BEAUMONT POINTE

CYBURT HOLDINGS
REAL ESTATE GROUP

PLAN OF SERVICE

Beaumont Pointe

Presented to BCVWD
9/26/23

PACE

BEAUMONT POINTE

Indoor Domestic Potable Water Demands

Indoor domestic potable water demands will be serviced from the BCVWD

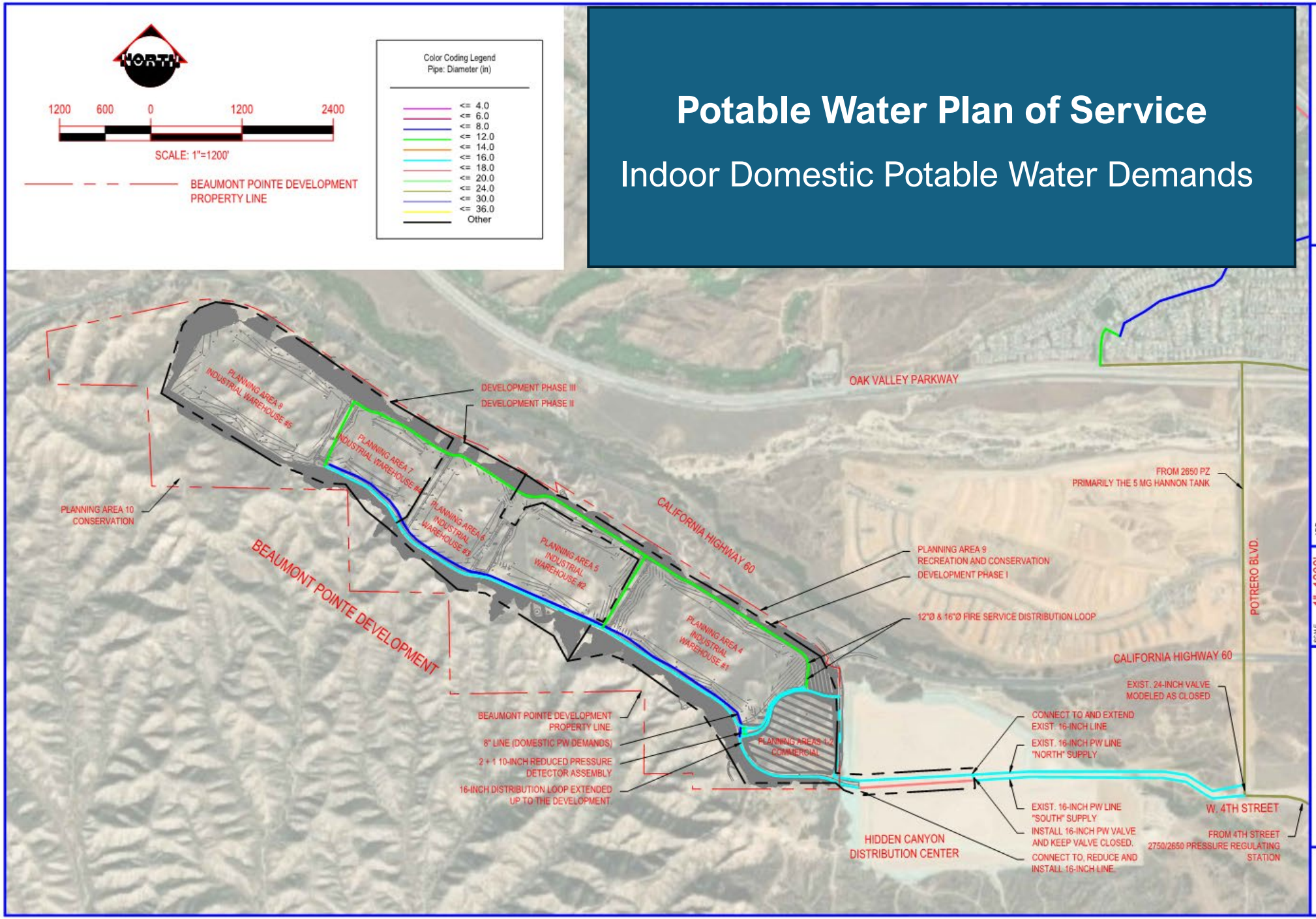
- Total project indoor domestic potable water demands is 204.21 EDUs

Existing PW distribution loop within adjacent Beaumont Crossroads Project will be extended to project boundary.

- Single 8-inch PW line will be extended under 4th Street near the project boundary to service indoor domestic potable water demands of the project.

Potable Water Plan of Service

Indoor Domestic Potable Water Demands



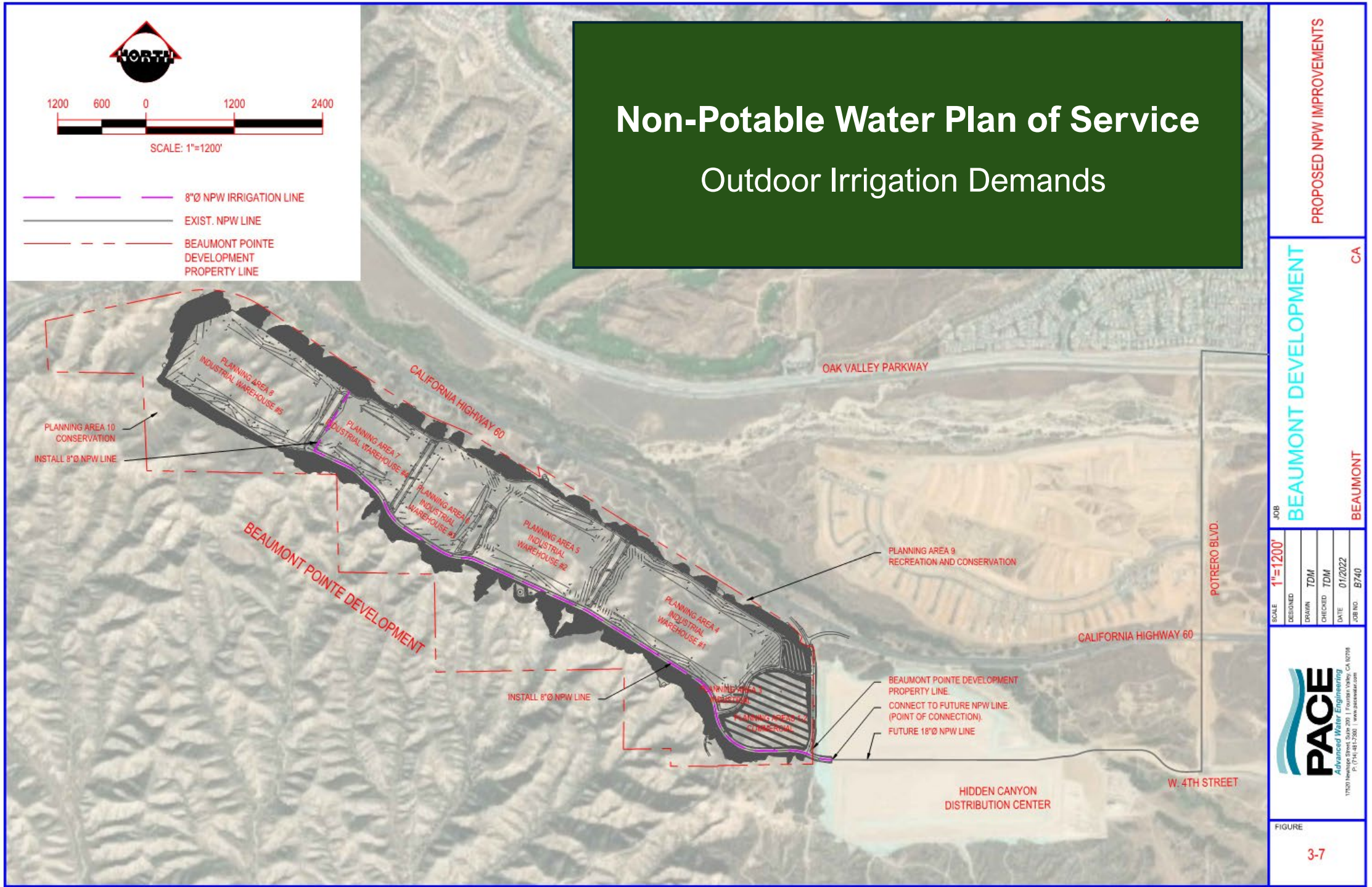
Outdoor Irrigation Demands

Outdoor irrigation demands will be serviced from the BCVWD non-potable water distribution network.

- Total irrigation demands for project is 156.04 EDUs

Existing NPW service main under 4th street within the adjacent Hidden Canyon Project will be extended to project boundary.

- Single 8-inch NPW line will be extended under 4th Street and terminate between planning areas 7 and 8.


NORTH
1200 600 0 1200 2400
SCALE: 1"=1200'
8"Ø NPW IRRIGATION LINE
EXIST. NPW LINE
BEAUMONT POINTE DEVELOPMENT PROPERTY LINE
Non-Potable Water Plan of Service
Outdoor Irrigation Demands
PROPOSED NPW IMPROVEMENTS
CALIFORNIA HIGHWAY 60
OAK VALLEY PARKWAY
PLANNING AREA 10 CONSERVATION
INSTALL 8"Ø NPW LINE
PLANNING AREA 8 INDUSTRIAL WAREHOUSE #3
PLANNING AREA 7 INDUSTRIAL WAREHOUSE #4
PLANNING AREA 6 INDUSTRIAL WAREHOUSE #1
PLANNING AREA 5 INDUSTRIAL WAREHOUSE #2
PLANNING AREA 4 INDUSTRIAL WAREHOUSE #1
BEAUMONT POINTE DEVELOPMENT
INSTALL 8"Ø NPW LINE
PLANNING AREA 9 RECREATION AND CONSERVATION
POTRERO BLVD.
CALIFORNIA HIGHWAY 60
BEAUMONT POINTE DEVELOPMENT PROPERTY LINE.
CONNECT TO FUTURE NPW LINE. (POINT OF CONNECTION).
FUTURE 18"Ø NPW LINE
HIDDEN CANYON DISTRIBUTION CENTER
W. 4TH STREET
JOB BEAUMONT DEVELOPMENT CA
BEAUMONT
SCALE 1"=1200'
DESIGNED
DRAWN TDM
CHECKED TDM
DATE 01/2022
JOB NO. B740
PACE
Advanced Water Engineering
FIGURE
3-7

Fire Flows

Fire flows for the project will be serviced from the BCVWD

- The project's highest fire flow requirement is for the industrial warehouses (4,000 GPM)

Existing PW distribution loop within adjacent Beaumont Crossroads Project will be extended within the project. District approved backfill preventers will be installed on at the project boundary to prevent backflow of water.

- Due to low indoor domestic potable water demands, large distribution lines will present water quality issues. Separating the two systems and installing backflow preventers will provide the hydraulic capacity for the fire flows while eliminating potential water quality concerns.

Fire Flow Plan of Service

Proposed Domestic and Fire Service Distr.

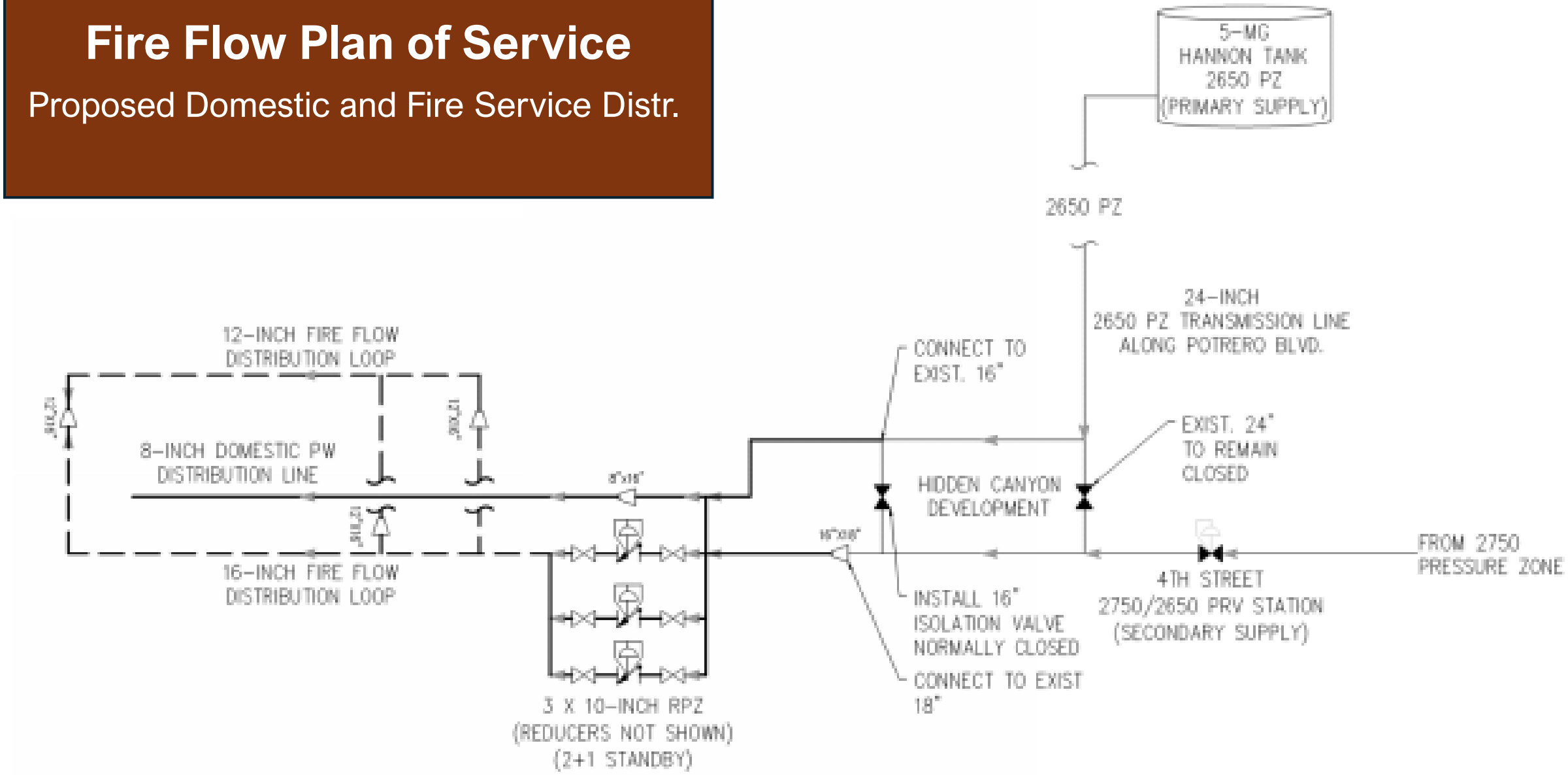


Figure 3-2: Proposed Domestic and Fire Service Distribution System Schematic

Phased Development

Phased Development

- The Project will be constructed over three separate phases.
- For each Phase, both the fire distribution line and potable water line will be looped

Phase 1
- **Fire Distribution**
- **Portable Water**

Both will be Looped

Phase 2
- **Fire Distribution**
- **Portable Water**

Both will be Looped

Phase 3
- **Fire Distribution**
- **Portable Water**

Both will be Looped

Finance Plan – Maintenance & Replacement of Improvements - CFD

All Costs by Developer

The costs of engineering, permitting and construction of all the improvements shall be paid by the Applicant.

Benefits of the CFD

Because of the Project's location, the proposed improvements will only be servicing the Project. It would place a financial burden on the District's existing rate payers to fund the operation, maintenance and eventual replacement of the improvements if an alternative funding mechanism was not established.

CFD Service Agreement

The Applicant and District shall enter into a Service Agreement for the District to form a community facilities district (CFD):

- Will include *only* the Project land.
- Will impose an annual special tax on the land to finance 100% of costs of the O&M and replacement of the proposed potable water, fire flow, and non-potable water improvements.
- Water service to the Project will not be provided until the formation of the CFD.

Total Annual Special Taxes of Community Facilities District

- The special taxes will be deposited into a discrete account for the purpose of funding the future replacement costs of the proposed improvements.

- The special taxes collected for O&M and CFD administrative expenses will be deposited in the District General Fund or a subaccount.

- The annual deposits into the CFD reserve account will be based on the following items:
  - **Replacement Funds** – To cover the replacement costs for the completed portions of the distribution system based on 2022 replacement costs and an average inflation rate of 3%. Distribution valves are estimated to need replacement after 20 years and pipelines after 50 years.
  - **Operation and Maintenance Funds** - An additional 10% of the amount of the Replacement levy to fund the District's costs of operating and maintaining the distribution system with any excess available to be used at the District's sole discretion.
  - **CFD Administrative Funds** - Annual costs to administer the CFD adjusted by 2% each year. This amount will cover the District's costs of administering the CFD.

- At buildout of the approximately 5.0 million square feet of uses (which is assumed for modeling purposes in 2027), the CFD is projected to generate approximately $506,000/year for Replacement Funds and $51,000/year for O&M Funds. These amounts will grow by 3% per year.

Next Steps

1. District approves Plan of Service.

2. District Board adopts CFD Goals and Policies. (This can be done in the short term or closer to the initiation of CFD formation proceedings.)

3. While the LAFCO Annexation process is underway, District staff/consultants and the Landowner work on the CFD Boundary Map and Rate and Method of Apportionment of Special Taxes to complete by the time LAFCO approves annexation of property to District.

4. District and Landowner enter into Service Agreement.

5. Property annexed into District.

6. District Board adopts Resolution of Intention to Establish the CFD. (The two exhibits to the ROI are the CFD Boundary Map and Rate and Method of Apportionment of Special Taxes.)

7. District holds Public Hearing to consider formation of CFD. (The public hearing must be at least 30 days after the adoption of the ROI.)

8. At the close of the public hearing, the District Board adopts the Resolution of Formation of CFD and calls for an election of the landowner within the CFD, which can be immediately following the adoption of the ROF at the same meeting.

9. The District Board approves the election results and makes a first reading of the Ordinance Authorizing The Levy Of The Special Taxes Of The CFD.

10. The District records against the property in the CFD a Notice of Special Tax Lien of the CFD.

11. The District Board, after a second reading, adopts the Ordinance Authorizing The Levy Of The Special Taxes.