </li> <li>• Preventative maintenance - Patching and Updates</li> <li>• Unlimited Remote Command Center Support, Mon - Fri, 8:00am to 5:00pm.</li> <li>• <u>After hours or Onsite labor is billable</u></li> <li>• Note: Email, MS/O365, copiers, printers and telephony are not supported</li> </ul>	\$179.00	1	\$179.00

## Visual Edge IT Foundation Management Services

Description	Recurring	Qty	Ext. Recurring
<b>Visual Edge Foundation - Network Monitoring and Management Support - Base Package</b> Support Coverage Summary ( <i>Remote Only</i> ): Includes: <ul style="list-style-type: none"> <li>• 24x7x365 Security &amp; Performance Monitoring by Network Operations Center (NOC)</li> <li>• 3 Managed Network Devices per location* such as firewalls, routers, switches, and wireless controllers.</li> <li>• Monitoring includes tracking availability, performance metrics, and generating alerts when issues arise.               <ul style="list-style-type: none"> <li>○ Uptime/Downtime Monitoring</li> <li>○ LAN, WAN, VPN and Multi Site Monitoring</li> <li>○ Port Level Network Device Monitoring</li> </ul> </li> <li>• Basic troubleshooting of Managed Network**:               <ul style="list-style-type: none"> <li>○ Identify, diagnose and resolve network and Managed Network Device issues</li> </ul> </li> <li>• Device configuration management**:               <ul style="list-style-type: none"> <li>○ To include backing up configurations and restoring them if necessary of the Managed Network Devices.</li> </ul> </li> <li>• Reporting: Network performance and availability**               <ul style="list-style-type: none"> <li>○ Bandwidth utilization</li> <li>○ Device availability</li> </ul> </li> <li>• Command Center Support available, Mon-Fri, 8:00am to 5:00pm.</li> <li>• Onsite Labor is billable.</li> </ul> *Additional Network Devices and locations will be reconciled at time of Onboarding. **Support varies based on level of Service Plan.	\$158.67	1	\$158.67
<b>1 Month Subtotal:</b>			<b>\$757.67</b>

## MDM/M365 / Email / Cloud Service Management

Description	Recurring	Qty	Ext. Recurring
<b>Microsoft 365 Email Management - up to 10 users</b> Management of the 365 Tenant has to do with creation, deletion, and modification of users. Addition, modification, and removal of mail rules and shared mailboxes. Review license usage. Assess service health.	\$25.00	1	\$25.00
<b>1 Month Subtotal:</b>			<b>\$25.00</b>



## Microsoft 365 Licensing - Yearly Commitment

**One year commitment – customer agrees to no cancellation or reduction in quantity, to be billed monthly.**

Description	Recurring	Qty	Ext. Recurring
<b>MS 365 Business Standard [NCE]-Yearly</b> <ul style="list-style-type: none"> <li>Fully installed Office applications, including Word, Excel, PowerPoint, Outlook, Publisher, and OneNote</li> <li>Each user can install Office on 5 PCs or Macs, 5 tablets (Windows, iPad, and Android), and 5 phones</li> <li>Business-class email hosting with a 50 GB mailbox</li> <li>HD video conferencing</li> <li>1 TB file storage and sharing</li> <li>Active Directory integration</li> </ul>	\$12.50	6	\$75.00
<b>Microsoft Entra ID P2 [NCE]-Yearly</b> Microsoft Entra ID P2 (formerly Microsoft Azure Active Directory Premium P2) is a comprehensive, highly available identity and access management cloud solution that combines core directory services, advanced identity governance, and application access management.	\$9.00	1	\$9.00
<b>Exchange Online (Plan 1) [NCE]-Yearly</b> Microsoft Exchange Online?(Plan 1) is a hosted email service that allows businesses to work smarter and more efficiently. The product helps businesses maintain control over their environment because they have the advantage of hosting email on Microsoft servers.	\$4.00	3	\$12.00
<b>1 Month Subtotal:</b>			<b>\$96.00</b>

## Managed Email Backup

Description	Recurring	Qty	Ext. Recurring
<b>Acronis Cyber Protect Cloud - Microsoft 365 Seat</b> Acronis Cyber Protect Cloud - Microsoft 365 seat (with unlimited Acronis Hosted Cloud storage)	\$3.50	6	\$21.00
<b>1 Month Subtotal:</b>			<b>\$21.00</b>

### Advanced Email Security

Description	Recurring	Qty	Ext. Recurring
<b>Acronis Advanced Email Security</b> Block email threats, including spam, phishing, business email compromise (BEC), account takeover (ATO), malware, advanced persistent threats (APTs), and zero-days before they reach end users' mailboxes. Leverage this next-generation, cloud-based email security solution for holistic protection.	\$3.50	6	\$21.00
<b>1 Month Subtotal:</b>			<b>\$21.00</b>

### Acronis Cyber Protect Backup and Disaster Recovery Services

Description	Recurring	Qty	Ext. Recurring
<b>Managed Cyber Protect Cloud Backup for Servers</b> <ul style="list-style-type: none"> <li>• 2 Physical Servers</li> <li>• 6.5 GB Total Amount of Cloud Storage</li> </ul>	\$316.00	1	\$316.00
<b>1 Month Subtotal:</b>			<b>\$316.00</b>

### Visual Edge IT Onboarding Services

Description	Price	Qty	Ext. Price
<b>Visual Edge IT™ Onboarding Services</b> Visual Edge IT™ Onboarding Services	\$1,820.00	1	\$1,820.00
<b>Subtotal:</b>			<b>\$1,820.00</b>

### Visual Edge IT Professional Services

Description	Price	Qty	Ext. Price
<b>Visual Edge IT Professional Services</b>	\$1,100.00	1	\$1,100.00
<b>Subtotal:</b>			<b>\$1,100.00</b>

## Managed IT Services and Projects Overview

### Terms of Agreement

- This agreement is between Cabazon Water District, herein referred to as Client, and **Visual Edge IT**, hereinafter referred to as Service Provider.
- This agreement will be effective upon the date signed, unless otherwise stated.
- Contract prices and fees may be subject to change after the initial and subsequent terms.
- The Professional Services hours listed in the proposal are an approximation of the project requirements as described by the client.
- The actual cost may change after commencement of the project if unforeseen circumstances are encountered.
- The client will be informed of any changes in cost in advance.
- Any additional services requested by the company that are not covered by the project parameters will incur additional fees.

### Payment Terms:

#### Consumption-Based Usage and Billing:

- Pricing is based on actual usage, and estimates provided are for reference only. Final charges may differ from initial estimates due to variations in usage.

#### Current Clients:

- VEIT may require milestone (progress) billing for labor for projects projected to last longer than 30 days.
- Hardware will be invoiced upon delivery to the customer.
- New customers (or previous customers who have not had an invoice generated in more than 12 months), or customers with current or previous payment challenges, a deposit invoice will be generated for the full invoice amount.

#### NET New Clients:

- 100% of order invoice total payment must be received before any product is ordered or any work begins.
- For projects projected to last longer than 30 days, milestone invoicing will be defined and completed.

#### For Managed Services/Onboarding:

- 100% of Onboarding fee will be invoiced and received before onboarding can begin. The first MRR invoice will be sent 30 days after onboarding begins.

#### Deposit Exceptions:

- Public, State, City, Federal, Nation, and Educational entities - must provide a Purchase Order.
- Leases, Project and Implementation-As-A-Service, and Installation Payment Agreement orders – must have signed agreements.

### Taxes, Shipping, and Fees

- This Quote is valid for a period of 30 days.
- We reserve the right to cancel orders arising from pricing changes, availability, or other updates or errors.
- We specifically disclaim any and all warranties, expressed or implied, including but not limited to any licensed products.
- We shall not be liable for any loss of profits, business, goodwill, data, interruption of business, nor for incidental or consequential merchantability or fitness of purpose, nor damages related to this agreement.

## Foundation MITS

### Quote Information:

**Quote #: 034510**

Version: 1

Delivery Date: 05/12/2025

Expiration Date: 06/13/2025

### Prepared for:

**Cabazon Water District**

PO Box 297

Cabazon, CA 92230

Evelyn Aguilar

eaguilar@cabazonwater.org

### Prepared by:

**Visual Edge IT**

Robert Carlos

(866) 863-2266

rcarlos@visualedgeit.com

## One Time Payment Summary

Description	Amount
Visual Edge IT Onboarding Services	
Visual Edge IT Professional Services	
<b>Total:</b>	<b>\$2,920.00</b>

## 1 Month Recurring Summary

Description	Amount
Visual Edge IT Foundation Management Services	
MDM/M365 / Email / Cloud Service Management	
Microsoft 365 Licensing - Yearly Commitment	
Managed Email Backup	
Advanced Email Security	
Acronis Cyber Protect Backup and Disaster Recovery Services	
<b>1 Month Total:</b>	<b>\$1,236.67</b>

This agreement shall be enforceable from date of signing and shall remain in effect through no less than 36 consecutive monthly payments for Visual Edge IT Managed Services.

All services will be invoiced in the month services begin and will be invoiced until service is terminated.

All taxes, shipping, and handling fees on quote are estimated.

Billing Invoice will have all actual taxes, shipping and fees.

By endorsing, you agree that you have read and accept the Terms and Conditions of the [Master Services Agreement v. 2024.01](#).



Visual Edge IT

Cabazon Water District

Signature: 

Name: Robert Carlos

Title: Business Technology Advisor

Date: 05/12/2025

Signature: \_\_\_\_\_

Name: Evelyn Aguilar

Date: \_\_\_\_\_



SECURE TECHNOLOGY SOLUTIONS

Main:

Email: [rcarlos@visualedgeit.com](mailto:rcarlos@visualedgeit.com)

Web: [www.visualedgeit.com](http://www.visualedgeit.com)

We have prepared a quote for you

## Vantage Point & SASE

Quote # 034844  
Version 1

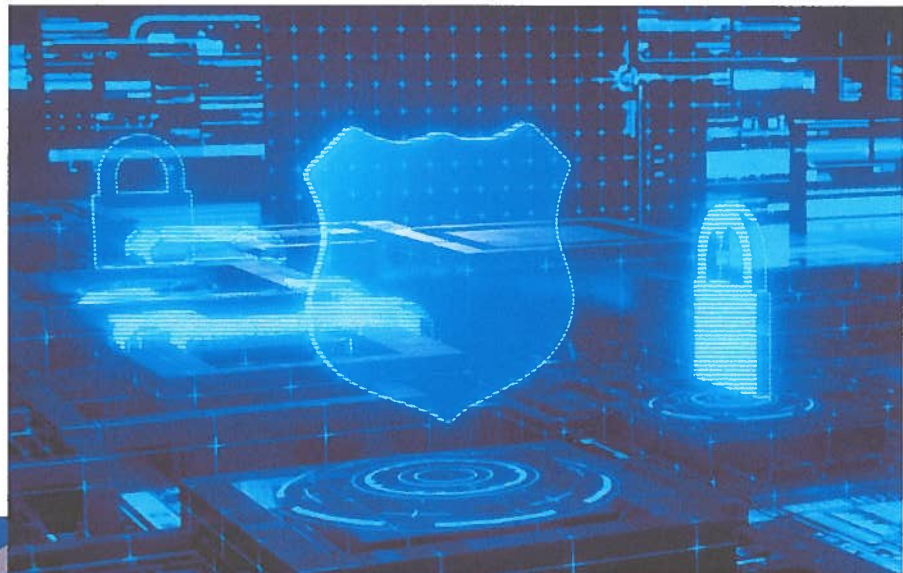
Prepared for:

**Cabazon Water District**

Prepared by:

**Visual Edge IT**

**VISUAL  
EDGE IT™**  
SECURE TECHNOLOGY SOLUTIONS



# VANTAGEPOINT

The Enterprise-Grade Security Solution Tailored for Your Business

VisualEdgeIT.com



In today's world, cyberattacks threaten businesses of all sizes. Yet many small and mid-sized companies lack the expertise or budget for robust, enterprise-level security.

### **That's why we created VantagePoint.**

VantagePoint brings Fortune-500 cybersecurity within reach for organizations everywhere. Our flexible, as-a-service solution integrates industry-leading tools into layers of defense tailored to your infrastructure and cloud services. The result is 24/7 protection better equipped to identify and respond to modern attacks targeting your networks, data, and employees.

#### **Affordability**

- Our subscription model provides cost-effective access to enterprise-grade security tools, infrastructure, and resources.

#### **Industry Expertise**

- Our certified professionals and 24/7 security operations center bring Fortune 500 experience to threat detection, compliance, auditing, and incident response.

#### **Enhanced Intelligence**

- The latest AI and machine learning make our platform smarter in identifying and stopping sophisticated, automated attacks.

#### **Flexibility**

- We integrate with your existing systems to maximize security posture without disruption. Our experts become an extension of your team.

#### **Defense in Depth**

- We layer best-of-breed detection and prevention to eliminate vulnerabilities across your infrastructure and protect against breaches.

#### **Responsive Partnership**

- Our cybersecurity experts work hand-in-hand with your IT team to tailor and refine defenses based on your operations and risk landscape.

### **COMPLETE PROTECTION**

VantagePoint incorporates a full suite of leading security technologies to monitor endpoints, networks, clouds, and users under one advanced SIEM.

## Stay Resilient Against Attacks with VantagePoint

### Top-tier cyber protection tools

VantagePoint incorporates a suite of fully integrated cyber protection tools that are best in class. With the latest versions of these tools tightly working together, your organization builds a stronger wall of security against threats and attacks of every type, including emerging ones

### Defense in Depth approach

Cyber criminals are experts at finding and exploiting vulnerabilities in an IT infrastructure. VantagePoint eliminates single points of failure by recognizing the Tactics, Techniques, and Procedures (TTPs) these adversaries use — and by applying layers of technologies to quickly detect and respond to threats. The result is a Defense in Depth solution that's highly effective, accessible, and technology-agnostic, allowing it to receive and analyze data from key tools in your infrastructure without interrupting existing systems.

### 24/7/365 cyber operations driven by AI and ML

VantagePoint's round-the-clock cybersecurity operations ensure constant vigilance against online criminal activities. Artificial intelligence and machine learning also make operations "smarter" in countering sophisticated cyberattacks, including attacks that criminals are now using AI to design and launch.

### Works directly with existing resources

With its flexible CSaaS approach, VantagePoint is designed to work directly with your existing IT infrastructure and resources. Visual Edge IT security experts and operations staff also work alongside your IT team to ensure your security ecosystem is always performing as required.

## COMPLETE TRUST DELIVERABLES

- Enterprise Splunk SIEM with custom SOAR automation supported by 24/7/365 U.S.-based Security Operations Center (SOC) monitoring
- Includes 950+ curated threat intel feeds
- 900+ threat correlations
- Integration and monitoring of:
  - Microsoft Azure, Google Cloud, AWS
  - All endpoints, firewalls, servers, routers, switches
  - Office365 and GSuite
    - Integration of endpoint detection and response (EDR)
- 1-year log retention
  - VantagePoint proprietary dashboard, for a single real-time view of your cybersecurity posture
- Endpoint ransomware protection, integrated with included Sentinel One advanced endpoint protection
- Custom remote monitoring and management scripts and playbooks
- Dark web monitoring and alerting
- Protective domain name server (DNS)
- Zero-Trust architecture – Ringfencing and Allowlisting
- Phishing simulation – quarterly or custom
- Security awareness training
- Quarterly Automated Penetration Testing

## Vantage Point

Description	Quantity	One-Time Price	Recurring Price
<b>Vantage Point for 1-20 Endpoints</b>	1	\$1,140.00	\$760.00
<b>Vantage Point Security Services for 1-20 Endpoints</b> Managed 24x7x365 including: <ul style="list-style-type: none"> <li>Secure, client-specific Splunk Enterprise Security driven SIEM platform</li> <li>24x7x365 US-exclusive Security Operations Center monitoring.</li> <li>AI &amp; expert-driven threat correlation, detection, alerts &amp; response support</li> <li>Automated Incident Response (SOAR)</li> <li>1,000 curated live threat intel feeds</li> <li>MITRE ATT&amp;CK framework</li> <li>Integration and monitoring of Microsoft Azure, Google Cloud, and AWS</li> <li>Integration and monitoring of Office365 and G-Suite</li> <li>Integration and monitoring of all endpoints, firewalls, servers, routers, and switches</li> <li>1-year log retention</li> </ul> Vantage Point proprietary Dashboard <ul style="list-style-type: none"> <li>Single, real-time view of cybersecurity posture</li> </ul> Endpoint Protection including: <ul style="list-style-type: none"> <li>Sentinel One Advanced Endpoint Protection</li> <li>Protective DNS</li> <li>Zero-Trust Architecture-               <ul style="list-style-type: none"> <li>Ringfencing</li> <li>Whitelisting (Allows listing)</li> </ul> </li> </ul> Policy & Training Including: <ul style="list-style-type: none"> <li>Custom Remote Monitoring and Management scripts &amp; playbooks</li> <li>Dark Web monitoring and alerting</li> <li>Phishing Simulation - Quarterly or Custom</li> <li>Security Awareness Training</li> </ul> Quarterly Automated External Penetration Testing <ul style="list-style-type: none"> <li>(Up to 5xExternal IP Addresses)</li> </ul>	1		
		1 Month Subtotal:	\$760.00
		Subtotal:	\$1,140.00



## Visual Edge IT™ Security Services - Zero Trust SASE

Description	Recurring	Qty	Ext. Recurring
<p><b>Exium SASE Pro</b></p> <p>Exium SASE Pro is a User License for complete internet and private network access and security, including Zero Trust. When selected, the entire end customer account utilizes Exium SASE Pro licensing for end users. The feature set for SASE Pro includes all features of Exium SASE Essentials. In addition, Exium SASE Pro layers in SaaS Security, Conditional Access, NextGen Firewall-as-a-Service, SSO/MFA, and Modern Workplace Security. Exium SASE Pro is assigned at an identity level of the end user, rather than just an end device, allowing for the MSP to activate a license on up to 5 Devices for a single human user. Exium CyberGateways are a requirement with Exium SASE Pro user licensing to deliver the full functionality of Exium SASE Pro.</p> <p>*This is an estimate and will be synced to your agreement based on actual usage. For a detailed report of usage, reach out to your account manager.</p>	\$18.00	6	\$108.00
<p><b>Exium CyberGateway</b></p> <p>The Exium CyberGateway (CGW) is a dynamic virtual machine (VM) component that serves as a cornerstone to an Exium deployment. CyberGateways are responsible for linking diverse locations, including offices and data centers, as well as connecting cloud instances like Azure and GCP to end users with the Exium SASE Essentials or Exium SASE Pro user license. The CGW is required for various Private Network use cases, including remote access, IoT Security and SD-WAN. CGWs can co-exist within existing customer architecture, or consolidate and/or displace legacy infrastructure, such as firewalls. The Exium CGW is managed from the Exium MSP Control Panel and can be deployed on hardware, on a VM or in a Public Cloud and is available as Single-Interface for classic Exium deployment, and Multi-Interface with separate WAN &amp; LAN interfaces, accommodating multiple ISPs, various LAN ports, and all advanced features.</p> <p>*This is an estimate and will be synced to your agreement based on actual usage. For a detailed report of usage, reach out to your account manager.</p>	\$95.00	1	\$95.00
<b>1 Month Subtotal:</b>			<b>\$203.00</b>

## Visual Edge IT™ Onboarding & Professional Security Services

Description	Price	Qty	Ext. Price
<b>Visual Edge IT™ Professional Services - Security Services Onboarding Services</b>	\$203.00	1	\$203.00
<b>Subtotal:</b>			<b>\$203.00</b>



## Security Services Overview

### Terms of Agreement

- This agreement is between Cabazon Water District, herein referred to as Client, and **Visual Edge IT**, hereinafter referred to as Service Provider.
- This agreement will be effective upon the date signed, unless otherwise stated.
- This agreement shall remain in force for a period of 36 months.
- Contract prices and fees may be subject to change after the initial and subsequent terms.
- The Professional Services hours listed in the proposal are an approximation of the project requirements as described by the client.
- The actual cost may change after commencement of the project if unforeseen circumstances are encountered.
- The client will be informed of any changes in cost in advance.
- Any additional services requested by the company that are not covered by the project parameters will incur additional fees.
- By endorsing, you agree to the Terms and Conditions of the Master Services Agreement and Installment Payment Agreement.  
<https://visualedgeit.com/myMSA/>

### Payment Terms:

- Client will be invoiced at time of proposal signing:
  - Total first month's services
  - Onboarding services
- If utilizing Installment Payment Agreement, Client will be invoiced for total monthly payment at time of proposal signing.
- New customers (or previous customers who have not had an invoice generated in more than 12 months), or customers with current or previous payment challenges, a deposit invoice will be generated for the full invoice amount.

### Consumption-Based Usage and Billing:

- Pricing is based on actual usage, and estimates provided are for reference only. Final charges may differ from initial estimates due to variations in usage.

### Taxes, Shipping, and Fees

- This Quote is valid for a period of 30 days.
- Billing Invoice will have all actual taxes, shipping and fees.
- We specifically disclaim any and all warranties, expressed or implied, including but not limited to any licensed products.
- We shall not be liable for any loss of profits, business, goodwill, data, interruption of business, nor for incidental or consequential merchantability or fitness of purpose, nor damages related to this agreement.

### Security Consulting Legal Service Description

Security consulting performed by Visual Edge IT™ or its third party representative, can be described as the discovery, exploitation, and remediation of security flaws within the clients' systems.

This testing is performed utilizing multiple tools and techniques under the discretion of Visual Edge IT's™ or its third party representative's security professionals.

#### All parties, by signing this document, accept and agree that:

Visual Edge IT™ or its third party representative will take reasonable steps to preserve the operational status of systems, but it cannot be guaranteed.

Visual Edge IT™ or its third party representative will not be held responsible for downtime, loss, or damage to the clients' systems, reputation, infrastructure, data, or applications in any way.

Visual Edge IT™ or its third party representative is authorized to perform the component tests listed below, at their discretion using appropriate tools and methods. All information related to this testing will be treated as highly confidential security data, with commensurate protections.

#### Component Tests:

**Vulnerability Scanning** – Vulnerability scanning provided by Visual Edge IT™ or its third party representative can be described as the discovery, assessment, classification, and documentation of the security flaws contained in devices or web applications associated with the clients' network.

This assessment is performed with a tool referred to as a 'vulnerability scanner'.

This tool executes automated software that compares details about the target machine to details of a database containing known security vulnerabilities.

**System Profiling** - Identification of the operating system and version numbers operating on the system, to focus subsequent tests.

**Service Profiling** – Identification of the services and applications as well as their version.

numbers operating on the system, to further focus testing on vulnerabilities associated with the identified services discovered.

**Vulnerability Identification** - Potential vulnerabilities (control weaknesses) applicable to the system are researched, tested, and identified.

**Vulnerability Validation/Exploitation** - After vulnerabilities are identified, they must be validated to minimize errors (false reports of problems), which involves attempts to exploit the vulnerability.

**Privilege Escalation** - Should exploitation of vulnerability be successful; attempts are made to escalate the privileges to obtain "complete control" of the system.

**Access Validation** – receiving, reviewing, and changing access to Recipient's technology, applications, network, and infrastructure.

**Vulnerability Remediation** – Ability to fix, patch, consolidate, change, and report on deficiencies within the Recipients technology, applications, network, and infrastructure under the discretion of Visual Edge IT's™ or its third party representative's security professionals.

## Vantage Point & SASE

### Quote Information:

Quote #: 034844

Version: 1

Delivery Date: 05/05/2025

Expiration Date: 05/30/2025

### Prepared for:

Cabazon Water District

PO Box 297

Cabazon, CA 92230

Evelyn Aguilar

eaguilar@cabazonwater.org

### Prepared by:

Visual Edge IT

Robert Carlos

(866) 863-2266

rcarlos@visualedgeit.com

## One Time Payment Summary

Description	Amount
Vantage Point	
Visual Edge IT™ Onboarding & Professional Security Services	
<b>Total:</b>	<b>\$1,343.00</b>

## 1 Month Recurring Summary

Description	Amount
Vantage Point	
Visual Edge IT™ Security Services - Zero Trust SASE	
<b>1 Month Total:</b>	<b>\$963.00</b>

All taxes, shipping, and handling fees on quote are estimated.

Billing Invoice will have all actual taxes, shipping and fees.

By endorsing, you agree that you have read and accept the Terms and Conditions of the [Master Services Agreement v. 2024.01](#).

Visual Edge IT

Cabazon Water District

Signature: \_\_\_\_\_



Name: Robert Carlos

Title: Business Technology Advisor

Date: 05/05/2025

Signature: \_\_\_\_\_

Name: Evelyn Aguilar

Date: \_\_\_\_\_



VC3, Inc.  
 1301 Gervais Street, Suite 1800  
 Columbia SC 29201  
 United States

# Customer Invoice

Bill To
Cabazon Water District 14618 Broadway Cabazon CA 92230 United States

Date	Invoice
4/24/2025	VC3-199827
Account	
Cabazon Water District	

**Description:** Cabazon Water District ALL IT 24/7 + Projects Service Agreement-Monthly Billing for April - In an effort to ensure our systems are up-to-date, support business needs, and comply with various laws, we performed a thorough review of the sales and use tax laws in jurisdictions throughout the country. As a result, you may notice changes to the taxes and fees included on your invoice. For more information, please email sales.tax@vc3.com or visit <https://www.vc3.com/taxes-and-fees-faqs>

Terms	Due Date	PO #	Currency
Net 30	5/24/2025		USD

Item	Quantity	Rate	Amount
Spam Filtering & Support	10	\$0.00	\$0.00
Protech All IT 2% Annual Price Increase Applied for 6/1/2024	10	\$204.88	\$2,048.80
Managed Backup	1	\$275.00	\$275.00
Managed Firewall	1	\$250.00	\$250.00
Web Content Filtering & Malware Protection - OpenDNS	10	\$0.00	\$0.00
Backup VM License Matches SSPL Agreement	0	\$50.00	\$0.00
Backup Workstation License Matches SSPL Agreement	0	\$10.00	\$0.00
Additional Backup Usage - over included 500GB storage	63	\$0.29	\$18.27
Mailbox & Office Vendor Increased Cost by .35	14	\$20.35	\$284.90
Antivirus & Advanced Endpoint Detection and Response (EDR) Devices	12	\$8.00	\$96.00

<p><u>Pay by Check:</u>            VC3, Inc            PO Box 746804            Atlanta, GA 30374-6804</p> <p><u>To pay by Credit Card/ACH/AutoPay using VC3 Customer Payment Portal (Centime):</u>            Click <a href="#">HERE</a> to Login to the Centime Customer Payment Portal.</p> <p><u>Pay By ACH outside of VC3 Customer Payment Portal:</u>            Bank Name: PNC Bank            Routing Number: 021052053            Account Number: 51843132</p> <p>Please contact <a href="mailto:accounts.receivable@vc3.com">accounts.receivable@vc3.com</a> with any questions regarding Centime Customer Payment Portal login and invoicing questions.</p>	<p><b>County District Tax: \$0.09</b></p> <p><b>State Sales Tax: \$1.10</b></p> <p><b>County Sales Tax: \$0.23</b></p> <p><b>Invoice Subtotal: \$2,972.97</b></p> <p><b>Invoice Total: \$2,974.39</b></p> <p><b>Payments/Credits: \$0.00</b></p> <p><b>Balance Due: \$2,974.39</b></p>
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## Updates

### CWD Operations Report: [TAB 4]

#### Attachments:

1. Monthly Operations Report



## *Cabazon Water District*

14-618 Broadway Street • P.O. Box 297  
Cabazon, California 92230

**May 20, 2025**

CWD Board Meeting  
Operations Update

- Heli Hydrant Tank 1 is completed and fully operational as of April 21, 2025. Heli Hydrant at three Tank 3 site has also been completed and is now operational as of May 14, 2025. The dedication ceremony is scheduled for June 12, 2025 time to be determined at the Drum Room located in the Morongo Casino,
- A new 250 hp motor and Soft start has been installed at Well 5, completed on April 22, 2025, with water sampling completed and results received Monday April 28th. The Well is now back in normal operations producing 970 gpm.
- The Well 2 New Building will be consulting with Best Best & Krieger in pursuit of a qualified exemption under the California Code 53091 and 53096 exempting facilities directly involved in the production, generation, storage, treatment, or transmission of water, from local building ordinances specifically from the Riverside County Building Permit Application Process. The County does not recognize the Well 2 address or APN, only the address an APN for Robertson's Ready Mix. Robertson's is classified as Industrial. Our building is classified as commercial, however because we are located with the boundaries of Robertson's our permitting fees would be \$16,174, versus the commercial rate of \$782.
- A meeting was held on April 17, 2025, with Pete Stamos, Associate Engineer of California State Water Resources Control Board, and Travis Romeyn, Engineer of Krieger and Stewart. The meeting was to discuss 3 grant funded projects.
  - Rehab of Well 2 and the installation of a new sounding tube for the measurements of ground water levels.
  - Boring and jacking a new casing under the 10 freeway to connect both north and south distribution systems
  - Drilling and installing a new production well on the east boundary of the Cabazon Water District, to prepare for future growth.
- Perry Gerdes with the City of Banning and representatives of California Department of Water Resources, regarding Prop 1 (IRWM) Integrated Regional Water Management Funding. Toured both the Isolation Valve Improvement Project, and the Esperanza Street Waterline Improvements (Phase 1).
- SGPWA representatives (Matthew and Emmett) along with a Riverside County ARPA (American Rescue Plan Act) representative completed the tour and documentation of both Heli Hydrants on May 7, 2025.

Business (951) 849-4442 • FAX (951) 849-2519