

Cabazon Water District

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

BOARD MEETING PACKET

April 21, 2026

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 #: (267) 930-4000
Participant Code: 676-126-939

Meeting Date:
Tuesday, April 21, 2026 – 5:00 PM

CALL TO ORDER,
PLEDGE OF ALLEGIANCE,
ROLL CALL
FINANCE & AUDIT COMMITTEE

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

PUBLIC COMMENT

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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 #: (267) 930-4000
Participant Code: 676-126-939
Email: info@cabazonwater.org

Meeting Date:

Tuesday, April 21, 2026 – 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 March 17, 2025
- b. Regular Board Meeting Minutes and Warrants of March 17, 2025

2. Warrants – None

3. Awards of Contracts – None

NEW BUSINESS

- 1. Discussion/Action: **Purchase of Property for New Production Well, Pending Krieger & Stewart's Preliminary Review of Site – 50052 Ramona St.**
[TAB 1](#)
- 2. Discussion/Action: **Reschedule July 21 Board Meeting to July 14**
- 3. Discussion: **Community Involvement**
[TAB 2](#)

OLD BUSINESS

UPDATES

1. Update: **CWD Operations Report**
[TAB 3] (by GM Clark)
2. Discussion/Updates: **Reports on Meetings Attended by CWD Board of Directors**
3. Discussion/Updates with SGPWA Director(s) regarding various matters

PUBLIC COMMENTS

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FUTURE AGENDA ITEMS AND 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. 04/25/2026 (Saturday) & 04/26/2026 (Sunday): Free Health Clinic at Vista del Lago High School
 - b. 05/02/2026 (Saturday): Cabazon Clean Up Day
 - c. 05/04/2026 (Monday) at 1:30 PM: San Gorgonio Pass Water Agency Meeting
 - d. 05/18/2026 (Monday) at 6:00 PM: San Gorgonio Pass Water Agency Meeting
 - e. 05/19/2026 (Tuesday) at 5:00 PM: Finance & Audit Committee Meeting
 - f. 05/19/2026 (Tuesday) at 6:00 PM: Regular Board Meeting
 - g. 05/27/2026 (Wednesday) at 5:00 PM: San Gorgonio Pass Regional Water Alliance Committee Meeting
 - h. 06/11/2026 (Thursday) at 6:00 PM: West Desert MAC Meeting at the Community Center
 - i. TBD: Personnel Committee Meeting

ADJOURNMENT

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Cabazon Water District
Statement of Net Position
(Preliminary and Unaudited)
As of March 31, 2026

	March 2026
1 ASSETS	
2 Current Assets	
3 Checking/Savings	\$ 395,670
4 Investments - LAIF and CLASS	2,516,044
5 Total Cash and Investments	<u>2,911,714</u>
6 Accounts Receivable	285,817
7 Bank of New York Trustee Accounts	41,702
8 Prepaid Expenses	61,639
9 Inventory	86,796
10 Total Current Assets	<u>3,387,668</u>
11 Fixed Assets	
12 Total Fixed Assets	17,522,227
13 Accumulated Depreciation	<u>(7,973,510)</u>
14 Net Fixed Assets	9,548,717
15 Other Assets	
16 Lease Receivable-Cell Towers	887,489
17 Total Other Assets	<u>887,489</u>
18 TOTAL ASSETS	<u>13,823,874</u>
19 LIABILITIES, DIR and FUND BALANCE	
20 Liabilities	
21 Current Liabilities	
22 Accounts Payable	87,577
23 Due to Other Government - SGPWA	34,370
24 Customer Deposits	5,168
25 Deferred Revenue - Tower Lease	-
26 Current Portion DWR Loan	47,183
27 Current RCAC (Well 4) Loan	13,947
28 Current Portion 2022 Ford	-
29 Accrued Expenses	67,237
30 Total Current Liabilities	<u>255,482</u>
31 Long Term Liabilities	
32 DWR Loan Payable	15,524
33 Ford Loan Payable	-
34 RCAC Loan Payable	133,464
35 Total Long Term Liabilities	<u>148,988</u>
36 TOTAL LIABILITIES	<u>404,470</u>
37 Deferred Inflow of Resources (DIR)	
38 Deferred Lease Inflows	798,370
39 Total Deferred Inflows	<u>798,370</u>
40 Total Fund Balance	12,621,034
41 TOTAL LIABILITIES, DIR and FUND BALANCE	<u>\$ 13,823,874</u>

*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 are provided.



Cabazon Water District
Budget to Actual
(Preliminary and Unaudited)
For Period Ending March 31, 2026

	A	B	C	D=B/C
	March 2026	Current YTD	Budget FY 25/26 Budget	YTD 75%
1 REVENUES				
2 OPERATING REVENUES				
3 Base Rate - Water Bills	\$ 51,058	\$ 464,430	\$ 615,100	76%
4 Commodity Sales	52,864	647,442	909,200	71%
5 Fire Sales - Water Bills	2,968	10,836	9,400	115%
6 Fees and Charges	4,103	45,624	67,100	68%
7 Basic Facilities Fee	-	101,258	90,760	112%
8 Stand By Fees - Tax Revenue	-	69,313	124,200	56%
9 TOTAL OPERATING REVENUES	110,994	1,338,903	1,815,760	74%
10 NON-OPERATING REVENUES				
11 Property Taxes	60	79,589	128,800	62%
12 Cell Tower Lease Income	-	26,026	39,800	65%
13 Miscellaneous Non-Operating Income	-	131,502	-	N/A
14 Interest Income - Investment Accounts	102	61,751	67,600	91%
15 Interest Income - Water Bills	496	5,981	8,300	72%
16 TOTAL NON-OPERATING REVENUES	658	304,848	244,500	125%
17 TOTAL REVENUES	111,652	1,643,751	2,060,260	80%
18 EXPENSES				
19 PAYROLL				
20 Directors Fees	1,100	9,500	20,000	48%
21 Management and Customer Service	16,200	196,191	263,300	75%
22 Field Workers	15,309	183,538	250,300	73%
23 Employee Benefits Expense	13,645	152,212	209,000	73%
24 Payroll Taxes	2,701	33,554	46,300	72%
25 TOTAL PAYROLL	48,955	574,995	788,900	73%
26 OPERATING EXPENSES				
27 Facilities, Wells, Transmission and Distribution				
28 Lab Fees	281	3,243	13,000	25%
29 Meter Testing and Repair	-	-	1,000	0%
30 Utilities - Wells	19,821	155,055	225,000	69%
31 Line Repair and Maintenance Materials	1,653	22,387	45,000	50%
32 Well Maintenance	1,128	12,764	34,000	38%
33 Security	2,760	14,621	18,700	78%
34 Engineering Services	511	3,981	15,000	27%
35 Facilities, Wells, Transmission and Distribution - Other	953	29,551	25,000	118%
36 Total Facilities, Wells, Transmission and Distribution	27,107	241,601	376,700	64%
37 Office Expenses				
38 Utilities - Office	2,677	28,274	36,500	77%
39 Water Billing System	-	3,322	13,400	25%
40 Supplies and Equipment	3,736	10,934	9,400	116%
41 Copier and Supplies	649	3,172	4,900	65%
42 Dues and Subscriptions	-	547	2,000	27%
43 Postage	111	8,059	11,800	68%
44 Printing and Publications	-	807	500	161%
45 Computer Services	1,843	26,940	25,800	104%
46 Air Conditioning Servicing	-	2,538	5,500	46%
47 Office Expenses - Other	-	752	900	84%
48 Total Office Expenses	9,017	85,345	110,700	77%
49 Support Services				

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Cabazon Water District
Budget to Actual
(Preliminary and Unaudited)
For Period Ending March 31, 2026

	A	B	C	D=B/C
	March 2026	Current YTD	Budget FY 25/26 Budget	YTD 67%
50 Financial Audit	-	8,900	15,600	57%
51 Accounting	-	34,776	55,400	63%
52 Legal Services	-	3,758	15,000	25%
53 Payroll/Bank Service Charge	163	3,552	7,900	45%
54 Website Support	75	675	1,100	61%
55 Insurance	17,118	51,402	54,300	95%
56 Total Support Services	17,355	103,063	149,300	69%
57 Training/Travel	41	2,117	4,000	53%
58 Other Fees/State Water Resource Control Board	200	14,113	11,300	125%
59 Service Tools and Equipment				
60 Shop Supplies and Small Tools	191	6,654	9,000	74%
61 Vehicle Fuel	866	7,233	12,500	58%
62 Employee Uniforms	533	1,331	2,000	67%
63 Safety	244	1,384	2,000	69%
64 Tractor Expenses/ Maintenance	-	1,397	4,000	35%
65 Equipment Rental	-	-	4,000	0%
66 Service Trucks - Repair and Maintenance	3,324	7,280	12,000	61%
67 Water Operations On-Call Phones	244	2,077	4,500	46%
68 Total Service Tools and Equipment	5,402	27,356	50,000	55%
69 TOTAL OPERATING EXPENSES	108,077	1,048,590	1,490,900	70%
70 NON-OPERATING EXPENSES				
71 Loan Interest and Processing Fee	638	7,014	11,400	62%
72 Bad Debt Expense	-	-	1,400	0%
73 Miscellaneous	-	424	1,500	28%
74 TOTAL NON-OPERATING EXPENSES	638	7,439	14,300	52%
75 TOTAL EXPENSES	108,715	1,056,028	1,505,200	70%
76 NET INCOME BEFORE CAPITAL and DEBT SERVICE	2,938	587,722	555,060	106%
77 Capital Projects - District Funded	-	(79,008)	(290,300)	27%
78 Capital Projects - Debt Funded	(24,254)	(38,622)	-	N/A
79 Debt Service - Principal	(1,113)	(33,448)	(77,700)	43%
NET INCOME / (LOSS)	(22,429)	436,644	187,060	233%

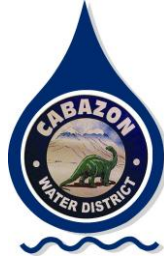


**Cabazon Water District
Capital Detail
(Preliminary and Unaudited)
For Period Ending March 31, 2026**

	A	B	C	D=B/C
	March 2026	Current YTD	FY 25/26 Budget	YTD 67%
1 CAPITAL PROJECTS				
2 DISTRICT FUNDED				
3 Replace Computer Workstations	-	16,614	17,000	98%
4 Bonita Pipeline Project 3400' 12" C900	-	-	160,000	0%
5 Meter Replacements	-	3,513	3,000	117%
6 Rate Study	-	22,426	33,300	67%
7 Well #2 New Facility Building	-	29,756	25,000	119%
8 Tank Maintenance	-	6,700	7,000	96%
9 TOTAL DISTRICT FUNDED PROJECTS	0	79,008	245,300	32%
10 GRANT/DEBT FUNDED				
11 State Water Resource Control Board (SWRCB)				
12 Groundwater Well Improvements	24,254	93,222	461,500	5%
13 Grant Funding - DWR	-	(54,600)	(461,500)	2%
14 NET GRANT/DEBT FUNDED PROJECTS	24,254	38,622	0	
15 TOTAL NET COST OF CAPITAL PROJECTS	\$ 24,254	\$ 117,630	\$ 245,300	

Grant/Debt Funded Activity Summary

Groundwater Well Improvement Project	Expenses	Funding Received	Total Receivable
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	21,339	9,459	11,880
Groundwater Well Improvements - FY 26	93,222	(54,600)	147,822
Total	\$ 96,484	\$ 84,604	\$ 11,880



Cabazon Water District
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FINANCE & AUDIT COMMITTEE MEETING

MINUTES

Meeting Location:

Cabazon Water District Office
14618 Broadway Street
Cabazon, California 92230

Teleconference:

Dial-in #: (267) 930-4000
Participant Code: 676-126-939

Meeting Date:

Tuesday, March 17, 2026 – 5:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Director Melissa Carlin – Present
Board Chair Terry Tincher – Present
James Clark, 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.

Balance Sheet:

The District's combined Cash and Investments with Chase Bank, Local Agency Investment Fund (LAIF), and California Cooperative Liquid Assets Securities System (CLASS) balance was \$2,900,269 at month end. The District's total

liabilities were approximately \$332,124 at month end.

Budget to Actual: - Year to date (YTD) is 67% of the year.

Revenue:

7. Basic Facilities Fee: Fees for new service connections, meter installations, and upgrades. These revenues are budgeted conservatively due to their unpredictable nature. YTD is 112% of the annual budget due to three new services requested in July and 4 in October. 7 new 3/4" or 5/8" services were requested and 2 upgrade from 5/8 to 3/4" meter requested.

13. Miscellaneous Non-Operating Income: Recycling revenues and other miscellaneous revenues. This account is not budgeted due to unpredictable activity. YTD is at \$38k due to the sale of a truck.

14. Interest Income-Investment Accounts: Interest earnings in the District's LAIF and other investment accounts. YTD is 81% of budget due to budgeting investment income conservatively.

Expenses:

35. Facilities, Wells, T&D – Other: Generator service contract expenses, site landscaping & maintenance, chlorinators, and SCADA. Expenses vary throughout the year. YTD is 114% of annual budget due to \$12.6K to work on Almond PRV and install main valve at Bonita PRV.

40. Supplies & Equipment: Supply and equipment purchases for the District office. YTD is 77% of annual budget due to \$4k for the purchase of bill forms and envelopes.

44. Printing & Publications: Printing and publication costs for any District notices or reports. YTD is 161% for BC water Jobs: GM Job posting

45. Computer Services: Monthly IT support. YTD is 90% Microsoft 365 Email Management

58. Other Fees/State Water Resource Control Board: Annual LAFCO fees, State Water Resource Control Board (SWRCB) fees, and other various County fees. YTD is 123% for the annual water system fees for the fiscal year paid at the beginning of the year and unanticipated \$3,500 for a boundary survey for Elm Street property.

Preliminary net income as of February 28 is \$463,615.

2. Discussion: Miscellaneous District Financial Matters
3. Finance & Audit Committee District Payables Review and Approval/Signing

PUBLIC COMMENT

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ADJOURNMENT

Meeting adjourned at 6:08 PM on Tuesday, March 17, 2026 and the FAC proceeded to check signing.

**Terry Tincher, Board Chair
Board of Directors
Cabazon Water District**

**Evelyn Aguilar, Secretary
Board of Directors
Cabazon Water District**

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REGULAR BOARD MEETING

MINUTES

Meeting Location:

14618 Broadway St.
Cabazon, CA 92230

Teleconference:

Dial-in #: (267) 930-4000
Participant Code: 676-126-939
Email: info@cabazonwater.org

Meeting Date:

Tuesday, March 17, 2026 – 6:00 PM

CALL TO ORDER

PLEDGE OF ALLEGIANCE

REMEMBRANCE OF OUR SERVICE MEN AND WOMEN

ROLL CALL

Director Knala Keith - Present

Director Guillermo Perez – Absent for roll call. Arrived at 6:03 PM (During Board Reorganization)

Director Melissa Carlin - Present

Board Vice Chair Taffy Brock - Present

Board Chair Terry Tincher - Present

James Clark, General Manager - Present

Evelyn Aguilar, Board Secretary - Present

Note: This meeting was recorded by the District

CONSENT CALENDAR

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1. Approval of:

- a. Finance and Audit Committee Meeting Minutes and Warrants of February 17, 2025
- b. Regular Board Meeting Minutes and Warrants of February 17, 2025

Motion to approve following consent calendar items (a.) Finance and Audit Committee Meeting Minutes and Warrants of February 17, 2026 and (b.) Regular Board Meeting Minutes and Warrants of February 17, 2026 made by Director Carlin and 2nd by Board Vice Chair Brock

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

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

NEW BUSINESS

1. Discussion/Action: Reorganization of the Board of Directors

Motion to appoint Director Tincher as Board Chair made by Director Brock and 2nd by Director Keith

Director Keith - Aye
Director Perez - Absent
Director Carlin - Aye
Director Brock - Aye
Director Tincher – Aye

- Director Perez arrived at 6:03 PM.

Motion to appoint Director Brock as Vice Board Chair made by Director Carlin and 2nd by Director Perez

Director Keith - Aye
Director Perez - Aye
Director Carlin - Aye
Board Vice Chair Brock - Aye
Board Chair Tincher - Aye

Finance and Audit Committee: 1. Tincher; 2. Carlin; Alternate: Perez
Personnel Committee: 1. Tincher; 2. Carlin; Alternate: Keith
SGPRWA Committee: 1. Brock; 2. Keith
San Gorgonio Pass Water Agency: 1. Brock; 2. Keith
Special Projects Committee: 1. Carlin; 2. Perez; Alternate: Keith

2. Discussion/Action: Well #2 Repairs – Request to approve repairs using the money budgeted for Capital Projects: Bonita Pipeline (up to \$160,000)

- There is a wobble on the Well #2 shaft. The costs to pull the well are about \$24k, but the costs for the actual repair won't be known until Well Tec examines it. Since the Bonita Pipeline is not expected to take place this fiscal year, GM Clark requested to use the funds that had been budgeted for that project to repair Well #2 and add SCADA to Well #4. Both projects are expected to cost less than \$160k combined.

Motion to approve using the money reserved for the Bonita Pipeline for the Well #2 repair and SCADA for Well #4 made by Board Vice Chair Brock and 2nd by Director Carlin

Director Keith - Aye
Director Perez - Aye
Director Carlin - Aye
Board Vice Chair Brock - Aye
Board Chair Tincher - Aye

3. Discussion/Action: SCADA for Well #4

- This item was addressed in with the previous item.

4. Discussion: Community Involvement

- Ms. Aguilar explained that multiple hydrants have been stolen and it costs the District several thousand dollars to replace them. There is a flyer at the office requesting that if anyone sees any suspicious activity to please report it to the office. Board Vice Chair Brock agreed to post the flyer to the Cabazon Facebook page and the MAC page.

OLD BUSINESS

UPDATES

1. Discussion/Updates: Reports on Meetings Attended by CWD Board of Directors

- Board Vice Chair Brock reported that the SGPWA still hasn't agreed on their meeting times.
- She also shared that Larry Smith is running for LAFCO and several agencies in the area are supporting him.
- Ms. Aguilar announced that if any Directors attend meetings at other agencies, they must take a screenshot with their name displayed. If they forget to do so, she will reach out to that agency's Board Secretary to request a list of attendees.

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

- SGPWA Director Sarah Wargo shared the following updates:
 - USGS finished drilling the monitoring wells. Ramsey St. is now reopened.
 - The SGPWA Board voted on an easement for the most recent Heli-Hydrant the evening before.
 - State water allocations are at 30%.
 - The tree workshop was a success. A fire resiliency workshop is being planned for June.
 - Senate Bill 872 is a bill regarding repairs to water infrastructure and land subsidence.
 - She also expressed support for Larry Smith to LAFCO and recommended that the District votes for him.

**3. Update: CWD Operations Report
(by GM Clark)**

- The new field crew worker started on 03/10.
- The new water billing system is expected to go live on 04/07, and training for the new system is taking place next week.

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- Sarah Wargo shared that if Cabazon were to become a Firewise community, homeowners could be eligible for discounts on insurance due to reducing wildfire risk. She said Banning Heights is having a workshop regarding Firewise, and that she will share the details if she finds out more about it.

FUTURE AGENDA ITEMS AND 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. 03/25/2026 (Wednesday) at 5:00 PM: San Gorgonio Pass Regional Water Alliance Committee Meeting
- b. 04/06/2026 (Monday) at 1:30 PM: San Gorgonio Pass Water Agency Meeting
- c. 04/09/2026 (Thursday) at 6:00 PM: West Desert MAC Meeting at the Community Center
- d. 04/20/2026 (Monday) at 6:00 PM: San Gorgonio Pass Water Agency Meeting
- e. 04/21/2026 (Tuesday) at 5:00 PM: Finance & Audit Committee Meeting
- f. 04/21/2026 (Tuesday) at 6:00 PM: Regular Board Meeting
- g. TBD: Personnel Committee Meeting

ADJOURNMENT

Motion to adjourn at 6:31 PM made by Director Carlin and 2nd by Director Perez

Director Keith - Aye

Director Perez - Aye

Director Carlin - Aye

Board Vice Chair Brock - Aye

Board Chair Tincher - Aye

Meeting adjourned at 6:31 PM on Tuesday, March 17, 2026

Terry Tincher, Board Chair
Board of Directors
Cabazon Water District

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 access.

New Business

1. Discussion/Action Item:

[TAB 1]

Purchase of Property for New Production Well, Pending
Krieger & Stewart's Preliminary Review of Site – 50052
Ramona St.

Attachments:

1. Property Listing

Notes:

- Cabazon Water District received \$93,269 for the sale of the Elm St. Property this fiscal year
- There is currently a grant for the design & specifications of a new production well, but the plans cannot be completed until the location is determined. The grant for drilling the well will come at a later time.

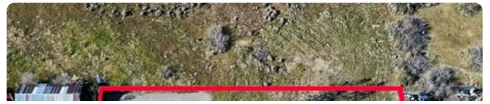


City, Address, School, Agent, ZIP

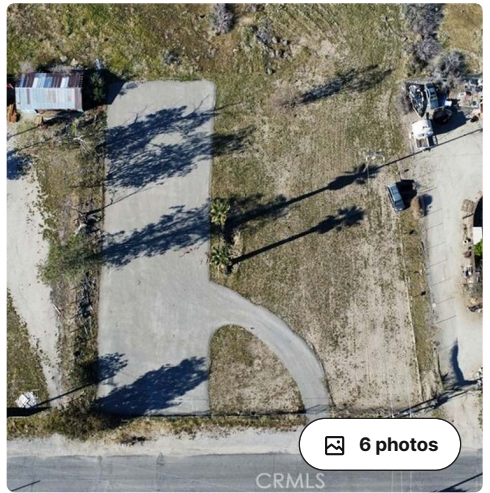


Buy Rent Sell Mortgage Real Estate Agents Feed

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Search Overview Neighborhood Property details Sale & tax history Climate Favorite Hide Share



Listed by Haylee Stansberry • DRE #02219248 • PONCE & PONCE REALTY, INC • Contact: 951-522-8990

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FOR SALE

\$129,999 Est. \$832/mo —

— bd • — ba • **0.88 acre (lot)**

50052 Ramona, Cabazon, CA 92230



Contact listing agent

Haylee Stansberry
PONCE & PONCE REALTY, INC
951-522-8990
hayleesells951@gmail.com

At this time, Redfin doesn't have an agent available to help you with this home.

About this home

Excellent opportunity to own **two parcels** being sold together at 50052 Ramona Street in Cabazon. This flat, usable land features **water already connected** and a **large paved area** with **existing driveway access**, offering great flexibility for future development, investment, or a custom build. Conveniently located just minutes from Morongo Casino Resort & Spa, the popular **Desert Hills Premium Outlets**, and easy access to Interstate

[Show more](#) ▾

Vacant land
Property Type

0.88 acres
Lot Size

\$147,726
Price/Acres

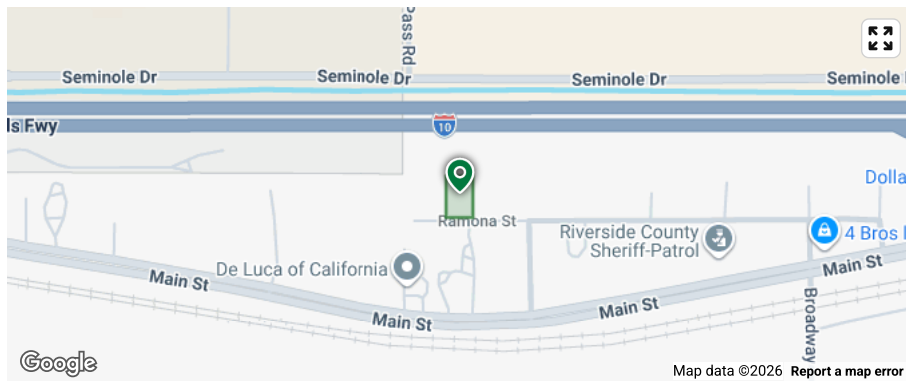
Listing updated: Mar 12, 2026 at 10:30pm
Redfin checked: [3 minutes ago](#) • Source: CRMLS #IG26053759

34 days on Redfin • **159 views** • **4 favorites**

Open houses

No upcoming open houses.

Around this home



[Add a commute](#)


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Show nearby schools ▾

Provided by GreatSchools ⓘ


Lifestyle

 **2.1** /10


Car required
Almost all errands need a car

 **2.3** /10

Some bikeability
Minimal bike infrastructure

 **7.4** /10

Low Noise
Few nearby noise sources

 **0.8** /10

Always calm
Calm at all hours

Provided by Walk Score and Local Logic

Payment calculator

\$832 per month ⓘ

Reset

- Principal and interest \$666
- Property taxes **\$135**
- HOA dues **\$0**
- Home insurance **\$30**
- Utilities **Add**

Down payment 20% (\$26,000) ✎	Home price \$129,999 ✎	Loan details 30-yr fixed, 6.63% ✎
---	----------------------------------	---

Discover your buying power >
Find out if this home is within budget

Down payment assistance >
View down payment assistance programs for this home

Property details

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- Possible Use: Residential
- Distance To Water Comments: NA
- Current Use: Residential
- Additional Parcels Description: 526021007
- Elevation Units: Feet
- Lot Size Source: Public Records
- Lot Features: Level with Street, Lot Shape-Rectangular, 0-1 Unit/Acre, Lot 10000-19999 Sqft

Utilities

[Show all property details](#) ▾

Sale and tax history for 50052 Ramona

Sale History Tax History

Date	Event	Price
CRMLS #IG26053759		
Mar 12, 2026	Listed	\$129,999
CRMLS #IG21090262		
Mar 18, 2022	Sold	\$110,000
Mar 14, 2022	Pending	—
Apr 28, 2021	Listed	\$110,000



[Show more](#) ▾

Public record

Beds	—	Year built	—
Baths	—	Style	Vacant Land






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Year renovated	—	Accessible	—
Finished Sq. Ft.	—	HOA Dues	—
Unfinished Sq. Ft.	—	Garage	—
Total Sq. Ft.	—	Features	—

Last updated by owner on Jan 30, 2026.

Climate risks

-  **1/10 Flood Factor** >
Minimal risk of a flood reaching the building in the next 30 years
-  **10/10 Fire Factor** >
84% chance of being in a wildfire in next 30 years
-  **8/10 Heat Factor** >
8 days above 99° expected this year, 22 days in 30 years
-  **1/10 Wind Factor** >
Minimal risk of severe winds over next 30 years
-  **8/10 Air Factor** >
18 unhealthy days expected this year, 23 days in 30 years

[View full report](#)

Provided by First Street ⓘ

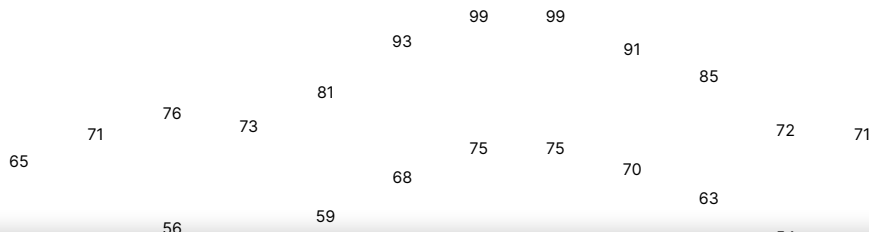
Historical weather

Cabazon, CA • 92230



- Temperature
- Precipitation
- Snowfall
- UV index
- Humidity

Average low and high temperatures (°F)



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New Business

3. Discussion Item:

[TAB 2]

Community Involvement

Attachments:

1. Flyer for Free Health Clinic for District 5 Residents
2. Flyer for Cabazon Clean-up Day



County of Riverside
Supervisor - 5th District
Yxstian Gutierrez



**Bienestar
is Wellbeing**



FREE HEALTH CLINIC

MUST BE A DISTRICT 5 RESIDENT TO PARTICIPATE



Vista del Lago High School



APRIL 25 & 26, 8AM-4PM

SERVICES INCLUDE:

- Oral cleaning, fillings, & non-surgical extractions.
- Vision exams including free prescription glasses.
- General vitals check & screenings.
- Haircuts, portraits, & more!

REGISTER NOW!



(951) 955-1050



<https://rivcodistrict5.org/>



@supervisorixstiangutierrez



@Supervisor Yxstian Gutierrez



CABAZON NEIGHBORHOOD CLEANUP DAY!

"HELP US MAKE OUR COMMUNITY CLEANER AND GREENER"

MAY 2ND, 2026

BIN LOCATIONS

- 14711 MANZANILLO ST
- 14601 AGNES AVE
- 15201 PLUM ST
- 51781 ADELE AVE
- 52091 ESPERANZA AVE

INFORMATION

**8 AM -12 PM OR UNTIL
BINS ARE FULL**

**TREE LIMBS AND BRANCHES
SHOULD NOT EXCEED 18" IN DIAMETER OR 3FT IN
LENGTH. PLEASE MAKE SURE TREE LIMBS ARE BUNDLED
AND TIED TOGETHER.**

**BULKY ITEMS AND SMALL FURNITURE
CR&R OFFERS THEIR RESIDENTIAL CUSTOMERS BULKY
ITEM PICK-UP, CALL (951) 943-1991 TO SCHEDULE.**

**TREATED WOOD WASTE
E.G. FENCE POSTS, RAILROAD TIES**



**HOUSEHOLD HAZARDOUS WASTE ITEMS SUCH US CLEANERS, PAINT, BATTERIES, PESTICIDES, CHEMICALS,
ANTI-FREEZE OR MOTOR OIL AS WELL AS CONSTRUCTION DEBRIS WILL NOT BE ACCEPTED FOR DISPOSAL.**

FOR QUESTIONS PLEASE CONTACT DEPARTMENT OF WASTE RESOURCES AT (951) 486-3226.

Updates

CWD Operations Report: [TAB 3]

Attachments:

1. Monthly Operations Report



Cabazon Water District

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

March 21, 2026
CWD Board Meeting
Operations Update

- Well 2 is still being scheduled for repairs.
- We are currently looking for property to purchase for our new state funded well.
- The new billing system is up and running and has shown no issues so far.
 - Credit card payments can now be processed in person.
- New employee is scheduled to attend water operator certification training in May.